

IN RE: : IN THE COURT OF COMMON  
 LANDLORD-TENANT NOTICE OF : PLEAS OF LACKAWANNA  
 APPEAL FROM MAGISTERIAL : COUNTY  
 DISTRICT JUDGE :  
 : 2018—MISC—1

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ORDER

AND NOW, this 19<sup>th</sup> day of September, 2018, all appeals filed to the Lackawanna County Court of Common Pleas from a Judgment for Possession in a Landlord-Tenant action entered by a Magisterial District Judge shall be scheduled by the Court Administrator's Office for a Status Conference between the parties and the Court.

The Status Conference shall afford the parties an opportunity to discuss the issues pending in the case with the Court. The Status Conference will not alter the regular course of litigation applicable in such actions.

BY THE COURT:

HON. MICHAEL J. BARRASSE, P.J

MAURI B. KELLY  
 LACKAWANNA COUNTY  
 2018 SEP 19 P 3:29  
 CLERKS OF JUDICIAL  
 RECORDS CIVIL DIVISION

## LACKAWANNA JURIST

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, OCTOBER 16, 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.

The following sales are being re-advertised as per the rules of civil procedure from the JULY 11, 2017 sale and will be exposed at the OCTOBER 16, 2018 sale.

### SALE 76

By virtue of a Writ of Execution filed to No. 2017-CV-2280 Landmark Community Bank vs. J.B. Real Estate Development Group, owner(s) of property situate in Dunmore, Lackawanna County, Pennsylvania being Dunham Drive, Dunmore, PA 18512  
Dimensions: 64 x 30 x 226 x 224 x 24 x 133 x 103 x 64 x 253  
Property ID#: 14704-020-003.02  
Assessed Value figure: \$32,875.00  
Improvements thereon: \$5,075.00  
Attorney: Myles R. Wren, Esquire  
Sheriff to collect: \$3,662,359.47

### SALE 77

By virtue of a Writ of Execution filed to No. 2017-CV-2279 Landmark Community Bank vs. Estate of William K. Nasser, Sr., owner(s) of property situate in Taylor, Lackawanna County, Pennsylvania being vacant acreage at 10 South Keyser Avenue, Scranton, PA  
Dimensions: 22.96 Acres  
Property ID#: 15503-030-001  
Assessed Value figure: \$13,500.00  
Improvements thereon: unknown/vacant  
Attorney: Myles R. Wren  
Sheriff to collect: \$1,166,721.74

### SALE 78

By virtue of a Writ of Execution filed to No. 2017-CV-2285 Landmark Community Bank vs. Madison & Vine Associates, LLC, owner(s) of property situate in Scranton, Lackawanna County, Pennsylvania being 520 Madison Avenue  
Dimensions: 120 x 160 x 46 x 41 x 74 x 119  
Property ID#: 157.21-010-019  
Assessed Value figure: \$32,000.00  
Improvements thereon: \$8,850  
Attorney: Myles R. Wren, Esquire  
Sheriff to collect: \$3,174,821.07

### SALE 79

By virtue of a Writ of Execution filed to No. 2017-CV-2281 Landmark Community Bank vs. Rosebrier, Inc., owner(s) of property situate in Dunmore, Lackawanna County, Pennsylvania being 1 Dunham Drive, Dunmore, PA 18512  
Dimensions: 45 x 58 x 20 x 116 x 18 x 180  
Property ID#: 147.04-020-004  
Assessed Value figure: \$21,000.00  
Improvements thereon: \$20,250  
Attorney: Myles R. Wren, Esquire  
Sheriff to collect: \$3,690,818.83

### SALE 80

By virtue of a Writ of Execution filed to No. 2017-CV-2279 and 2017-CV-2278 Landmark Community Bank vs. Estate of William K. Nasser, Sr. and Estate of Catherine M. Nasser, owner(s) of property situate in Taylor, Lackawanna County, Pennsylvania being 26.98 acres  
Dimensions: unknown  
Property ID#: part of pin 15503-030-001  
Assessed Value figure: unknown  
Improvements thereon: unknown  
Attorney: Myles R. Wren  
Sheriff to collect: \$4,037,184.18

The following sale is being advertised from the February 6, 2018 sale as per the rules of civil procedure and will be exposed at the OCTOBER 16, 2018 sale.

### SALE 125

By virtue of a Writ of Execution filed to No. 2016 Civil 06149, M&T Bank vs. Kimberly A. Bishop and Roy A. Bishop, owners of property situate in the Township of Scott, Lackawanna County, Pennsylvania being 228 Carey Road a/k/a 535 Carey Road, Jermyrn, PA 18433  
Dimensions: 50 x 180 x 40 x 180 x 50 x 87 x 74 x 79  
Property ID#: 06204020002  
Assessed Value figure: \$11,000.00  
Improvements thereon: Residential Real Estate  
Attorney: Andrew J. Marley, Esq.  
Sheriff to collect: \$142,798.75

## LACKAWANNA JURIST

### SALE 1

By virtue of a Writ of Execution No. 2016-05810 Ditech Financial LLC f/k/a Green Tree Servicing LLC v. Warren Reed a/k/a Warren A. Reed, Patricia Reed a/k/a Patricia A. Reed a/k/a Patricia A. Reed, Jr. The United States of America C/O The United States Attorney for The Middle District of PA owners of property situate in the MOOSIC BOROUGH, Lackawanna County, Pennsylvania, being 1 Somerset Close, Moosic, PA 18507  
Dimensions: 0.29A  
Assessment Map #: 18504030064  
Assessed Value figure: \$41,000.00  
Judgment Amount: \$289,921.44  
Improvements thereon: Residential Property  
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

### SALE 2

By virtue of a Writ of Execution No. 17-CV-4136 Wells Fargo Bank, NA v. James Kane a/k/a James P. Kane, Jessica Kane owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 1616 Mulberry Street, Scranton, PA 18510-2334  
Dimensions: 38 X 66  
Assessment Map #: 15714010001  
Assessed Value figure: \$18,000.00  
Judgment Amount: \$60,216.53  
Improvements thereon: Residential Property  
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

### SALE 3

By virtue of a Writ of Execution No. 18-CV-1486 Wells Fargo Bank, NA v. Ryan D. Washko, Jennifer L. Vergari owners of property situate in the DUNMORE BOROUGH, Lackawanna County, Pennsylvania, being 154 Walnut Street, Dunmore, PA 18512-2936  
Dimensions: 40 X 118  
Assessment Map #: 14616040013  
Assessed Value figure: \$11,000.00  
Judgment Amount: \$108,831.73  
Improvements thereon: Residential Property  
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

### SALE 4

By virtue of a Writ of Execution No. 17-CV-5569 Wells Fargo Bank, N.A. v. John Mchugh, Jr., Individually and in Capacity as Heir of The Estate of John Mchugh, Sr a/k/a John J. Mchugh, Sr., Brenda Hineline, Individually and in Her Capacity as Administratrix of The Estate of John Mchugh, Sr a/k/a John J. Mchugh, Sr., Marjorie Reap, in Her Capacity as Heir of The Estate of John Mchugh, Sr a/k/a John J. Mchugh, Sr., Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under John Mchugh, Sr, a/k/a John J. Mchugh, Sr., Deceased owners of property situate in the MADISON TOWNSHIP, Lackawanna County, Pennsylvania, being 1780

Madisonville Road & SR 690 L1, Madison Township, PA 18444-6727  
Dimensions: 337 X 247 X 382 X 234 X 180 X 246 X 201 X 113 X 142  
Assessment Map #: 19104020011  
Assessed Value figure: \$21,500.00  
Judgment Amount: \$196,284.53  
Improvements thereon: Residential Property  
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

### SALE 5

By virtue of a Writ of Execution No. 17-CV-6279 U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America National Association, as Trustee, Successor by Merger to Lsalle Bank National Association, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2007-Rs2 v. Blanca Santiago, Candice Bollick owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 2204 South Webster Avenue, Scranton, PA 18505-3330  
Dimensions: 150X90  
Assessment Map #: 16714060017  
Assessed Value figure: \$14,500.00  
Judgment Amount: \$99,530.36  
Improvements thereon: Residential Property  
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

### SALE 6

By virtue of a Writ of Execution No. 17-CV-1265 Freedom Mortgage Corporation v. Mary Ann Milewski owners of property situate in the JEFFERSON TOWNSHIP, Lackawanna County, PA, being 73 Hitchcock Road, Jefferson Township, PA 18436-3380  
Dimensions: Residential Single Dwelling  
Assessment Map #: 15103020001  
Assessed Value figure: \$20,000.00  
Judgment Amount: \$232,895.76  
Improvements thereon: Residential Property  
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

### SALE 7

By virtue of a Writ of Execution filed to No. 2018-CV-2058 LAKEVIEW LOAN SERVICING, LLC vs. ROSEANN LYNN VENTURI AKA ROSEANN GOSCINSKI, owner(s) of property situate in City of Carbondale, Lackawanna County, Pennsylvania, being 135 Cottage Street, Carbondale, PA 18407, 05419060005,  
Assessment Map #: 05419060005  
Assessed Value Figure: \$12,000.00  
Improvements thereon:  
A Residential Dwelling  
Attorney: KML Law Group, P.C.  
Sheriff to collect: \$51,654.92

## LACKAWANNA JURIST

### SALE 8

By virtue of a Writ of Execution filed to No. 2662-2018-CV Wayne Bank vs. Mary Clair Sawicki, Thomas Sawicki, owner(s) of property situate in Borough of Blakely, Lackawanna County, Pennsylvania being 1106 Myers Avenue, Peckville, PA 18452

Dimensions: 50 X 150

Property ID#: 10320 010 011

Assessed Value figure: \$22,000.00

Improvements thereon:

Single Residential Dwelling

Attorney: Kimberly D. Martin, Esq

Sheriff to collect: \$117,145.97

### SALE 9

By virtue of a Writ of Execution No. 2018-CV-1984 Citibank, N.A., Not in Its Individual Capacity, But Solely as Trustee of Nrz Pass-Through Trust VI v. Clara Loftus, in Her Capacity as Administratrix Cta and Heir of The Estate of Mary E. Hughes, Deneed E. Brown a/k/a Deneed Ellen Brown, in her Capacity as Devisee of The Estate of Mary E. Hugher owners of property situate in the SCRANTON CITY, Lackawanna County, PA, being 919 Ferdinand Street a/k/a, 919 Ferdinand, Scranton, PA 18508-1719

Dimensions: 50X170

Assessment Map #: 13401020023

Assessed Value figure: \$5,500.00

Judgment Amount: \$51,000.50

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

### SALE 10

By virtue of a Writ of Execution No. 2018-CV-1431 U.S. Bank National Association v. Stacey Stefano, Warren Stefano owners of property situate in the OLD FORGE BOROUGH, Lackawanna County, Pennsylvania, being 117 Church Street, Old Forge, PA 18518-1309

Dimensions: 48X150

Assessment Map #: 17512-020-054

Assessed Value figure: \$10,000.00

Judgment Amount: \$68,882.94

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

### SALE 11

By virtue of a Writ of Execution filed to No. 18-CV-1771 DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC vs. AMANDA WEBB, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being, 520 Hampton Street Scranton, PA 18504, 15610050012,

Assessment Map #: 15610050012

Assessed Value Figure: \$4,600.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$78,967.38

BEING Lot Number forty-one (41) in Block Number Thirteen (13) on what is known as Alfred Hand's Addition to the Borough of Hyde Park (now City of Scranton) and being in the 15th Ward of the City of Scranton, County of Lackawanna and State of Pennsylvania, said lot being fifty-five (55) feet in front on Hampton Street and one hundred thirty-three (133) feet in depth, being rectangular in shape; said lot is also known as lot Number Five (5) in Block Number Five (5) on the Assessment Map of the City of Scranton.

### SALE 12

By virtue of a Writ of Execution No. 17-CV-3966 Deutsche Bank National Trust Company, as Trustee for Saxon Asset Securities Trust 2007-3, Mortgage Loan Asset Backed Certificates, Series 2007-3 v. Steven E. Leschinsky, Karla D. Leschinsky owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 1123 West Gibson Street, Scranton, PA 18504-1147

Dimensions: 39X170X40X170

Assessment Map #: 14507030060

Assessed Value figure: \$10,000.00

Judgment Amount: \$106,261.09

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

### SALE 13

By virtue of a Writ of Execution filed to No. 2018 CV 138 LSF9 Master Participation Trust vs. Erica M. Defreitas and David J. Defreitas a/k/a David J. De Freitas. Erica M. Defreitas and David J. Defreitas a/k/a David J. De Freitas, owners of property situate in City of Scranton, Lackawanna County, Pennsylvania being 1415 Luzerne Street, Scranton, PA 18504

Dimensions: 50X150, Residential Single Dwelling

Property ID#: 15605010038

Assessed Value figure: \$14,000.00

Improvements thereon: Residential Single Dwelling

Attorney: Kevin J. Cummings, Esquire, PA ID# 209660,

Weltman, Weinberg & Reis Co., L.P.A.

Sheriff to collect: \$140,538.63

### SALE 14

By virtue of a Writ of Execution filed to No. 17-CV-2941 The Bank of New York Mellon f/k/a The Bank of New York as successor trustee for JPMorgan Chase Bank, N.A., as Trustee for the benefit of the Certificateholders of Equity One ABS, Inc. Mortgage Pass-Through Certificates Series 2002-1 vs. EDWARD R. SCHULTZ. EDWARD R. SCHULTZ, owner(s) of property situate in Township of Covington, Lackawanna County, Pennsylvania. Being RR#1 Box 1361 n/k/a 610 Drinker Turnpike, Covington Township, PA 18424

Dimensions: 389 X 199 X 362 X 100 X 360

Assessment Map #: 21902-040-009

Assessed Value Figure: \$8,285.00

Improvements thereon: Improved w/single family dwelling

Attorney: Udren Law Offices, P.C.

Sheriff to collect: \$73,986.40

## LACKAWANNA JURIST

### SALE 15

BY VIRTUE of a Writ of Execution filed to No. 2018-00735 PENNSYLVANIA HOUSING FINANCE AGENCY Vs. ROSE M. LUKASIK

Municipality: Dickson City Borough Lackawanna County, Pennsylvania

Dimensions: 20 X 180

See Deed Book 2, Page 849

Assessment Map:

Assessed Value:

Improvements thereon:

A residential dwelling house

Attorney: Leon P. Haller, Esquire Purcell, Krug & Haller

Sheriff to collect: \$29,336.49 (Total amount of Judgment)\*

\*With costs, interest, late charges and taxes, etc. as may accrue.

### SALE 16

By virtue of a Writ of Execution No. 17-CV-5396 Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2006-Opt3, Asset-Backed Certificates, Series 2006-Opt3 v. Tracy A. Bartnikowski A/K/A Tracy A. Bartnikowski A/K/A Tracy A. Bartnikowski A/K/A Tracy A. Bartnikowski owners of property situate in the OLD FORGE BOROUGH, Lackawanna County, PA, being 315 West Grace Street, a/k/a 315 Grace Street, Old Forge, PA 18518-1525

Front: 50 feet, Depth: 162 feet, containing 8,100 SQ FT

Assessment Map #: 17515060027

Assessed Value figure: \$4,000.00

Judgment Amount: \$62,749.11

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

### SALE 17

By virtue of a Writ of Execution filed to No. 17-CV-6376 First National Bank of Pennsylvania, Plaintiff vs. Joann Haslem, Defendant owner(s) of property situate in Township of Greenfield, Property ID#: 02302-020-008 and 02302-020-009

Assessed Value Figure: 02302-020-008: \$1,000.00 (Land) + \$15,000.00 (Bldg) = \$16,000.00

02302-020-009: \$500.00 (Land) + \$0.00 (Bldg) = \$500.00

Improvements thereon:

Single family dwelling

Attorney: Kathryn L. Mason, Esq

Sheriff to collect: \$39,235.00, plus interest, tax and costs

### SALE 18

By virtue of a Writ of Execution No. 18-CV-1335 Mid America Mortgage, Inc. v. Robert P. Skibinski owners of property situate in the MOSCOW BOROUGH, Lackawanna County, Pennsylvania, being 848 Church Street, Moscow, PA 18444-9323

Front: 200 feet, Depth: 200 feet, containing 40,000 SF

Assessment Map #: 19810010001

Assessed Value figure: \$26,000.00

Judgment Amount: \$316,550.12

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

### SALE 19

By virtue of a Writ of Execution filed to No. 2018 CIV 1242 Fairway Consumer Discount Company vs. MICHELE FEATHERMAN and SAMUEL FEATHERMAN, her husband, owners of unimproved property situate on Private Drive, Springbrook Township, Lackawanna County, Pennsylvania.

ACREAGE: 3.67 acres

Dimensions: 400 X 400

Assessment Map #: 19602-030-00202

Assessed Value figure: \$4,000.00

Attorney: CHARITON, SCHWAGER & MALAK

Sheriff to collect: \$18,332.52 as of October 16, 2018

### SALE 20

By virtue of a Writ of Execution filed to No. 2018-CV-924 Finance of America Reverse LLC vs. Unknown Surviving Heirs of Manuel Amor owner of property Situate in Borough of Dunmore, LACKAWANNA COUNTY, PA BEING 1122 Farber Court, Dunmore, Pennsylvania 18510

DWELLING KNOWN AS: 1122 FARBER COURT, DUNMORE, PENNSYLVANIA 18510.

TAX PARCEL NUMBER: PIN #: 14618100009

Title to said premises is vested in Arnold Huber and Manuel L. Amor a/k/a Manuel Amor by deed from Louis Siconolfi, Individually and Administrator of the Estate of Angeline Siconolfi, Nickelina Pitoniak and Patsy Siconolfi dated September 18, 2001 and recorded September 24, 2001 in Deed Book 508, Page 287. The said Arnold Huber died on May 27, 2010 thereby vesting title in Manuel L. Amor a/k/a Manuel Amor by operation of law. The said Manuel L. Amor a/k/a Manuel Amor died on September 11, 2017 without a will or appointment of an Administrator.

Assessment Map #: PIN#: 14618100009

Assessed Value figure: \$4,000.00

Improvements thereon: Residential Dwelling

Attorney: McCabe, Weisberg & Conway, LLC

Sheriff to collect: \$58,795.67

### SALE 21

By virtue of a Writ of Execution filed to No. 2017-06549 REVERSE MORTGAGE SOLUTIONS, INC. vs. AL-DUHA MUHAMMAD, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being, 703 Crown Avenue Scranton, PA 18505, 16708060045,

Assessment Map #: 16708060045

Assessed Value Figure: \$10,500.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$64,690.05

Lot Number One In Square Or Block Number Three Hundred And Thirty-One (331) And Situate Upon Streets Called And Known As Crown Avenue And Willow Street Upon The Plot of Scranton, Duly Registered And Recorded, Said Lot Being 40 Feet In Front And 140 Feet In Depth, With An Alley In The Rear 16 Feet Wide For Public Use, With The Privilege Of Using 10 Feet In Front Of The Front Line Of Said Lot And 10

## LACKAWANNA JURIST

Feet Outside Of The Side Line Of Said Lot On Willow Street For Yard, Vault, Porch, Piazza Or Bay Windows, But For No Other Purpose, The Top Of Said Vaults In No Case To Be Higher Than The Sidewalk In Front Of The Same.

### SALE 22

By virtue of a Writ of Execution filed to No. 2018-Civ-1871 PENTAGON FEDERAL CREDIT UNION vs. SUZANNE M. MURRAY-SMITH situate in Madison Township, Pennsylvania, being 52 Chipmunk Lane, L4, Madison Township, PA

Dimensions: 1.004 acres

Assessment Map #: 20702 010 001

Assessed Value figure: \$18,600.00

Improvements thereon:

SINGLE FAMILY RESIDENCE

Attorney: John R. O'Brien, Oliver, Price & Rhodes

Sheriff to collect: \$83,652.92

### SALE 23

By virtue of a Writ of Execution filed to No. 2017-06646 USAA Federal Savings Bank vs. Jonathon Jeffrey Janes; Megananne June Janes, owner(s) of property situated in City of Scranton, Lackawanna County, Pennsylvania being 2407 Winfield Avenue Scranton, PA 18505

Dimensions: 80X120

Assessment Map #: 16714020056

Assessed Value figure: \$13,000.00

Improvement thereon:

A residential dwelling

Attorney: Stephanie A. Walczak

Sheriff to collect: \$124,585.14

### SALE 24

By virtue of a Writ of Execution filed to No. 2016-06441 Specialized Loan Servicing LLC v Anthony Broden, Doreen Broden owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 314 South 9th Avenue – AKA 312 314 South 9th Avenue, Scranton, PA 18504

Dimensions: 50X178

Property ID#: 15606050036

Assessed Value Figure: \$9,300.00

Improvements thereon:

Single family dwelling

Attorney: Kimberly A. Bonner, Esquire; Scott A. Dietterick, Kimberly J. Hong, Michael E. Carleton, Meredith H. Wooters, Justin F. Kobeski, Matthew P. Curry, Cristina L. Connor, Holly N. Wolf and Karina Velter

Sheriff to collect: \$45,587.99

### SALE 25

By virtue of a Writ of Execution filed to No. 2018-00949 CIT Bank, N.A. vs. David Price, Jr., Administrator of the Estate of David W. Price a/k/a David W. Price, Sr., deceased, owner(s) of property situated in Clifton Township Lackawanna County,

Pennsylvania being 163 Fox Farm Road f/k/a 2688A Fox Farm Road, Gouldsboro, PA 18424

Dimensions: 1.14

Assessment Map #: 23403010010

Assessed Value figure: \$6,600.00

Improvement thereon:

A residential dwelling

Attorney: Katherine M. Wolf, Esquire

Sheriff to collect: \$102,726.99

### SALE 26

By virtue of a Writ of Execution filed to No. 2015-CV-3526 Pennsylvania Ambulance, LLC vs Old Forge Ambulance and Rescue Association Inc., owner(s) of property situate in Old Forge Borough Lackawanna County, Pennsylvania being 239 Railroad Street, Old Forge, PA 18518

Dimensions: 88 x 30 x 82 x 84

Property ID#: 17516-020-017

Assessed Value figure: 41315

Improvements thereon: Commercial Building

Attorney: Fred P. Rinaldi, Esquire

Sheriff to collect: \$28,808.02

### SALE 27

By virtue of a Writ of Execution filed to No. 17 CV 1773, Wilmington Savings Fund Society, FSB doing business as Christiana Trust, not in its individual capacity, but solely as trustee for BCAT 2014-4TT vs Diana DiMarzio, owner of property situate in the Borough of Throop, and Lackawanna County, Pennsylvania being 662 Sanderson Street, Throop, PA 18512

Front: irregular Depth: irregular

Property ID#: 12517020016

Assessed Value figure: \$7,000.00

Improvements thereon: Residential Real Estate

Attorney: Edward J. McKee, Esq.

Sheriff to collect: \$112,198.47

### SALE 28

BY VIRTUE of a Writ of Execution filed to No. 2017-05917 PENNSYLVANIA HOUSING FINANCE AGENCY vs. LEON PILCHESKY AND MARISSA PILCHESKY F/K/A MARISSA PIONTEK 119 N. Cameron Avenue, Scranton, PA 18504, City of Scranton, Lackawanna County, Pennsylvania

Dimensions: 40 x 142

See Instrument #: 200621811

Assessment Map #: 14412-040-015

Assessed Value: \$9,000

Improvements thereon:

A residential dwelling house

Attorney: Leon P. Haller, Esquire Purcell, Krug & Haller

Sheriff to collect: \$87,674.41 (Total amount of Judgment)\*

\*With costs, interest, late charges and taxes, etc. as may accrue.

## LACKAWANNA JURIST

### SALE 29

By virtue of a Writ of Execution filed to No. 3338-CV-2018 The Honesdale National Bank vs Chairus, LLC and Jacob Herber, owner(s) of property situate in City of Scranton and Carbondale Lackawanna County, Pennsylvania being 437 439 Taylor Avenue, L10, 440 442 Taylor Avenue L21 2, 54 Belmont Street

Dimensions: 40 X 160, 80 X 160, 18 X 70 X 19 X 62  
Property ID#: 15709 010 015, 15709 020 022, 04514 010 06103

Assessed Value figure: \$14,000, \$18,000, \$6,750  
Improvements thereon: Residential Multi Dwelling, Residential Multi Dwelling, Residential Single Dwelling  
Attorney: John J. Martin, Esquire  
Sheriff to collect: \$272,012.93

### SALE 30

By virtue of a Writ of Execution filed to No. 2017-02779 USAA Federal Savings Bank vs. Patrick Seamus Quinn, owner(s) of property situated in City of Scranton Lackawanna County, Pennsylvania being 1600 Fellows Street, Scranton, PA 18504  
Dimensions: 93X133X32X118

Assessment Map #: 1550802000203  
Assessed Value figure: \$18,000.00  
Improvement thereon:  
A residential dwelling  
Attorney: Katherine M. Wolf, Esq  
Sheriff to collect: \$176,019.96

### SALE 31

By virtue of a Writ of Execution filed to No. 2018-01360 LSF10 Master Participation Trust vs. Robert Granza Sr. a/k/a Robert M. Granza and Georgia Granza. Robert Granza Sr. a/k/a Robert M. Granza and Georgia Granza, owners of property situate in City of Scranton Lackawanna County, Pennsylvania being 1133-1135 Diamond Avenue, Scranton, PA 18508

Dimensions: 85X52, Commercial Combination Store/Apartment  
Property ID#: 13420030024  
Assessed Value figure: \$18,000.00  
Improvement thereon: Commercial Combination Store/Apartment  
Attorney: Kevin J. Cummings, Esquire, PA ID# 209660, Weltman, Weinberg & Reis Co., L.P.A.  
Sheriff to collect: \$179,821.15

### SALE 32

By virtue of a Writ of Execution No. 17-CV-4662 Roundpoint Mortgage Servicing Corporation v. Robert Ferranti owners of property situate in the GLENBURN TOWNSHIP, Lackawanna County, Pennsylvania, being 1003 Griggs Street, Clarks Summit, PA 18411-8920

Dimensions: 0.28 acres  
Assessment Map #: 07904030016  
Assessed Value figure: \$16,500.00  
Judgment Amount: \$190,217.42  
Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

### SALE 33

By virtue of a REISSUE WRIT of Execution filed to No. 13CV1850 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION AS TRUSTEE AS SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CERTIFICATEHOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I LLC ASSET BACKED CERTIFICATES, SERIES 2004-HE6 vs. PATRICIA A. HUNTER, Individually and in Her Capacity as Executrix of the Estate of William T. Hunter, III, owner(s) of property situate in TOWNSHIP OF SPRINGBROOK, Lackawanna County, Pennsylvania, being 250 Kilmer Road, Springbrook Township, PA 18444 f/k/a RR#3 Box 3312 Moscow, PA 18444, 20203010005,

Assessment Map #: 20203010005  
Assessed Value Figure: \$19,000.00  
Improvements thereon:  
A Residential Dwelling  
Attorney: KML Law Group, P.C.  
Sheriff to collect: \$184,303.61

LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS ALL THAT CERTAIN PROPERTY SITUATED IN SPRINGBROOK TOWNSHIP IN THE COUNTY OF LACKAWANNA, AND STATE OF PENNSYLVANIA AND BEING DESCRIBED IN A DEED DATED 12/16/96 AND RECORDED 3/25/97 AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE AND REFERENCED AS FOLLOWS: BOOK 1579 PAGE 727.

### SALE 34

By virtue of a Writ of Execution filed to No. 17-CV-6430, Lakeview Loan Servicing, LLC vs. Martin J. McAndrew, owner of property situate in the City of Scranton, and Lackawanna County, Pennsylvania being 1804 Bloom Avenue, Scranton, PA 18508.

Front: irregular Depth: irregular  
Property ID#: 13407030032  
Assessed Value figure: \$15,000.00  
Improvements thereon: Residential Real Estate  
Attorney: Edward J. McKee, Esq.  
Sheriff to collect: \$77,551.74

### SALE 35

By virtue of a Writ of Execution filed to case number 1879-CV-2018 out of the Court of Common Pleas of Lackawanna County by ESSA Bank & Trust vs. Defendant, Veuy Keonela, owner of the property situate at 901 Luzerne Street, Scranton, PA 18504, in the City of Scranton, County of Lackawanna, Commonwealth of Pennsylvania (55x57x53x57).  
BEING PROPERTY ID#: 15606-040-047  
Assessed Value Figure: \$5,800.00

## LACKAWANNA JURIST

Property being known as: 901 Luzerne Street, Scranton, PA 18504

Improvements thereon: Residential Dwelling

Attorney for Plaintiff: James V. Fareri, Esq. 712 Monroe St. Stroudsburg, PA 18360 Tel. No.: 570.421.9090

Sheriff to collect: \$

### SALE 36

By virtue of a Writ of Execution filed to No. 16CV5295 M&T BANK vs. MATTHEW C. WHITNEY, owner(s) of property situate in Borough of Jessup, Lackawanna County, Pennsylvania, being, 215 Thomas Street Jessup, PA 18434, 104.14-050-00109 & 104.14-050-00202,

Assessment Map #: 104.14-050-00109 & 104.14-050-00202 Assessed Value Figure: \$18,500.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$129,521.73

### SALE 37

By virtue of a Writ of Execution filed to No. 17CV3550 Wells Fargo Bank, National Association as Trustee for ABFC 2006-OPT3 Trust, Asset Backed Funding Corporation Asset-Backed Certificates, Series 2006-OPT3 vs. GERALDINE HEALEY, INDIVIDUALLY AND AS A KNOWN HEIR OF LEO HEALEY, KATHLEEN J. HEALEY A/K/A KATHY HEALEY, KNOWN HEIR OF LEO HEALEY, KRISTA HEALEY, KNOWN HEIR OF LEO HEALEY, SEAN HEALEY, KNOWN HEIR OF LEO HEALEY, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LEO HEALEY,

GERALDINE HEALEY, INDIVIDUALLY AND AS A KNOWN HEIR OF LEO HEALEY,

KATHLEEN J. HEALEY A/K/A KATHY HEALEY, KNOWN HEIR OF LEO HEALEY, KRISTA HEALEY, KNOWN HEIR OF LEO HEALEY, SEAN HEALEY, KNOWN HEIR OF LEO HEALEY, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LEO HEALEY, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania. Being 513 North Irving Avenue, Scranton, PA 18510

Dimensions: 27X160

Assessment Map #: 157.09-050-016

Assessed Value Figure: \$11251

Improvements thereon: Improved w/single family dwelling

Attorney: Udren Law Offices, P.C.

Sheriff to collect: \$125,892.08

### SALE 38

BY VIRTUE of a Writ of Execution filed to No. 2018-00736 PENNSYLVANIA HOUSING FINANCE AGENCY Vs. ERIC BARBINE AND AMY DAVIS City of Carbondale, Lackawanna County, Pennsylvania

Dimensions: 50 x 75

See Instrument #: 200921891

Assessment Map #: 05509060017

Assessed Value: \$7,757

Improvements thereon:

A residential dwelling house

Attorney: Leon P. Haller, Esquire Purcell, Krug & Haller

Sheriff to collect: \$93,469.38 (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. 2018-CV-1813 MTGLQ INVESTORS, L.P. vs. HELEN D. MOROHOVECH AKA HELEN MOROHOVECH and ALAN G. MOROHOVECH, owner(s) of property situate in Borough of Taylor, Lackawanna County, Pennsylvania, being, 205 Rinaldi Drive Taylor, PA 18517, 1550102000224,

Assessment Map #: 1550102000224

Assessed Value Figure: \$20,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$92,744.24

BEGINNING at a point on the westerly right-of-way of Rinaldi Drive on the division line between Lots Two (2) and Three (3), Block "F" of the Subdivision Plot of Green View West recorded in Map Book 6A, Page 230;

THENCE along said line between said Lots Two (2) and Three (3), North fifty degrees West (N. 50° 00' 00" W.) one hundred nine and eighty-six hundredths (109.86) feet to a point;

THENCE North thirty-seven degrees East (N. 37° 00' 00" E.) one hundred forty-six and thirty-five hundredths (146.35) feet, to an iron pin;

THENCE through Lot Four (4), Block "F" of said Green View West Plot, South thirty-one degrees forty-three minutes thirty-six seconds East (S. 31° 43' 39" E.) one hundred thirty-four and forty-five hundredths (134.45) feet to an iron pin corner located along the westerly right-of-way of Rinaldi Drive;

THENCE along the westerly right-of-way of Rinaldi Drive, also along a curve to the left, said curve having a radius of three hundred (300) feet end a chord bearing of South fifty-two degrees fourteen minutes four seconds West (S. 52° 14' 04" W.) thirty-three and thirty-four hundredths (33.34) feet to an iron pin;

THENCE continuing along the westerly right-of-way of Rinaldi Drive, along a curve to the left having a radius of three hundred (300) feet and a chord bearing of South forty-three degrees two minutes forty seconds West (S. 43° 02' 40" W.) sixty-two and seventy-six hundredths (62.76) feet to an iron pin, being the place of beginning.

### SALE 40

By virtue of a Writ of Execution filed to No. \_\_\_\_\_, McCormick 108, LLC v. BMS Realty LLC, with BMS Realty LLC as owner of real property situate in South Abington Township, Lackawanna County, Pennsylvania being known



## LACKAWANNA JURIST

as 933 Northern Boulevard, Clarks Summit, Pennsylvania, 18411, with approximate land area of 0.46 +/- acre.

Property ID#: 10113-020-01101

Assessed Value Figure: \$45,000

Improvements Thereon: Commercial Office Building

Attorney: Shaan S. Chima, Esq.

Sheriff to Collect: \$468,246.59

### SALE 41

By virtue of a Writ of Execution filed to case number 02470-CV-2018 out of the Court of Common Pleas of Lackawanna County by ESSA Bank & Trust vs. Defendants, Frank J. Figured, Jr. and Jacqueline Figured, owners of the property situate at 1207 Monroe Avenue, Dunmore, PA 18509, in the Borough of Dunmore, County of Lackawanna, Commonwealth of Pennsylvania (0.021 Acres).

BEING PROPERTY ID#: 14614 010 00500

Assessed Value Figure: \$8,000.00

Property being known as: 1207 Monroe Avenue, Dunmore, PA 18512

Improvements thereon: Residential Dwelling

Attorney for Plaintiff: James V. Farei, Esq. 712 Monroe St. Stroudsburg, PA 18360 Tel. No.: 570.421.9090

Sheriff to collect: \$

### SALE 42

By virtue of a Writ of Execution filed to No. 2018-02085 LSF9 Master Participation Trust vs. Joseph Surdykowski. Joseph Surdykowski, owner of property situate in Borough of Throop Lackawanna County, Pennsylvania being 119 Bellman Street, Lot 6, Throop, PA 18512 a/k/a 121 Bellman Street, Throop, PA 18512

Dimensions: 50X165, Residential Single Dwelling

Property ID#: 12415030011

Assessed Value figure: \$7,500.00

Improvements thereon: Residential Single Dwelling

Attorney: Kevin J. Cummings, Esquire, PA ID# 209660, Weltman, Weinberg & Reis Co., L.P.A.

Sheriff to collect: \$160,977.33

### SALE 43

By virtue of a Writ of Execution filed to No. 2017-05068 BANK OF AMERICA, N.A. vs. The Unknown Heirs of ROBERT N. RITZCO Deceased and ROBIN DOMBROWSKI Solely in Her Capacity as Heir of ROBERT N. RITZCO Deceased, owner(s) of property situate in Township of Greenfield, Lackawanna County, Pennsylvania, being, 101 Transamerican Road Greenfield Township, PA 18407, 0210101000206,

Assessment Map #: 0210101000206

Assessed Value Figure: \$12,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$95,116.86

BEGINNING at a point in the center line of T-562, said point being located at the Northeasterly corner of Lot Number Seven (7);

THENCE along Lot Number 7 North 75 degrees, 21 minutes West 690.28 feet to an iron pin corner on the Easterly side of a 40 foot private road;

THENCE along the Easterly side of said road North 150 degrees 37 minutes East 367.19 feet to an iron pin in a stone wall;

THENCE along said wall South 67 degrees 51 minutes East 667.86 feet to a nail in a road leading to a training school;

THENCE along said road South 10 degrees 10 minutes West 280.81 feet to the place of beginning.

CONTAINING 5.16 acres, more or less.

### SALE 44

By virtue of a Writ of Execution filed to No. 17-CV-6014 Bank of America, N.A. vs. FRANK JARGIELLO, III, KNOWN HEIR OF PAULINE ROSE JARGIELLO, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER PAULINE ROSE JARGIELLO, FRANK JARGIELLO, III, KNOWN HEIR OF PAULINE ROSE JARGIELLO, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER PAULINE ROSE JARGIELLO, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania. Being 1600 Bulwer Street a/k/a 1600-02 Bulwer St, Scranton, PA 18504

Dimensions: 40X112

Assessment Map #: 13419010061

Assessed Value Figure: \$12,000

Improvements thereon: Improved w/single family dwelling

Attorney: Udren Law Offices, P.C.

Sheriff to collect: \$136,519.47

### SALE 45

By virtue of a Writ of Execution filed to No. 2018-00951 JPMorgan Chase Bank, National Association vs. Joseph J. Abdo a/k/a Joseph Abdo; Thomas Abdo, owner(s) of property situated in City of Scranton Lackawanna County, Pennsylvania being 1203-1205 Euclid Avenue, Scranton, PA 18504

Dimensions: 43X38X99X36X40X130

Assessment Map #: 13419020009

Assessed Value figure: \$12,000.00

Improvement thereon:

A residential dwelling

Attorney: Katherine M. Wolf, Esq

Sheriff to collect: \$110,046.22

### SALE 46

By virtue of a Writ of Execution filed to No. 2017-03765 U.S. Bank, National Association, as Trustee under the Pooling and Servicing Agreement dated as of August 1, 2006, GSAMP Trust 2006-HE5, Mortgage Pass-Through Certificates, Series 2006-HE5 vs. JASON HARRIS A/K/A JASON MICHAEL HARRIS, SHIRLEY L. HARRIS, UNITED STATES OF

## LACKAWANNA JURIST

AMERICA, DEPARTMENT OF THE TREASURY –  
INTERNAL REVENUE SERVICE,  
JASON HARRIS A/K/A JASON MICHAEL HARRIS,  
SHIRLEY L. HARRIS, owner(s) of property situate in City of  
Scranton, Lackawanna County, Pennsylvania. Being 710-  
712 N Bromley Avenue, Scranton, PA 18504

Dimensions: 40 X 120

Assessment Map #: 14511-010-020

Assessed Value Figure: \$14000

Improvements thereon: Improved w/single family dwelling

Attorney: Udren Law Offices, P.C.

Sheriff to collect: \$93,636.92

### SALE 47

By virtue of a Writ of Execution filed to No. 2018-01416  
DITECH FINANCIAL LLC vs. JASON L. COMPHER and  
JENNIFER L. COMPHER, owner(s) of property situate in  
Borough of Clarks Summit, Lackawanna County,  
Pennsylvania, being, 203 Ridge Street, Clarks Summit, PA  
18411, 0901503000300,

Assessment Map #: 0901503000300

Assessed Value Figure: \$21,642.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$189,590.94

Beginning at a point on the southwesterly side of Ridge Street,  
which said point measured Westerly eighty-one and five  
tenths (81.5) feet from the westerly corner of Ridge Street and  
Waverly Avenue; thence through Lot 301 on a line parallel  
with the dividing line between Lots 300 and 301 to the rear  
line of Lot 301, a distance of one hundred twenty and five  
tenths (120.5) feet, more or less; thence, in a Westerly  
direction along the rear line of Lot 301 and Lot 201 a distance  
of eighty (80) feet to a point on said rear line of Lot 201;  
thence, in a Northerly direction on a line parallel with the  
dividing line between Lot 301 and 201, a distance of one  
hundred twelve (112) feet more or less to a point on the  
southwesterly side of Ridge Street; thence, along the  
southwesterly side of Ridge Street in an easterly direction  
eighty and five tenths (80.5) feet to the place of beginning,  
together with all improvements thereon.

The above designated lots are set forth on a map of Highland  
Park duly recorded in Deed Book No. 111 page 513, in the  
office of the Recorder of Deeds of Lackawanna County,  
Pennsylvania, and the land herein conveyed is part of Lot 201  
and Lot 301 of the aforesaid map.

Subject to all restrictions, reservations, conditions and  
exceptions as are set forth in deeds forming the chain of title.

### SALE 48

By virtue of a Writ of Execution filed to No. 17 CV 430  
Nationstar Mortgage LLC vs. Julianne Guida and Dominic E.  
Guida aka Dominic Guida, owners of property situate in Old  
Forge Borough, Lackawanna County, Pennsylvania being  
516 Winter Street, Old Forge, PA 18515

Assessment Map #: 17508020046

Assessed Value figure: \$5,225.00

Improvements thereon: Residential Dwelling

Attorney: Roger Fay, Esquire

Sheriff to collect: \$

### SALE 49

By virtue of a Writ of Execution filed to No. 2018-00034 Wells  
Fargo Bank, NA v Timothy E. Dudley owner(s) of property  
situate in City of Scranton, Lackawanna County,  
Pennsylvania being 1119 Providence Road AKA 1117  
Providence Road, Unit 1119, Scranton, PA 18508

Dimensions: 50X170X50X176

Property ID#: 13419050066

Assessed Value Figure: \$15,000.00

Improvements thereon:

Single family dwelling

Attorney: Kimberly A. Bonner, Esquire; Scott A. Dietterick,  
Kimberly J. Hong, Michael E. Carleton, Meredith H. Wooters,  
Justin F. Kobeski, Matthew P. Curry, Cristina L. Connor, Holly  
N. Wolf and Karina Velter

Sheriff to collect: \$106,545.60

### SALE 50

By virtue of a Writ of Execution filed to No. 2018-CV-948  
Ocwen Loan Servicing, LLC v. Jeffrey Linde., owner of  
property situate in the Borough of Blakely, Lackawanna  
County, Pennsylvania being 111 Electric Street, Peckville, PA  
18452.

Dimensions: Residential Single Dwelling 50X150

Property ID#: 10319030043

Assessed Value figure: \$5,000.00

Improvements thereon: Residential Real Estate

Attorney: Jessica N. Manis, Esq

Sheriff to collect: \$65,440.65

### SALE 51

By virtue of a Writ of Execution filed to No. 17CV5628 Live  
Well Financial, Inc. vs. Frances Dretar owner of property  
Situate in BOROUGH OF DICKSON CITY, LACKAWANNA  
COUNTY, PENNSYLVANIA BEING 728 Doloff Drive a/k/a  
728 Doloff Drive L. 18, Dickson City, Pennsylvania 18447  
DWELLING KNOWN AS: 728 Doloff Drive a/k/a 728 Doloff  
Drive L. 18, DICKSON CITY, PENNSYLVANIA 18447.

TAX PARCEL NUMBER: PIN #: 11409-030-009-01

Title to said premises is vested in John Dretar and Frances  
Dretar, husband and wife by deed from John Dretar and  
Stephen Dretar, Individually and as Co-Administrators of the  
Estate of Dolores Dretar dated August 16, 2012 and recorded  
August 20, 2012 in Instrument # 201215800. The said John  
Dretar died on April 9, 2013 thereby vesting title in his  
surviving spouse Frances Dretar by operation of law.

Assessment Map #: PIN# 11409-030-009-01

Assessed Value figure: \$22,000.00

Improvements thereon: Residential Dwelling

Attorney: McCabe, Weisberg & Conway, LLC

Sheriff to collect: \$235,879.05

## LACKAWANNA JURIST

### SALE 52

By virtue of a Writ of Execution filed to No. 2018-01533 CITIMORTGAGE, INC. v. MICHELLE L. SCOTT, owner(s) of property situate in SCRANTON, Lackawanna County, Pennsylvania, being 947 WOODLAWN STREET, SCRANTON, PA 18509.

Dimensions: 40x175

Property ID#: 135 14-050-038

Assessed Value figure: \$11,000.00

Improvements thereon: Residential property

Attorney: Powers, Kirm & Associates, LLC

Sheriff to collect: \$115,039.10

### SALE 53

By virtue of Writ of Execution No. 17-CV-5963 Wells Fargo Bank, National Association, as Trustee, on Behalf of the Registered Holders of Morgan Stanley ABS Capital 1 Inc. Trust 2007-HE4, Mortgage Pass-Through Certificates, Series 2007-HE4 (Plaintiff) vs. Lisa Jankowski, (Defendant) Property Address 901 George Street, Throop, PA 18512

Parcel I.D.#: 12509-020-015

Improvements thereon consist of a residential dwelling.

Judgment Amount: \$91,605.65

Attorney for Plaintiff: Stephen M. Hladik, Esquire, Hladik, Onorato & Federman, LLP 298 Wissahickon Avenue North Wales, PA 19454

### SALE 54

By virtue of a Writ of Execution filed to No. 2017-CV-1075 owner(s) of property situate in Dalton/Glenburn Township Lackawanna County, Pennsylvania being 105 Wynwood St. Glenburn/Dalton PA 18414

Dimensions: Residential dwelling – one acre

Property ID#: 08001030014

Assessed Value figure: \$40,250 - total

Improvements thereon: \$34,250/land \$6,000

Attorney: Myles R. Wren, Esquire

Sheriff to collect: \$341,974.66

### SALE 55

By virtue of a Writ of Execution filed to No. 2017-06579 CIT Bank, N.A. vs. Anne C. Barrett, owner(s) of property situated in Township of Roaring Brook Lackawanna County, Pennsylvania being 745 Blue Shutters Road, Roaring Brook Twp, PA 18444

Dimensions: \*\*\*salepkg fluff acreage\*\*\*

Assessment Map #: 18802-020-006

Assessed Value figure: \$14,000.00

Improvements thereon:

A residential dwelling

Attorney: Daniel T. Lutz, Esquire

Sheriff to collect: \$145,264.63

### SALE 56

By virtue of a Writ of Execution filed to No. 2017-04673 LSF9 Master Participation Trust v Kevin J. Howard; Doreen Howard owner(s) of property situate in Township of Beston,

Lackawanna County, Pennsylvania being RR2, Box 2536, Factoryville, PA 18419

Dimensions: 171X116X237X66

Property ID#: 0480103000302, 0480103000301

Assessed Value Figure: \$7,620.00

Improvements thereon:

Single family dwelling

Attorney: Kimberly A. Bonner, Esquire; Scott A. Dietterick, Kimberly J. Hong, Michael E. Carleton, Meredith H. Wooters, Justin F. Kobeski, Matthew P. Curry, Cristina L. Connor, Holly N. Wolf and Karina Velter

Sheriff to collect: \$51,424.66

### SALE 57

By virtue of a Writ of Execution filed to No. 2017-00068, LHRE, LLC, assignee of Capital Bank, N.A. vs. John F. Farley, owner of property situate in City of Scranton, Lackawanna County, Pennsylvania being 437 Rear West Market Street, Scranton, PA 18508

Dimensions: 90 x 143 x 90 x 144

Property ID#: 13408030024

Assessed Value Figure: \$17,000.00

Improvements thereon: Residential Single Dwelling

Attorney: Janet L. Gold, Esquire

Sheriff to collect: \$73,398.03, plus interest, attorneys' fees and costs

### SALE 58

By virtue of a Writ of Execution filed to No. 2018-cv-589 PNC BANK, NATIONAL ASSOCIATION vs. ROBERT J. BOCZAR, JR. owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, PA 707 DEACON STREET, SCRANTON, PA 18509

Assessment Map #: 13514010006

Assessed Value Figure: \$8,150.00

Improvements Thereon: RESIDENTIAL DWELLING

Attorney: MICHAEL C. MAZACK, ESQ., TUCKER ARENSBERG, P.C.

Sheriff to collect: \$45,493.84

### SALE 59

By virtue of a Writ of Execution filed to No. 2017-05918 PNC Bank, N.A. vs. Paul J. Mailen, III and Mary Grace Mailen, owners of property situate in Old Forge Borough, Lackawanna County, Pennsylvania being 424 Moosic Road, Old Forge, PA 18518

Assessment Map #: 17516030038

Assessed Value figure: \$8,500.00

Improvements thereon: Residential Dwelling

Attorney: Roger Fay, Esquire

Sheriff to collect: \$

### SALE 60

By virtue of a Writ of Execution filed to No. 2018-00873 Nationstar Mortgage LLC d/b/a Mr. Cooper vs. Matthew Jacobeno; Holly Jacobeno, owner(s) of property situated in Borough of Archbald Lackawanna County, Pennsylvania being 185 Poplar Street, Archbald, PA 18403

Dimensions: 168X150

## LACKAWANNA JURIST

Assessment Map #: 09518050009

Assessed Value figure: \$18,000.00

Improvement thereon:

A residential dwelling

Attorney: Katherine M. Wolf, Esq

Sheriff to collect: \$161,653.58

### SALE 61

By virtue of a Writ of Execution filed to No. 2018-01260 First National Bank of Pennsylvania v. Ronald J. Cordaro owner(s) of property situate in Borough of Dunmore, Lackawanna County, Pennsylvania being 201 Ross Street, Dunmore, PA 18512

Dimensions: 90X180X90X180

Property ID#: 1471303000103

Assessed Value Figure: \$26,000.00

Improvements thereon:

Single family dwelling

Attorney: Kimberly A. Bonner, Esquire; Scott A. Dietterick, Kimberly J. Hong, Michael E. Carleton, Meredith H. Wooters, Justin F. Kobeski, Matthew P. Curry, Cristina L. Connor, Holly N. Wolf and Karina Velter

Sheriff to collect: \$286,345.81

### SALE 62

By virtue of a Writ of Execution filed to No. 16-CV-5905 First National Bank of Pennsylvania, Plaintiff vs. Ann M. Pliske, Defendant, owner(s) of property situate in Borough of Dalton, Lackawanna County, Pennsylvania being 205 Lake Street, Dalton, PA 18414

Property ID#: 06812 010 00900 and 06812 010 01000

Assessed Value Figure: \$06812 010 00900: \$1,000.00 (Land) + \$9,000.00 (Bldg) = \$10,000

06812 010 01000: \$1,000.00 (Land) + \$0.00 (Bldg) = \$1,000.00

Improvements thereon:

Single family dwelling

Attorney: Kathryn L. Mason, Esq

Sheriff to collect: \$118,243.99, plus interest, tax and costs

### SALE 63

By virtue of a Writ of Execution No. 16-CV-1390 Pennymac Loan Services, LLC v. Daniel James Gregorsky a/k/a Daniel Gregorsky, Theresa M. Gregorsky a/k/a Theresa M. James a/k/a Theresa Gregorsky owners of property situate in the SPRING BROOK TOWNSHIP, Lackawanna County, PA, being Box 4688 Laurel Road a/k/a, Yostville Road T 330 N of Rt 502, Moscow, PA 18444

Dimensions: 3.43 Acres

Assessment Map #: 2110402000107

Assessed Value figure: \$17,300.00

Judgment Amount: \$159,112.31

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

### SALE 64

By virtue of a Writ of Execution filed to No. 2016-CV-6376 Landmark Community Bank vs Robert J. Kearns and Mary Alicle Kearns, owner(s) of property situate in Scranton Lackawanna County, Pennsylvania being 1025-1027 Park Street

Dimensions: 100 ft x 150 ft

Property ID#: 13510-080-015

Assessed Value figure: land: \$12,000; improvement (residential dwelling) \$13,000

Improvements thereon:

A single family home

Attorney: Daniel D. Stofko, Esq

Sheriff to collect: \$201,797.36

### SALE 65

By virtue of a Writ of Execution filed to No. 927-Civil-2018 CNB Realty Trust, Assignee of NBT Bank, NA, f/k/a LA Bank, National Association vs. Any and all Unknown Heirs of the Estate of Lorna M. Adley, owner of property situate in Carbondale Township, Lackawanna County, Pennsylvania, being: 120-122 School Street, Childs, Pennsylvania 18407

Dimensions: 50' x 118'

Assessed Map #: 06406-030-022

Assessed Value figure: \$7,500.00

Improvements thereon: Residential Dwelling

Attorney: Nicholas D. Gregory, Esq

Sheriff to collect: \$74,945.86

### SALE 66

By virtue of a Writ of Execution file to No. 2017-06317, FV-I, Inc. in Trust for Morgan et. al. vs. Joann T. Draper, Christopher Draper et. al., owner(s) of property situate in Boro. Dunmore, Lackawanna County, Pennsylvania, being 152 E. Pine Street, Dunmore, PA 18512

Dimensions: 50 X 119

Property ID#: 14615040003

Assessed Value Figure: \$6000

Improvements thereon: Residential Single Dwelling

Attorney: Patrick J Wesner/Parker McCay PA

Sheriff to collect: \$112,475.19

### SALE 67

By virtue of a Writ of Execution filed to No. 17cv4934 Bank of America, N.A. vs. Julieann Leonard, Administratrix of the Estate of George J. Murphy owner of property Situate in City of Scranton, LACKAWANNA COUNTY, PA BEING 610 Grace Street, Scranton, Pennsylvania 18509

DWELLING KNOWN AS: 610 Grace Street, Scranton, PA 18509

TAX PARCEL NUMBER: PIN #: 13510-050-049

Title to said premises is vested in Julieann Leonard, Administratrix of the Estate of George J. Murphy by deed from GEORGE MURPHY AND THERESA MURPHY dated November 15, 1983 and recorded November 23, 1983 in Deed Book 1094, Page 235.

Assessment Map #: PIN# 13510-050-049

## LACKAWANNA JURIST

Assessed Value figure: \$8,151.00  
Improvements thereon: Residential Dwelling  
Attorney: McCabe, Weisberg & Conway, LLC  
Sheriff to collect: \$115,071.28

### SALE 68

By virtue of a Writ of Execution filed to No. 17 CV 5530 U.S. Bank, N.A., successor trustee to LaSalle Bank National Association, on behalf of the holders of Bear Stearns Asset Backed Securities I Trust 2007-HE1, Asset-Backed Certificates Series 2007-HE1 vs. John Jenkins, Known Heir of Margie M. Jenkins, Deceased, Edward Jenkins, Known Heir of Margie M. Jenkins, Deceased, Thomas Jenkins, Known Heir of Margie M. Jenkins, Deceased, Jeffrey Jenkins, Known Heir of Margie M. Jenkins, Deceased, Todd Jenkins, Known Heir of Margie M. Jenkins, Deceased and Unknown heirs, successors, assigns, and all persons, firms or associations claiming right, title or interest from or under Margie M. Jenkins, Deceased, owners of property situate in South Abington Township, Lackawanna County, Pennsylvania being 110 Williams Street, Clarks Summit aka South Abington Township, PA 18411

Assessment Map #: 11206010016  
Assessed Value figure: \$8,000.00  
Improvements thereon: Residential Dwelling  
Attorney: Roger Fay, Esquire  
Sheriff to collect: \$

### SALE 69

By virtue of a Writ of Execution filed to No. 16 CV 3616, Wilmington Savings Fund Society, FSB, doing business as Christiana Trust, not in its individual capacity, but solely as trustee for BCAT 2015-14BTT vs. Forrest M. Swaydis a/k/a Forest M. Swaydis, owner of property situate in the Borough of Old Forge, and Lackawanna County, Pennsylvania being 168 Railroad Street, Old Forge, PA 18518.

Front: irregular Depth: irregular  
Property ID#: 17512030009  
Assessed Value figure: \$5,000.00  
Improvements thereon: Residential Real Estate  
Attorney: Edward J. McKee, Esq.  
Sheriff to collect: \$102,526.41

### SALE 70

By virtue of a Writ of Execution No. 2017-6730 Ditech Financial LLC v. Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Janice Lita, Deceased owners of property situate in the SCRANTON CITY, 23, Lackawanna County, Pennsylvania, being 418 Finn Street, Scranton, PA 18509

Dimensions: 25X150X23X150  
Assessment Map #: 13501030026  
Assessed Value figure: \$6,250.00  
Judgment Amount: \$19,862.16  
Improvements thereon: Residential Property  
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

### SALE 71

By virtue of a Writ of Execution filed to No. 13-CV-5167 U.S. BANK NATIONAL ASSOCIATION AS TRUSTTEE FOR NRZ PASS-THROUGH TRUST IV vs. JAMES SCARANTINO and MARIA S. SCARANTINO, owner(s) of property situate in TOWNSHIP OF MADISON, Lackawanna County, PA, being, 2250 Reservoir Road Madison Township, PA 18444, 19101020001,

Assessment Map #: 19101020001  
Assessed Value Figure: \$27,000.00  
Improvements thereon:  
A Residential Dwelling  
Attorney: KML Law Group, P.C.  
Sheriff to collect \$436,447.76

### SALE 72

By virtue of a Writ of Execution No. 18-CV-1485 Freedom Mortgage Corporation v. Brandi A. Cortazar, Thomas Cortazar a/k/a Thomas A. Cortazar owners of property situate in the DUNMORE BOROUGH, Lackawanna County, PA, being 557 Chestnut Street, Dunmore, PA 18512-2930

Dimensions: 64 X 150  
Assessment Map #: 14620020036  
Assessed Value figure: \$13,500.00  
Judgment Amount: \$177,315.19  
Improvements thereon: Residential Property  
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

### SALE 73

By virtue of a Writ of Execution No. 18-CV-673 U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2006-Bc6 v. James V. Evans, Jason Evans owners of property situate in the CLARKS SUMMIT BOROUGH, Lackawanna County, PA, being 820 Hilltop Drive, Clarks Summit, PA 18411-2702

Dimensions: 75 X 158  
Assessment Map #: 10015-010-00800  
Assessed Value figure: \$25,000.00  
Judgment Amount: \$114,829.10  
Improvements thereon: Residential Property  
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

### SALE 74

By virtue of a Writ of Execution No. 2016-52418 Abington Heights School District vs. David Gleason. David Gleason, owner(s) of property situate in Waverly Township, Lackawanna County, Pennsylvania, being: Carbondale Road

Dimensions: 6.17A  
Property ID#: 07003-010-00801  
Assessed Value Figure: \$29,000.00  
Improvements thereon: RESIDENTIAL MULTI DWELLING PROPERTY  
Attorney: ROBERT P. DADAY, Esquire, Portnoff Law Associates, Ltd., (866)211-9466  
Sheriff to Collect: \$8,270.17

## LACKAWANNA JURIST

### SALE 75

By virtue of a Writ of Execution No. 2013-53300 Scott Township Sewer and Water Authority vs. Gary Phillips. Gary Phillips, owner(s) of property situate in Scott Township, Lackawanna County, Pennsylvania, being: 240 Rushbrook Road

Dimensions: 2.74A

Property ID#: 06202-020-020

Assessed Value Figure: \$23,600.00

Improvements thereon: COMMERCIAL OTHER PROPERTY

Attorney: ROBERT P. DADAY, Esquire, Portnoff Law Associates, Ltd., (866)211-9466

Sheriff to Collect: \$5,928.84

### SALE 76

By virtue of a Writ of Execution No. 2017-52090 North Pocono School District vs. Thomas Olek Lynn Olek. Thomas Olek and Lynn Olek, owner(s) of property situate in Moscow, Lackawanna County, Pennsylvania, being: 113 Orchard Street

Dimensions: 50X155X47X155

Property ID#: 19811-080-012

Assessed Value Figure: \$21,000.00

Improvements thereon: RESIDENTIAL SINGLE DWELLING PROPERTY

Attorney: ROBERT P. DADAY, Esquire, Portnoff Law Associates, Ltd., (866)211-9466

Sheriff to Collect: \$6,123.44

### SALE 77

By virtue of a Writ of Execution No. 2016-55581 Scott Township Sewer and Water Authority vs. Daniel P. Errigo, Jr. Cynthia M. Errigo. Daniel P. Errigo, Jr. and Cynthia M. Errigo, owner(s) of property situate in Scott Township, Lackawanna County, Pennsylvania, being: 43 Hermel Street

Dimensions: 102X115X102X172

Property ID#: 09204-020-00704

Assessed Value Figure: \$14,000.00

Improvements thereon: RESIDENTIAL SINGLE PROPERTY

Attorney: ROBERT P. DADAY, Esquire, Portnoff Law Associates, Ltd., (866)211-9466

Sheriff to Collect: \$5,754.16

### SALE 78

By virtue of a Writ of Execution No. 2016-52357 Abington Heights School District vs. Timothy D. Rowland Patricia A. Rowland. Timothy D. Rowland and Patricia A. Rowland, owner(s) of property situate Clarks Summit, Lackawanna County, Pennsylvania, being: 618 Sunset Avenue

Dimensions: 2.20A

Property ID#: 10014-020-01600

Assessed Value Figure: \$32,000.00

Improvements thereon: RESIDENTIAL SINGLE DWELLING PROPERTY

Attorney: ROBERT P. DADAY, Esquire, Portnoff Law Associates, Ltd., (866)211-9466

Sheriff to Collect: \$8,806.46

### SALE 79

By virtue of a Writ of Execution No. 2016-55131 Abington Heights School District vs. Jeffrey E. Goreschak Mary S. Goreschak. Jeffrey E. Goreschak and Mary S. Goreschak, owner(s) of property situate in S. Abington Township, Lackawanna County, PA, being: 206 Butternut Lane

Dimensions: 90X125

Property ID#: 09103-020-00202

Assessed Value Figure: \$24,000.00

Improvements thereon: RESIDENTIAL PROPERTY

Attorney: ROBERT P. DADAY, Esquire, Portnoff Law Associates, Ltd., (866)211-9466

Sheriff to Collect: \$7,373.80

### SALE 80

By virtue of a Writ of Execution No. 2016-55452 Scott Township Sewer and Water Authority vs. Daniel Errigo. Daniel Errigo, owner(s) of property situate in Scott Township, Lackawanna County, Pennsylvania, being: 30 Green Grove Road

Dimensions: 125X195X112X389

Property ID#: 09204-050-014

Assessed Value Figure: \$17,000.00

Improvements thereon: RESIDENTIAL SINGLE DWELLING PROPERTY

Attorney: ROBERT P. DADAY, Esquire, Portnoff Law Associates, Ltd., (866)211-9466

Sheriff to Collect: \$7,533.99

### SALE 81

By virtue of a Writ of Execution No. 2016-51821 North Pocono School District vs. John A. Hynak Elizabeth J. Hynak. John A. Hynak and Elizabeth J. Hynak, owner(s) of property situate in Roaring Brook, Lackawanna County, Pennsylvania, being: 103 Forest Drive L-7

Dimensions: 100X200

Property ID#: 18902-040-012

Assessed Value Figure: \$23,000.00

Improvements thereon: RESIDENTIAL SINGLE DWELLING PROPERTY

Attorney: ROBERT P. DADAY, Esquire, Portnoff Law Associates, Ltd., (866)211-9466

Sheriff to Collect: \$7,082.59

### SALE 82

By virtue of a Writ of Execution filed to No. 17cv4052 HSBC Bank USA, N.A. vs. Jennifer L. Gravine a/k/a Jennifer Gravine owner of property Situate in Borough of Throop, LACKAWANNA COUNTY, PENNSYLVANIA BEING 122 Brick Street, Throop, Pennsylvania 18512

DWELLING KNOWN AS: 122 BRICK STREET, THROOP, PENNSYLVANIA 18512.

TAX PARCEL #: 12415020022

Title to said premises is vested in Jennifer L. Gravine a/k/a Jennifer Gravine by deed from MICHAEL E. STRAWSKY, ADMINISTRATOR CTA OF THE ESTATE OF CATHERINE MARUK A/K/A CATHERIN STRAWSKY MARUK,

## LACKAWANNA JURIST

DECEASED AND MARGARET STRAWSKY, INDIVIDUALLY dated October 12, 2007 and recorded October 12, 2007 in Instrument # 200728460.

Assessment Map #: 12415020022

Assessed Value figure: \$5,500.00

Improvements thereon: Residential Dwelling

Attorney: McCabe, Weisberg & Conway, LLC

Sheriff to collect: \$104, 839.41

### SALE 83

By virtue of a Writ of Execution No. 18-CV-716 U.S. Bank National Association v. Michael Altieri owners of property situate in SCRANTON CITY, Lackawanna County, Pennsylvania, being 434 Phelps Street, Scranton, PA 18509-3215

Assessment Map #: 14653010024

Assessed Value figure: \$12,000.00

Judgment Amount: \$118,506.40

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

### SALE 84

By virtue of a Writ of Execution No. 17-CV-2482 Specialized Loan Servicing LLC v. Benjamin M. Fortese, III, Holly L. Fortese owners of property situate in the BLAKELY BOROUGH, Lackawanna County, PA, being 330 Brook Street, Peckville, PA 18452-1608

Dimensions: 60X77

Assessment Map #: 10316060008

Assessed Value figure: \$8,500.00

Judgment Amount: \$81,990.16

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

### SALE 85

By virtue of a Writ of Execution No. 17-CV-5873 CitiMortgage, Inc. v. Lori A. Griffiths owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 1305 Dartmouth Street, Scranton, PA 18504-2723

Dimensions: 18X125

Assessment Map #: 15609020023

Assessed Value figure: \$5,000.00

Judgment Amount: \$43,700.91

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

### SALE 86

By virtue of a Writ of Execution filed to No. 17CV3357 BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY vs. VU HONG HO NGUYEN, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being, 613 Moosic Street A/K/A 613-615 Moosic Street Scranton, PA 18505, 15652030017

Assessment Map #: 15652030017

Assessed Value Figure: \$12,400.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$123,953.93

### SALE 87

By virtue of a Writ of Execution filed to No. 2017-02382 Specialized Loan Servicing LLC vs. Joseph G. Keegan; Michelle S. Keegan a/k/a Michelle Keegan, owners of property situated in City of Scranton Lackawanna County, Pennsylvania being 301 Newton Road assessed as 301 W. Mt. Newton Road, Scranton, PA 18504

Dimensions: 110X115X91X81

Assessment Map #:14402-010-006

Assessed Value figure: \$7,000.00

Improvement thereon:

A residential dwelling

Attorney: Samantha Gable, Esq.

Sheriff to Collect: \$44,542.92

### SALE 88

By virtue of a Writ of Execution No. 2016-04507 Specialized Loan Servicing LLC v. Joshua J. Oakley owners of property situate in SCOTT TOWNSHIP, Lackawanna County, PA, being 1114 Heart Lake Road, a/k/a 20 Heart Lake Road, Jermyn, PA 18433

Dimensions: 1.1A

Assessment Map #: 0630101000601

Assessed Value figure: \$13,000.00

Judgment Amount: \$69,011.72

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

### SALE 89

By virtue of a Writ of Execution filed to No. 17-CV-5372 U.S. BANK NATIONAL ASSOCIATION, as trustee under SECURITIZATION SERVICING AGREEMENT Dated as of February 1, 2007 Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2007-BC2 vs. SHANE S. DRAPEK, SHANE S. DRAPEK owner(s) of property situate in Township of Lackawanna, Lackawanna County, Pennsylvania. Being: 1254 Saint Anns Street, Scranton, PA 18504

Dimensions: 40 X 125

Assessment Map #: 15609070054

Assessed Value Figure: \$8600

Improvements thereon: Improved w/single family dwelling

Attorney: Udren Law Offices, P.C.

Sheriff to collect: \$100,013.25

### SALE 90

By virtue of a Writ of Execution filed to No. 2017-03164 Nationstar Mortgage LLC vs. Thomas Carl Conroy, owner(s) of property situated in 19th Ward of the City of Scranton Lackawanna County, Pennsylvania being 1216 Beech Street, Scranton, PA 18505

Dimensions: 40X60

Assessment Map #: 16809020013

Assessed Value figure: \$6,500.00

Improvement thereon:

## LACKAWANNA JURIST

A residential dwelling

Attorney: Samantha Gable, Esq.

Sheriff to collect: \$84,222.57

### SALE 91

By virtue of a Writ of Execution filed to No. 17-CV-4536 Federal National Mortgage Association ("Fannie Mae") v. Cory Richards and Sandra Richards owner(s) of property situate in Scranton City Lackawanna County, Pennsylvania Being 2018 Margaret Avenue, Scranton, PA 18508

ALL that certain pieces or parcels or lots of land lying, being and situate in the first ward of Scranton City, County and State aforesaid bounded and described as follows, to wit:

#### PARCEL I:

BEGINNING on the Southerly side of Margaret Street at a corner of land now or formerly of Martin Burnes; thence Southerly along said Burnes land one hundred and ten (110) feet to land now or late of John D. Evans; thence Easterly along said Evans land forty-six (46) feet to land now or late of J.J. Clarks; thence Northerly along said Clark land one hundred and eleven (111) feet to Margaret Street; thence Westerly along Margaret Street forty-five (45) feet to the place of beginning; it being lot #6 in Catharine Silkman's addition to the City of Scranton as per map;

Containing about five thousand (5,000) square feet more or less.

SUBJECT to all the covenants, exceptions, conditions, reservations and stipulations contained in the prior deeds constituting the chain of title of the above described premises. BEING the same premises conveyed to Carol L. Ames and Ralph A. Lewis, Jr, by Deed dated October 30, 2003 and recorded in the Office of the Recorder of Deeds in and for Lackawanna County in Record Book 1094, Page 430.

#### PARCEL II:

BEGINNING at an iron pin corner located at the Southeasterly side of Margaret Avenue also being a former common corner of lands now or formerly of Roger and Doris Keene and lands now or formerly of Kevin and Judy Day;

thence along the said lands now or formerly of Roger and Doris Keene, South forty-eight (48) degrees thirty-eight (38) degrees minutes East, sixty-four (64) feet to an iron pin corner;

thence along lands now or formerly of Kevin and Judy Day, South thirty-nine (39) degrees zero (00) minutes West, four and five-tenths (4.5) feet to an iron pin corner;

thence continuing along said lands now or formerly of Kevin and Judy Day, North forty-eight (48) degrees thirty (30) minutes West, sixty-four feet to an iron pin corner;

thence along the said Southeasterly side of Margaret Avenue, North thirty-nine (39) degrees zero (00) minutes East, four and five-tenths (4.5) feet to the place of beginning.

BEING the same premises conveyed to Carol L. Ames and Ralph A. Lewis, Jr. by Deed dated October 30, 2003 and recorded in the Office of the Recorder of Deeds in and for Lackawanna County in Record Book 1094, Page 430.

Property ID#: 13505-030-013

Assessed Value figure: \$10,900.00

Improvements thereon: Residential Dwelling

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

Sheriff to collect: \$99,520.18, plus interest and costs

### SALE 92

By virtue of a Writ of Execution filed to No. 18-CV-253 BAYVIEW LOAN SERVICING, LLC vs. WILLIAM T. WESLEY, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being, 436 South 9th Avenue Scranton, PA 18504, 15610010015,

Assessment Map #: 15610010015

Assessed Value Figure: \$7,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$43,609.53

BEING lot lettered "C" and being Twenty-Three and Five Tenths (23.5) feet on South Ninth Avenue, same width in rear and Sixty-Five (65) feet in depth, as shown on S. Altman and Company Reallotment of Ray Brown's Plot of Lots Twelve (12), Thirteen (13), and part of Fourteen (14), in Block No. Six (6) South Ninth Avenue, Fellows Street and Aswell Court, Map of which is duly recorded in the Recorder of Deeds Office of Lackawanna County in Map Book No. 4 at Page 7, and commonly known as Lot No. 436 South Ninth Avenue, Scranton, Pennsylvania.

### SALE 93

By virtue of a Writ of Execution No. 17-CV-6508 PHH Mortgage Corporation v. Michael A. Devito a/k/a Michael A. DE Vito, Valerie A. Devito a/k/a Valerie A. DE Vito owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 2510 Boulevard Avenue, Scranton, PA 18509-1019

Dimensions: 47X150X35X31X150

Assessment Map #: 13510070006

Assessed Value figure: \$8,500.00

Judgment Amount: \$88,834.61

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

### SALE 94

By virtue of a Writ of Execution No. 17-CV-5876 Nationstar Mortgage LLC d/b/a Champion Mortgage Company v. Chester G. Drake owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 108 Penwood Drive, Scranton, PA 18505-3634

Dimensions: 60 X 111 X 65 X 47 X 5 X 60

Assessment Map #: 17706020003

Assessed Value figure: \$16,000.00

Judgment Amount: \$110,585.62

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP



## LACKAWANNA JURIST

### SALE 95

By virtue of a Writ of Execution filed to No. 2017-06287 Nationstar Mortgage LLC d/b/a Mr. Cooper vs. Joseph J. Laboranti a/k/a Joseph J. Laboranti Sr., owner(s) of property situated in City of Scranton Lackawanna County, Pennsylvania, being 1235 Sanderson Avenue, Scranton, PA 18509

Dimensions: 53 X 65

Assessment Map #: 14605010012

Assessed Value figure: \$7,500.00

Improvements thereon:

A residential dwelling

Attorney: Samantha Gable, Esq.

Sheriff to Collect: \$71,311.39

### SALE 96

By virtue of a Writ of Execution filed to No. 17-CV-5675 U.S. BANK, N.A. AS TRUSTEE FOR MANUFACTURED HOUSING CONTRACT SENIOR/SUBORDINATE PASS-THROUGH CERTIFICATE TRUST 1996-5 vs. HOWARD HICKS and KIMBERLY HICKS, owner(s) of property situate in Township of Clifton, Lackawanna County, Pennsylvania, being, 326 Angle Lane F/K/A RT 435 Gouldsboro, PA 18424, 23301010009

Assessment Map #: 23301010009

Assessed Value Figure: \$8,500.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$32,380.58

BEGINNING at a point located North Six (06) Degrees Zero (00) Minutes West a distance of One Hundred Fifty (150) feet from the southerly line of Andrew Major and Slocum line of land and being North Eighty-Four (84) Degrees Zero (00) Minutes West a distance of one Hundred Fifty (150) Feet from Southerly line of Andrew Major and Slocum line or land and being North Eighty Four (84) Degrees Zero (00) Minutes East a distance of One Hundred Twenty Four and Thirteen Hundredths (124.13) Feet from the Westerly line of formerly of Andrew Major but now of Slocum and Patrick on the Easterly line of State Highway Route No. 611 leading from Dunmore to Stroudsburg; thence North Eighty Four (84) Degrees Zero (00) Minutes East along land of the Grantor and others a distance of Three Hundred Fifty Five and Thirty Seven Hundredths (355.37) Feet to a corner in line of lands of McHugh and the Grantor; thence North Six (06) Degrees Zero (00) Minutes West along lands of the Grantor a distance of One hundred Fifty (150) Feet to a stake; thence South Eighty Four (84) Degrees Zero (00) Minutes West still along lands of the Grantor a distance of One Hundred (100) Feet to line of lands now of Rose Johnson; thence South Six (06) Degrees Zero (00) Minutes East along lands of Rose Johnson a distance of Ninety Three and Fifty Hundredths (93.50) Feet to a corner; thence South Eighty Four (84) Degrees Zero (00) Minutes West still along lands of Johnson a distance of Two Hundred Fifty Five and Thirty Seven Hundredths (255.37) Feet to a point Thirty (30) Feet Easterly from the center of the

present highway; thence South Six (06) Degrees Zero (00) Minutes East along said highway a distance of Fifty Six and Fifty Hundredths (56.50) Feet to the point of BEGINNING.

### SALE 97

By virtue of a Writ of Execution filed to No. 18-CV-64 NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER vs. DAWN QUINN, owner(s) of property situate in CARBONDALE CITY, Lackawanna County, Pennsylvania, being, 235 Dundaff Street Carbondale, PA 18407, 04509020022,

Assessment Map #: 04509020022

Assessed Value Figure: \$12,500.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$163,261.44

BEGINNING at a point on the Westerly fence line of Dundaff Street being the common corner of Lot 83 (Thomas Ayres and Catherine Brennan) and Lot 85 (Neary Lands); also being the Southerly edge of a stone wall marking the Easterly boundary of Neary Lands; thence along Lot No. 83 South 73 degrees 45 minutes West 76.0 feet, and North 69 degrees 45 minutes West 119.6 feet to a stake on said division line; thence through lands of the Grantors herein North 4 degrees West 42.20 feet and North 86 degrees East 175.0 feet to a point on the Westerly edge of the aforementioned Dundaff Road; thence along Dundaff Road South 11 degrees 30 minutes East 77.0 feet to the place of beginning. BEING the Southeasterly portion of Lot No. 85 on the D. & H. Outlots in the City of Carbondale.

### SALE 98

By virtue of a Writ of Execution filed to No. 17-CV-5331 Stearns Lending, LLC vs. Richard Uhlendorf and Theresa Uhlendorf owners of property Situate in Borough of Olyphant, LACKAWANNA COUNTY, PENNSYLVANIA BEING 633 Sanderson Avenue, Olyphant, Pennsylvania 18447

DWELLING KNOWN AS: 633 SANDERSON AVENUE, OLYPHANT, PENNSYLVANIA 18447.

TAX PARCEL #: PIN#: 11418-010-023

Title to said premises is vested in Richard Uhlendorf and Theresa Uhlendorf by deed from THOMAS ALBRIGHT AND TERRY ALBRIGHT, husband and wife, dated July 18, 2014 in Instrument Number 201410846

Assessment Map #: PIN# 11418-010-023

Assessed Value figure: \$8,500.00

Improvements thereon: Residential Dwelling

Attorney: McCabe, Weisberg & Conway, LLC

Sheriff to collect: \$125,928.74

### SALE 99

By virtue of a Writ of Execution filed to No. 2017-05771 First National Bank of Pennsylvania, successor by merger to Community Bank & Trust Co, Plaintiff vs. Joseph A. Galati, Defendant owner(s) of property situate in City of Carbondale, Lackawanna County, PA being 83 Spring Street, Carbondale, PA 18407

## LACKAWANNA JURIST

Property ID #: 04578040042

Assessed Value Figure: \$0.00 (Land) + \$6,000.00 (Bldg) = \$6,000.00

Improvements thereon:

Single family dwelling

Attorney: Kathryn L. Mason, Esq

Sheriff to collect: \$29,293.46, plus interest, tax and costs

### SALE 100

By virtue of a Writ of Execution filed to No. 2013-02664, U.S. Bank National Association, as Trustee for the registered holders of GSRPM 2004-1, Mortgage Pass-Through Certificates by its Attorney-in-fact Ocwen Loan Servicing, LLC v. Larri O. Desouza and Patricia C. Desouza, owner of property situate in the City of Scranton, Lackawanna County, Pennsylvania being 819 Orchard Street, Scranton, PA 18505

Dimensions: 40X101

Property ID #: 1576102002201

Assessed Value figure: \$4,000

Improvements thereon: Residential Real Estate

Attorney: Jessica N. Manis, Esq.

Sheriff to collect: \$45,946.64

### SALE 101

By virtue of a Writ of Execution No. 17-CV-4992 Ditech Financial LLC v. Patrick J. Moran owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 720 Theodore Street, Scranton, PA 18508

Dimensions: 50 X 107

Assessment Map #: 13407020054

Assessed Value figure: \$11,000.00

Judgment Amount: \$43,113.06

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

### SALE 102

By virtue of a Writ of Execution filed to No. 2018-CV-438, US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR CREDIT SUISSE FIRST BOSTON MORTGAGE SECURITIES CORP., HOME EQUITY ASSET TRUST 2005-7, HOME EQUITY PASS-THROUGH CERTIFICATES, SERIES 2005-7 C/O WELLS FARGO BANK, N.A. v. MICHAEL G. POLCHA AKA MICHAEL POLCHA and LISA M. POLCHA AKA LISA POLCHA, owner(s) of property situate in GREENFIELD, Lackawanna County, Pennsylvania, being 195 DECKER ROAD, JERMYN, PA 18433

Dimensions: 14.27 acres

Property ID #: 01201010005

Assessed Value figure: \$29,670

Improvements thereon: Residential Property

Attorney: Powers, Kim & Associates, LLC

Sheriff to collect: \$201,324.24

### SALE 103

By virtue of a Writ of Execution filed to No. 2017-CV-5239, Fidelity Deposit & Discount Bank, Plaintiff, vs. William J. Notarianni, II, and Laura R. Notarianni, Defendants and Owners of the property situate in the Township of South Abington, Lackawanna County, Pennsylvania, being known as 105 Noble Road, Clarks Summit, PA 18411

Dimensions: 4.992 acres more or less

Property ID #: 09003-010-01501

Assessed Value: \$58,000.00

Improvements Thereon: Residential Single Dwelling

Attorney: Rocco Haertter, Esquire

Sheriff to Collect: \$947,829.95

### SALE 104

By virtue of a Writ of Execution filed to No. 2017 CIV 5774, Fairway Consumer Discount Company vs. ANDREA CASTELLANI, owner of property situate in the Borough of Blakely, Lackawanna County, Pennsylvania, being 208 Josephine Street, Peckville.

Dimensions: 50 feet by 150 feet

Assessment Map #: 10315-050-048

Assessed Value: \$7,000.00

Improvements thereon:

Single family dwelling

Attorney: CHARITON, SCHWAGER & MALAK

Sheriff to collect: \$43,001.94 plus costs as of July 10, 2018

### SALE 105

By virtue of a Writ of Execution filed to No. 17-cv-6353 LSF9 Master Participation Trust vs. Jennifer A. McPhillips owner of property Situate in City of Scranton, LACKAWANNA COUNTY, PA BEING 101 Park Drive, Scranton, PA 18505

DWELLING KNOWN AS: 101 PARK DRIVE, SCRANTON, PA 18505.

TAX PARCEL #: 16718-030-020

Title to said premises is vested in Jennifer A. McPhillips by deed from GARY T. MCPHILLIPS, JR. AND JENNIFER A. MCHUGH, NOW BY MARRIAGE JENNIFER A MCPHILLIPS dated June 28, 2004 and recorded July 15, 2004 in Deed Book 1274, Page 175.

Assessment Map #: 16718-030-020

Assessed Value figure: \$15,500.00

Improvements thereon: Residential Dwelling

Attorney: McCabe, Weisberg & Conway, LLC

Sheriff to collect: \$131,376.05

### SALE 106

By virtue of a Writ of Execution filed to No. 2014-07727 U.S. Bank National Association, as Indenture Trustee, for Springleaf Mortgage Loan Trust 2013-1 vs. Lauren Moody; Joseph Gregorski, owner(s) of property situated in City of Scranton Lackawanna County, Pennsylvania being 1351 Penn Avenue, Scranton, PA 18509

Dimensions: 36x167

Assessment Map #: 14605-030-030

Assessed Value figure: \$0,348.00

## LACKAWANNA JURIST

Improvement thereon:

A residential dwelling

Attorney: Samantha Gable, Esq.

Sheriff to Collect: \$126,839.07

### SALE 107

BY VIRTUE of a Writ of Execution filed to No. 2016-05182 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY Vs. RANDY DOUGHER AND TAMARA R. DOUGHER 4142 BEARBROOK ROAD, MADISON TWP, PA 18444 (fka Lot 2, Bear Brook Road, Moscow, PA) Township of Madison Lackawanna County, Pennsylvania

Dimensions: 3.04A

See Deed Book 2005 Page 12565

Assessment Map: 19901-020-00703

Assessed Value: \$19,000

Improvements thereon:

A residential dwelling house

Attorney: Leon P. Haller, Esquire Purcell, Krug & Haller

Sheriff to collect: \$138,459.79 (Total amount of Judgment)\*

\*With costs, interest, late charges and taxes, etc. as may accrue

### SALE 108

By virtue of a Writ of Execution No. 17-CV-4948 Specialized Loan Servicing LLC v. Thomas J. Astolfi owners of property situate in the DICKSON CITY BOROUGH, Lackawanna County, Pennsylvania, being 610-612 Lincoln Street, Dickson City, PA 18519

Dimensions: 11 X 163 X 91 X 184

Assessment Map #: 12408010006

Assessed Value figure: \$10,100.00

Judgment Amount: \$95,148.61

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

### SALE 109

By virtue of a Writ of Execution filed to No. 2017 cv 5238 PNC BANK, NATIONAL ASSOCIATION vs. SUZANNE M. VANHEVELINGE A/K/A SUZANNE VANHEVELINGEN A/K/A SUZANNE VAN HEVELINGEN AND CRAIG J. VANHEVELINGE A/K/A CRAIG VANHEVELINGEN A/K/A CRAIG VEN HEVELINGEN, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania being 122-124 School Street, SCRANTON, PA 18505

Assessment Map #: 13505-030-020

Assessed Value Figure: \$7,500.00

Improvements Thereon: RESIDENTIAL DWELLING

Attorney: BRETT A. SOLOMON, ESQ., MICHAEL C. MAZACK, ESQ., TUCKER ARENSBERG, P.C.

Sheriff to collect: \$80,492.23

### SALE 110

By virtue of a Writ of Execution filed to No. 2017-03497 U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2006-BC2 c/o Ocwen Loan Servicing, LLC v. Joan Gronski, owner of property situate in the Borough of Moosic, Lackawanna County, Pennsylvania being 3910 Winfield Avenue, Moosic, PA 18507.

Dimensions: Residential Single Dwelling 71X100X72X108

Property ID#: 17615010023

Assessed Value figure: \$14,000

Improvements thereon: Residential Real Estate

Attorney: Jessica N. Manis, Esq.

Sheriff to collect: \$162,651.48

### SALE 111

By virtue of a Writ of Execution No. 17-CV-1173 Specialized Loan Servicing LLC v. Fung Chan, Zong Yan Chen, The United States of America C/O The United States Attorney for The Middle District of PA owners of property situate in the SCRANTON CITY, 1ST, Lackawanna County, Pennsylvania, being 2040 Margaret Avenue, a/k/a 2040-2042 Margaret Avenue, Scranton, PA 18508-2047

Dimensions: 27X155X23X156

Assessment Map #: 13505030007

Assessed Value figure: \$12,000.00

Judgment Amount: \$12,044.23

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

### SALE 112

By virtue of a Writ of Execution filed to No. 13 CV 956, RBS CITIZENS, N.A. v. Corey Wheatley a/k/a Corey C. Wheatley, owner(s) of property situate in Borough of Archbald, Lackawanna County, Pennsylvania, being 742 Oak Street, Eynon, PA 18403.

Dimensions: 11,250 square feet

Property ID#: 09401-020-012

Assessed Value figure: \$20,000.00

Improvements thereon: Residential property

Attorney: Law Office of Gregory Javardian, LLC

Sheriff to collect: \$327,070.41

By virtue of a Writ of Execution filed to No. 13 CV 956, RBS CITIZENS, N.A. v. Corey Wheatley a/k/a Corey C. Wheatley, owner(s) of property situate in Borough of Archbald, Lackawanna County, Pennsylvania, being 742 Oak Street, Eynon, PA 18403.

Dimensions: 11,250 square feet

Property ID#: 09401-020-01201

Assessed Value figure: \$1,000.00

Improvements thereon: Residential property

Attorney: Law Office of Gregory Javardian, LLC

Sheriff to collect: \$327,070.41

## LACKAWANNA JURIST

### SALE 113

By virtue of a Writ of Execution filed to No. 2017-01381, The Bank of New York, et al vs. Julie Lisowski & Christopher Lisowski, owner(s) of property situate in Township of Clifton, Lackawanna County, Pennsylvania, being 1954 East Creek View, Gouldsboro, PA 18424

Dimensions: 74X244X123X251

Property ID#: 233210013

Assessed Value Figure: \$16,000

Improvements thereon:

Single Dwelling

Attorney: Patrick J Wesner/Parker McCay PA

Sheriff to collect: \$64,250.18

### SALE 114

By virtue of a Writ of Execution No. 17-CV-4700 Ditech Financial LLC v. Robert B. Meoni owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 1424 Amherst Street, Scranton, PA 18504-3007

Dimensions: 40 X 125

Assessment Map #: 15512020012

Assessed Value figure: \$5,000.00

Judgment Amount: \$54,982.01

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

### SALE 115

By virtue of a Writ of Execution filed to No. 17-CV-5987 Bayview Loan Servicing, LLC, a Delaware Limited Liability Company vs. Marilyn Gleason a/k/a Marilyn D. Gleason, owner(s) of property situated in Borough of Dunmore Lackawanna County, Pennsylvania being 604 North Blakely Street, Dunmore f/k/a Scranton, PA 18512

Dimensions: 50X150

Assessment Map #: 13520-010-008

Assessed Value figure: \$12,000.00

Improvement thereon:

A residential dwelling

Attorney: Samantha Gable, Esq.

Sheriff to Collect: \$204,795.42

### SALE 116

By virtue of a Writ of Execution filed to No. 18-CV-771, Citizens Savings Bank vs. Linda A. McHale, a/k/a Linda McHale, owner of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 630 East Market Street

Dimensions: 41 x 140

Property ID#: 135.13-030-010

Assessment Value: \$11,000.00

Improvements thereon: Single Dwelling

Attorney: David K. Brown, Esquire KREDER BROOKS HAILSTONE LLP 200 Penn Avenue, Suite 200 Scranton, PA 18503

Sheriff to collect: \$54,258.60\*

\*Plus additional interest, costs, escrow advances, late charges, attorneys' fees and other costs through date of payment.

### SALE 117

By virtue of a Writ of Execution filed to No. 232-CV-2018. Evergreen Property Group LLC v. Lindsay Yetter, owner of property situate in the City of Carbondale, Lackawanna County, Pennsylvania, known as 21 Grove Street.

Dimensions: roughly 33' x 75'

Property ID#: 04518060046

Assessed Value Figure: Land = \$750, Improvements = \$5,250, Total Value = \$6,000

Improvements thereon: Single-Family Dwelling

Attorney: THOMAS J. MacNEELY, ESQUIRE Attorney I.D. # 78044 DANIEL A. TAROLI, ESQUIRE Attorney I.D. # 323695 15 South Franklin Street Wilkes-Barre, PA 18711 (570)826-5678 Attorneys for Plaintiff, Evergreen Property Group LLC Sheriff to Collect: \$79,946.40\*

\*Plus continuing interest and costs as provided in the Writ of Execution

### SALE 118

By virtue of a Writ of Execution filed to No. 231-CV-2018. Evergreen Property Group LLC v. Lindsay Yetter, owner of property situate in the City of Carbondale, Lackawanna County, Pennsylvania, known as 6 Drummond Avenue.

Dimensions: roughly 27' x 60'

Property ID#: 04510030018

Assessed Value Figure: Land = \$700, Improvements = \$6,300, Total Value = \$7,000

Improvements thereon:

Single-Family Dwelling

Attorney: THOMAS J. MacNEELY, ESQUIRE Attorney I.D. # 78044 DANIEL A. TAROLI, ESQUIRE Attorney I.D. # 323695 15 South Franklin Street Wilkes-Barre, PA 18711 (570)826-5678 Attorneys for Plaintiff, Evergreen Property Group LLC Sheriff to Collect: \$87,152.48\*

\*Plus continuing interest and costs as provided in the Writ of Execution

### SALE 119

By virtue of a Writ of Execution filed to No. 230-CV-2018. Evergreen Property Group LLC v. Lindsay Yetter, owner of property situate in the City of Carbondale, Lackawanna County, Pennsylvania, known as 20 Clark Avenue.

Dimensions: roughly 26' x 60'

Property ID#: 04510040021

Assessed Value Figure: Land = \$400, Improvements = \$4,600, Total Value = \$5,000

Improvements thereon: Single-Family Dwelling

Attorney: THOMAS J. MacNEELY, ESQUIRE Attorney I.D. # 78044 DANIEL A. TAROLI, ESQUIRE Attorney I.D. # 323695 15 South Franklin Street Wilkes-Barre, PA 18711 (570)826-5678 Attorneys for Plaintiff, Evergreen Property Group LLC Sheriff to Collect: \$66,093.32\*

\*Plus continuing interest and costs as provided in the Writ of Execution

## LACKAWANNA JURIST

### SALE 120

By virtue of a Writ of Execution No. 17-CV-6040 U.S. Bank National Association v. Jason R. Huss owners of property situate in the SCRANTON CITY,1ST, Lackawanna County, Pennsylvania, being 121 Throop Street, Scranton, PA 18508-1611

Dimensions: 26 X 140

Assessment Map #: 13501020004

Assessed Value figure: \$6,500.00

Judgment Amount: \$73,389.81

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

### SALE 121

By virtue of a Writ of Execution No. 13-CV-376 Lsf9 Master Participation Trust v. Michael Macheska, Linda Macheska a/k/a Linda Kirkland owners of property situate in the RANSOM TWP, Lackawanna County, PA, being 2443 Cherry Hill Road, a/k/a 2444 Cherry Hill Road, Clarks Summit, PA 18411-9651

Assessment Map #: 15202010001

Assessed Value figure: \$11,157.00

Judgment Amount: \$200,035.75

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

### SALE 122

By virtue of a Writ of Execution No. 17-CV-6369 Pennymac Loan Services LLC v. Rhonda A. Levine a/k/a Rhonda Ann Levine owners of property situate in the CARBONDALE CITY, Lackawanna County, PA, being 67 Park Street, Carbondale, PA 18407-2416

Front: 34 feet, Depth: 75 feet, containing

Assessment Map #: 05505060029

Assessed Value figure: \$9,000.00

Judgment Amount: \$110,007.54

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

### SALE 123

By virtue of a Writ of Execution filed to No. 2017-06357 JPMorgan Chase Bank, National Association vs. Rebekah Lynn King, owner(s) of property situated in City of Scranton Lackawanna County, Pennsylvania being 1145-1147 Saint Ann Street, Scranton PA 18504

Dimensions: 85X55X65X24X20X30

Assessment Map #: 15613040040

Assessed Value figure: \$14,000.00

Improvement thereon:

A residential dwelling

Attorney: Samantha Gable, Esq.

Sheriff to Collect: \$113,020.65

### SALE 124

By virtue of a Writ of Execution No. 2017-03469 Ditech Financial LLC f/k/a Green Tree Servicing LLC v. Sean M. Jordan a/k/a Sean Jordan, Amy L. Jordan a/k/a Amy Jordan owners of property situate in the CARBONDALE CITY, Lackawanna County, Pennsylvania, being 202 Dundaff Street, Carbondale, PA 18407

Dimensions: 55X169X71X166

Assessment Map #: 04509030015

Assessed Value figure: \$7,500.00

Judgment Amount: \$80,977.67

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

### SALE 125

By virtue of a Writ of Execution No. 17-CV-6578 Finance of America Mortgage, LLC v. William Scribner, in His Capacity as Heir of Ronald A. Scribner a/k/a Ronald Scribner, Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Ronald A. Scribner a/k/a Ronald Scribner, Deceased owners of property situate in the OLD FORGE BOROUGH, Lackawanna County, Pennsylvania, being 126 Henderson Street a/k/a 126 Henderson Street L24, Old Forge, PA 18518-1534

Dimensions: 50X150

Assessment Map #: 17519060004

Assessed Value figure: \$9,000.00

Judgment Amount: \$85,518.47

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

### SALE 126

By virtue of a Writ of Execution filed to No. 18cv665 American Advisors Group vs. Ana Davies a/k/a Ana M. Davies a/k/a Anna M. Davies, Mortgagor and in Her Capacity as Administratrix of the Estate of John s. Davies owner of property Situate in Township of Greenfield, LACKAWANNA COUNTY, PENNSYLVANIA BEING 392 route 247 AKA Finch Hill, Greenfield Township, Pennsylvania 18407

DWELLING KNOWN AS: 392 ROUTE 247 AKA FINCH HILL, GREENFIELD TOWNSHIP, PENNSYLVANIA 18407.

TAX PARCEL #: PIN#: 0230404000604

Title to said premises is vested in Ana Davies a/k/a Ana M. Davies a/k/a Anna M. Davies, Mortgagor and in Her Capacity as Administratrix of the Estate of John S. Davies by deed from ANA M. DAVIES dated October 31, 2013 and recorded November 1, 2013 in Instrument Number 201322860.

Assessment Map #: PIN# 0230404000604

Assessed Value figure: \$9,500.00

Improvements thereon: Residential Dwelling

Attorney: McCabe, Weisberg & Conway, LLC

Sheriff to collect: \$70,888.30

**LACKAWANNA JURIST**

SALE 127

By virtue of a Writ of Execution No. 2017-51778 North Pocono School District vs. Denise M. Hawk. Denise M. Hawk, owner(s) of property situate in Elmhurst Township, Lackawanna County, Pennsylvania, being West Avenue

Dimensions: 200X228X200X228

Property ID#: 18002-030-003

Assessed Value Figure: \$29,000.00

Improvements thereon: RESIDENTIAL SINGLE DWELLING PROPERTY

Attorney: ROBERT P. DADAY, Esquire, Portnoff Law Associates, Ltd., (866)211-9466

Sheriff to Collect: \$8,492.26

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 NOVEMBER 16, 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

**ESTATES****First Notice**

**ESTATE OF JEAN DeSANTIS A/K/A JEAN M. DeSANTIS**, late of Scranton, PA (died August 31, 2018) Letters Testamentary were granted to Marissa Zang, Executrix. Elaine C. Geroulo, Esq., Attorney for the Estate, 411 Jefferson Avenue, Scranton, PA 18510.

**ESTATE OF JOSEPHINE GUZZI**, late of South Abington TWP, Pennsylvania, (died August 22, 2018). Notice is hereby given that Letters Testamentary on the above Estate have been granted to Robert Guzzi, of Dalton, PA. All persons indebted to the said estate are required to make payment and those having claims to present the same without delay to the Executor named herein, or to Nicholas D. Tellie, Esquire, Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

Estate Notice is Hereby Given that Letters of Testamentary have been Granted to Kimberly Jones and Robert G. Jones, Jr., in the **ESTATE OF MARY ANN JONES**, late of Spring Brook Township, Lackawanna County, Pennsylvania, who died May 25, 2018. All persons indebted to said Estate are requested to make payment and those having claims to present the same, without delay, to Justin J. Sulla, Esq., Mey and Sulla, LLP, 1144 East Drinker Street, Dunmore PA 18512.

**ESTATE OF ANNMARIE KASUBA**, late of Moosic Borough, PA (DIED May 16, 2018), Diane M. Marsala, Executrix, or to Donald J. Frederickson, Jr., KOBAL & FREDERICKSON, Attorneys for the Estate, 435 Main Street, Moosic, PA. 18507-1017.

**ESTATE OF JOSEPH JOHN KROMKO, SR.**, DECEASED, late of 19 GILROY STREET, PECKVILLE, PA 18452, (Died August 24, 2018) JOSEPH KROMKO, JR., Executor; Dante A. Cancelli, Suite 401, 400 Spruce Street, Scranton, Pennsylvania 18503, Attorney.

**RE: ESTATE OF SUSAN M. MURO**, late of Scranton, PA, who died August 6, 2018. Letters Testamentary in the above estate having been granted, all persons having claims or demands against the estate of the decedent shall make them known and present them, and all persons indebted to said decedent shall make payment thereof without delay to: Michelle Georgetti, Executrix, or Daniel L. Penetar, Jr., Esquire, 116 North Washington Avenue, Suite 2A, Scranton, PA 18503

Notice is hereby given that Letters of Administration have been granted to Gary Pisanchyn, Executor of **THE ESTATE OF MATTHEW PISANCHYN**, late of South Abington, PA, who died on July 28, 2018. All persons indebted to the Estate are required to make payment and those having claims or demands are to present the same without delay to the Executor or to Carl J. Poveromo, Esquire, Rinaldi & Poveromo, P.C., P.O. Box 826, Scranton, PA 18501.

**ESTATE OF ANN M. QUINN**, late of Clarks Green, Lackawanna County, Pennsylvania. Letters Testamentary on the above estate having been granted to Brian Quinn, all persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to him c/o Joseph Kosierowski, Esq. 400 Broad Street, Milford, Pennsylvania 18337.

NOTICE is hereby given that Letters Testamentary have been granted in the **ESTATE OF RICHARD R. VILLEGAS, SR.**, late of the Borough of Jessup, Lackawanna County, who died June 23, 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, JOHNA VILLEGAS and her Attorneys. SAPORITO, FALCONE & WATT, 490 North Main Street, Pittston, PA 18640.

**Second Notice**

**ESTATE OF MADELINE BARCHAK A/K/A MADELINE MARIE BARCHAK**, DECEASED, late of 129 OLGA STREET, JESSUP, PA 18434, (Died August 5, 2018) TERRI KURILLA, Executrix; Dante A. Cancelli, Esquire, Suite 401, 400 Spruce Street, Scranton, Pennsylvania 18503, Attorney.

**RE: ESTATE OF SHIRLEY G. FANUCCI**, late of Peckville, Lackawanna County, Pennsylvania (died July 18, 2018). Notice is hereby given that Letters Testamentary for the Estate of Shirley G. Fanucci have been issued to Debra Calvert, Executrix of the Estate. All those having claims or demands against the Estate of indebtedness owed to the Estate shall present claims or remit payment without delay to the Executrix, or to John J. McGovern, Jr., Attorney for the Estate, 321 Spruce Street-Suite 201, Scranton, PA 18503.

**ESTATE OF JOHN G. MARUSHOCK**, late of Throop, PA (died August 7, 2018). Letters of Testamentary having been granted Thomas Nagy. All persons knowing themselves to be indebted to said Estate will make payment immediately, and those having claims will present them for settlement to Thomas Nagy, Executor, or to: Tullio DeLuca, Attorney for the Estate, 381 N. 9<sup>th</sup> Avenue, Scranton, PA 18504.

**ESTATE OF JOSEPH MUNLEY** late of Archbald, Lackawanna County (died May 10, 2018). Notice is hereby given that Letters Testamentary have been granted to Brian Munley. All persons indebted to the said Estate are required to make payment, and those having claims or demands to present same without delay to the executor or to David I. Falk, Esq., attorney for the estate, 227 Penn Avenue, Scranton, PA 18503.

**ESTATE OF ARLEAN V. PALKA A/K/A ARLEAN VIOLA PALKA** late of St. Mary's Villa, 516 St. Mary's Villas Road, Elmhurst Township, Lackawanna County, PA 18444, Deceased. Letters of Testamentary on the above estate having been granted to the undersigned, all persons indebted to the estate are requested to make payment, and those having claims to present the same, without delay to: Pamela D. Kahn, Executrix, 1539 The Hideout, Lake Ariel, PA 18436 or to her Attorney, Robert R. Kreitz, Esquire, Roland Stock, LLC, 627 North Fourth Street, P.O. Box 902, Reading, PA 19603.

**ESTATE OF HENRY T. PEKO A/K/A HENRY THOMAS PEKO**, Deceased, late of Throop, Lackawanna County, Pennsylvania. Letters Testamentary have been granted to the below Executrix, 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 payments without delay to: Executrix: Estelle R. Hanis, Estate of Henry T. Peko a/k/a Henry Thomas Peko c/o Fitzpatrick Lentz & Bubba, P.C., 4001 Schoolhouse Lane, P.O. Box 219, Center Valley, PA 18034-0219.

**ESTATE OF GEORGE PORTER** late of Scranton, Lackawanna County (died July 1, 2018). Notice is hereby given that Letters Testamentary have been granted to Diane Purnell. All persons indebted to the said Estate are required to make payment, and those having claims or demands to present same without delay to the executor or to David I. Falk, Esq., attorney for the estate, 227 Penn Avenue, Scranton, PA 18503.

## LACKAWANNA JURIST

NOTICE is hereby given that Letters Testamentary have been given in the **ESTATE OF JOAN C. SHARPE, A/K/A JOAN SHARPE**, late of the City of Scranton, Lackawanna County, Pennsylvania, who died August 1, 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 Executor, Thomas Sharpe and his attorneys, Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704.

**ESTATE OF CAROL SUKITZ, A/K/A SR. CAROL SUKITZ, IHM**, late of 2300 Adams Avenue, Scranton, Lackawanna County, Pennsylvania (died July 4, 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 Sr. Ellen Maroney, IHM, Executor, 2300 Adams Avenue, Scranton, PA 18509, or to Jenna M. Krayer of Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, PO Box 240, Clarks Summit, PA 18411.

**RE: ESTATE OF BENEDETTE M. ZAZZERA** late of Carbondale, Lackawanna County, Pennsylvania (died February 15, 2018). Notice is hereby given that Letters Testamentary for the Estate of Benedette M. Zazzera have been issued to Elizabeth Keating, Executor of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to the Executor at 3268 South Ashley Drive, Chandler, AZ 85286 or to Robert T. Kelly, Jr., Esquire, Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Spruce Street, Suite 200, Scranton, PA 18503.

### Third Notice

**RE: ESTATE OF PATRICIA D. CARSON** late of Benton Township, Lackawanna County, Pennsylvania (died March 19, 2017). Notice is hereby given that Letters of Administration for the Estate of Patricia D. Carson have been issued to William Dean Carson and Colleen M. Harasym, Co-Administrators of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to the Co-Administrators at 2118 N. Main Avenue, Scranton, PA 18508 or to Robert T. Kelly, Jr., Esquire, Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Spruce Street, Suite 200, Scranton, PA 18503.

**ESTATE OF MARIE A. CHIBIRKA**, late of West Abington Township, Pennsylvania (Died July 24, 2018). Letters Testamentary has been granted to Marylou Chibirka and Joseph Chibirka, Co-Executors. All persons having claims against the Estate or indebted to the Estate shall make payment or present claims to Douglas P. Thomas, Attorney for the Estate, 345 Wyoming Avenue, Suite 200, Scranton, PA 18503.

NOTICE is hereby given that Letters Testamentary have been granted in the **ESTATE OF LUCILLE KRENITSKY**, late of the Borough of Old Forge, Lackawanna County, who died July 21, 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-Executors, Donald Killino and Francine Moran, and their Attorney, DAVID CHERUNDOLO, ESQUIRE, 410 JEFFERSON AVENUE, SCRANTON, PA 18510.

**ESTATE OF JEAN M. LYNOTT** late of the Borough of Dunmore, Lackawanna County, Pennsylvania (died July 18, 2018). The Personal Representative is Anne Miesko, 715 Crown Avenue, Scranton, PA 18505. Attorney for the Estate

is Nancy M. Barrasse, Esquire, 224 Adams Avenue, Scranton, Pennsylvania 18503.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF CAROL R. MALINOWSKI A/K/A CAROL MALINOWSKI**, late of Eynon, Lackawanna County, Pennsylvania (died August 6, 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, Laura Malinowski, or John J. Lawler, Jr., Attorney for the Estate, 25 North Main Street, Suite Two, Carbondale, Pennsylvania 18407.

**ESTATE OF DOMINIC M. NETTI**, late of Scranton, PA, who died June 28, 2018. Letters of Administration in the above Estate having been granted, all persons having claims or demands against the Estate of the decedent shall make them known and present them, and all persons indebted to said decedent shall make payment thereof without delay to: Antoinette Farrell, Administratrix, c/o Corinne E. Thiel, Esquire, 3703 Birney Avenue, Scranton, PA 18507.

**ESTATE OF EDWARD JOSEPH POCIASK A/K/A EDWARD POCIASK, DECEASED**, late of 1319 MAIN STREET, PECKVILLE, PA 18452, (Died August 16, 2018) DEBORAH DUVAL, Executrix; Dante A. Cancelli, Esquire, Suite 401, 400 Spruce Street, Scranton, Pennsylvania 18503, Attorney.

**ESTATE OF VIOLET SADAVAGE A/K/A VIOLET T. SADAVAGE, DECEASED**, late of 408 SECOND AVENUE, JESSUP, PA 18434, (Died July 7, 2018) BEVERLY ZELLER and EUGENE SADAVAGE, Co-Executors; Dante A. Cancelli, Suite 401, 400 Spruce Street, Scranton, Pennsylvania 18503, Attorney.

### ARTICLES OF INCORPORATION

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with the Department of State, Commonwealth of Pennsylvania, on or about September 13, 2018, for the incorporation of R & J Burke Car Wash, INC., in accordance with the Pennsylvania Business Corporation Law of 1988, as amended and supplemented. The purpose of the corporation is for the unlimited power to engage in and to do any lawful act concerning any or all lawful business for which corporations may be incorporated under the Pennsylvania Business Corporation Law of 1988, as amended.

NEPA & MCGRAW, P.C.  
T1-9/28

### ARTICLES OF INCORPORATION

Patriot Logistics of PA, Inc. hereby gives notice that articles of incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

T1-9/28

### ARTICLES OF INCORPORATION

Notice is hereby given that Articles of Incorporation for Insta-Claim, Inc. have been filed with the Department of State, Commonwealth of Pennsylvania pursuant to the Pennsylvania Business Corporation Law of 1988, as amended.

Robert P. Browning, Esq.  
T1-9/28



## LACKAWANNA JURIST

### FICTITIOUS NAME

NOTICE IS HEREBY GIVEN that, HIDDEN TREASURES LIQUIDATION & CONSIGNMENT, INC., 519 Main Street, Simpson, Pa 18407, filed with, and same was approved by the Secretary of the Commonwealth, Department of State, Harrisburg, Pennsylvania, an application to conduct business under the assumed or fictitious name of "ANTHRACITE LIQUIDATION CO.". The principal place of business of Anthracite Liquidation Co. is 212 Belmont Street, Carbondale, Pennsylvania. This notice is pursuant to the provisions of the Business Corporation Law of 1988, as amended and supplemented.

BENJAMIN S. SCHNESSEL, ESQUIRE  
T1-9/28

### FICTITIOUS NAME

NOTICE IS HEREBY GIVEN that an application for registration of a fictitious name, **Preferred Future Planning**, having a principal office at 10 University Drive, Dunmore, PA 18512, was made with the Pennsylvania Department of State under 54 Pa C.S. Nathan R. Pierce of 10 University Drive, Dunmore, PA 18512, is party to the registration. Registration was approved 19 September 2018.

T1-9/28

### CHANGE OF NAME

Notice is given that Cody Kisel has filed a Petition for Change of Name from Cody Alexander Kisel to Margaux Anaxandra Kisel. A hearing will be held on October 26, 2018 at 9:00am at the Lackawanna County Courthouse.

T1-9/28

### CHANGE OF NAME

NO. 2018-CV-5005

NOTICE IS HEREBY GIVEN THAT the Petition of Kahmya Leigh Porter, a Minor, by and through her Parents and Natural Guardians, Cadella Porter and Charles Hayes, was filed on September 19, 2018 praying for a decree to change her name to Kahmya Leigh Porter-Hayes. The Court has fixed November 13, 2018 at 11:00 a.m. in Courtroom 5 of the Lackawanna County Courthouse, Scranton, Pennsylvania, as the time and place for the hearing on said Petition. All persons interested may appear and show cause, if any they have, why the prayer of the Petition should not be granted.

JEFFREY J. POPLAWSKY, ESQUIRE  
Attorney for the Petitioner  
T1-9/28

### CERTIFICATE OF ORGANIZATION

NOTICE IS HEREBY GIVEN THAT Certificate of Organization for Domestic Limited Liability Company of **STEWART PSYCHOLOGICAL & CONSULTATION SERVICES, L.L.C.** was filed with and approved by the Pennsylvania Department of State on September 4, 2018, in accordance with the provisions of the Pennsylvania Limited Liability Company Law of 1994.

Scott R. Sanderson, Esquire  
T1-9/28

### NOTICE

#### NOTICE OF HEARING

TO: Whom it may concern

RE: Name change of Darius Anthony Powell-Guzman, Lackawanna County Court of Common Pleas, Scranton, Pennsylvania. A Petition has been filed by Darius Anthony Powell-Guzman asking the Court to change the name of by Darius Anthony Powell-Guzman to Darius Anthony Powell. The Court has set a hearing to consider this name change. The hearing will be held as set forth below:

Place: Lackawanna County Courthouse  
200 North Washington Avenue  
Courtroom No.3  
Scranton, Pennsylvania 18503.

Date: October 26, 2018

Time: 9:00 a.m.

You are warned that even if you fail to appear at the scheduled hearing the hearing will go on without you and the Court may grant the requested name change without you being present. You have a right to be represented at the hearing by a lawyer. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Northeastern Pennsylvania Legal Services, Inc.  
33 North Main Street, Suite 200  
Pittston, PA 18640  
(570)299-0483

By: Dawn M. Riccardo, Esquire  
826 Main Street  
Peckville, PA 18452  
(570) 489-1126  
T1-9/28

**LACKAWANNA JURIST**

**NOTICE**

Lackawanna County  
Court of Common Pleas  
Number: 18CV4430  
Notice of Action in Mortgage Foreclosure

Finance of America Reverse, LLC,  
Plaintiff  
v.

Anthony Aileo, Jr., Known Surviving Heir of Anthony J. Aileo,  
Sr., John Aileo, Known Surviving Heir of Anthony J. Aileo,  
Sr. and Unknown Surviving Heirs of Anthony J. Aileo, Sr.,  
Defendants

TO: Unknown Surviving Heirs of Anthony J. Aileo, Sr.  
Premises subject to foreclosure: 103 Belmont Street,  
Carbondale, Pennsylvania 18407.

**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  
T1-9/28

**NOTICE**

Lackawanna County  
Court of Common Pleas  
Number: 18-CV-4552  
Notice of Action in Mortgage Foreclosure

American Advisors Group,  
Plaintiff  
v.

Elizabeth Reilly, Known Surviving Heir of Barbara E. Geiser  
and Unknown Surviving Heirs of Barbara E. Geiser,  
Defendants

TO: Unknown Surviving Heirs of Barbara E. Geiser.  
Premises subject to foreclosure: 6 1/2 Moosic Street,  
Moosic, Pennsylvania 18507.

**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  
T1-9/28