

LACKAWANNA JURIST
JUDICIAL OPINION

CASE NAME AND NUMBER: Hudak v. Taylor Borough Planning Commission, 2017 WL 4820275 (Lacka. Co. 2017)

DATE OF DECISION: October 25, 2017

JUDGE: Terrence R. Nealon

ATTORNEYS INVOLVED: Michael R. Goffer, Esquire, Counsel for Plaintiffs
William J. McPartland, Esquire, Counsel for Defendant

SUMMARY OF OPINION:

Commercial property owners filed an action seeking compensatory damages from a planning commission for the alleged willful and intentional misconduct of its agents relating to the landowners' requested approval of their development plans for a restaurant business. The planning commission filed a motion for judgment on the pleadings on the ground that it was immune from liability under the Political Subdivision Tort Claims Act ("PSTCA"). Tort liability cannot be imposed upon a local agency under the PSTCA for the willful and intentional misconduct, as opposed to the negligence, of its agents. Furthermore, the landowners failed to identify a statutory exception to immunity contained in 42 Pa.C.S. § 8542(b) that was arguably applicable to their claim. Consequently, based upon the plaintiffs' own averments and admissions in their pleadings, the commission was entitled to judgment in its favor as a matter of law.

JUDICIAL OPINION

CASE NAME AND NUMBER: Nye v. Scheland, 2017 WL 5502947 (Lacka. Co.2017)

DATE OF DECISION: November 16, 2017

JUDGE: Terrence R. Nealon

ATTORNEYS INVOLVED: Alan M. Herman, Esquire, Counsel for Plaintiffs
Victoria C. Scanlon, Esquire, Counsel for Defendant

SUMMARY OF OPINION:

The defendant-podiatrist in this malpractice action filed a motion seeking to abate this action on the basis that the deceased plaintiff's personal representative was not substituted as the named plaintiff within one year of the original plaintiff's death. The plain language of 20 Pa.C.S. § 3375 only requires the *appointment* of such a personal representative by the Registers of Wills within one year of a party's filing of a suggestion or notice of death. In the case at hand, the decedent's husband was appointed administrator of her estate on September 25, 2017, and a suggestion of death was later served on October 9, 2017, and filed of record on October 16, 2017. Thus, since the personal representative was appointed *prior* to the filing of a suggestion or notice of death and within one year of the decedent's death, the podiatrist was not entitled to his requested abatement, and plaintiff's praecipe to substitute the administrator as the successor party was granted pursuant to Pa.R.C.P. 2352 and 2355.

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SHERIFF'S SALE OF VALUABLE REAL ESTATE ON
TUESDAY, FEBRUARY 6, 2018

BY VIRTUE OF CERTAIN WRITS OF EXECUTION ISSUED OUT OF THE COURTS OF COMMON PLEAS OF LACKAWANNA COUNTY, THE SHERIFF WILL EXPOSE AT PUBLIC SALE, BY VENUE OR OUTCRY, ALL THE RIGHT, TITLE AND INTEREST OF THE DESCRIBED LOTS, PIECES OR PARCELS OF LAND TO THE HIGHEST AND BEST BIDDER FOR CASH OR CERTIFIED FUNDS (SUBJECT TO PAYMENT OF ANY UNPAID TAXES) AT THE COURTHOUSE IN THE CITY OF SCRANTON, COUNTY OF LACKAWANNA, AND STATE OF PENNSYLVANIA, ON TUESDAY, FEBRUARY 6, 2018 AT TEN O'CLOCK IN THE FORENOON OF SAID DAY.

A DEPOSIT OF 10% OF THE BID PRICE IS TO BE PAID IN CASH, CASHIER'S CHECK OR CERTIFIED CHECK IMMEDIATELY TO THE SHERIFF AT THE TIME OF THE BID. IN THE EVENT THAT 10% IS NOT PAID IMMEDIATELY, THE PROPERTY WILL BE SOLD AGAIN AT THE END OF THE CURRENT SALE. SAID DEPOSIT WILL BE FORFEITED IN THE EVENT THE BALANCE OF THE BID PRICE IS NOT PAID BY 2 O'CLOCK ON THE AFTERNOON OF SAID DATE. FULL COMPLIANCE OF THE TOTAL AMOUNT IS DUE BY TWO O'CLOCK ON THE AFTERNOON OF THE SAID DATE.

SALE 1

By virtue of a Writ of Execution filed to 16-CV-5918, LANDMARK COMMUNITY BANK, Plaintiff, versus BUNDY RESTAURANT CORP., GERARD PERRY AND 1829 BUNDY RESTAURANT, LLC, Defendant, owners of properties situate in Scranton, Lackawanna County, Pennsylvania being known as:

(1) 1829 BUNDY STREET, SCRANTON, PENNSYLVANIA 18509 and (2) 1521 ALBRIGHT AVENUE, SCRANTON, PENNSYLVANIA 18509.

(1) Consisting of approximately 50 x 100 feet, more or less, being the same property described by Lackawanna County Deed recorded at Instrument #2009006200
Assessment Map #: 134.11-020-018
Assessed value figure: \$22,100.00
Improvements thereon: Commercial Combination Store/Apartment

(2) Consisting of approximately 160 x 150 x 80 x 150 x 80 x 300 feet, more or less, being the same property described by Lackawanna County Deed recorded at Instrument #2009003908
Assessment Map #: 134.16-040-045
Assessed value figure: \$14,000.00
Improvements thereon: Commercial Other

Sheriff to collect: \$132,751.42 PLUS COSTS, EXPENSES, ATTORNEY'S FEES AND INTEREST
Attorney: Joseph L. DeNaples, Esquire, Cipriani & Werner, P.C.

SALE 2

By virtue of a Writ of Execution filed to No. 16-CIV-3529, FIRST NATIONAL COMMUNITY BANK, now known as FNCB BANK, vs. RICHARD P. MAYBOCK and MARJER, INC., owners of property situate in the Borough of Dickson City, Lackawanna County, Pennsylvania, being 1121 Bank Street, Dickson City, PA 18519, and being 50' x 172.50'.
Property ID #: 113.12-040-013
Assessed Value: \$7,000.00

Improvements thereon: Residential Dwelling
Attorney: Daniel L. Penetar, Jr., Esquire
Sheriff to collect: \$19,924.32

SALE 3

By virtue of a Writ of Execution No. 17-CV-4575, Wells Fargo Bank, NA v. Robert Richmond, Denise Spano owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 425 Railroad Avenue, Scranton, PA 18505-1044

Dimensions: 40 X 101 X 44 X 121
Assessment Map #: 15648020016
Assessed Value figure: \$8,000
Judgment Amount: \$119,744.46
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 4

BY VIRTUE OF A WRIT OF EXECUTION PEOPLES SECURITY BANK & TRUST V. THOMAS ARAGON AND SHEILA BRONSON, Docket No. 16-CV-6569. Thomas Aragon and Sheil Bronson are the owners of property situate in the Borough of Archbald, Lackawanna County, Pennsylvania, being 315 Riverside Drive, Archbald, PA 18403
Assessment Map #: 10406 010 00172
Assessed Value Figure: \$68,400

Improvements Thereon: dwelling
Attorney: HOURIGAN, KLUGER & QUINN, PC 600 Third Avenue Kingston, PA 18704
Sheriff to collect: \$254,280.68 (plus costs)

SALE 5

By virtue of a Writ of Execution filed to No. 2016-04799 The Bank of New York Mellon Trust Company, N.A. As successor-in-interest to all permitted successors and assigns of JPMorgan Chase Bank, National Association, as Trustee for Specialty Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates, Series 2005-BC3 vs. Alfred Cleary; Delores L. Cleary, owner(s) of property situated in 3rd Ward of the Borough of Blakely Lackawanna County, Pennsylvania being 725 Ridge Road a/k/a 725 Gino Merli Drive, Peckville, PA 18452

Dimensions: 3.51
Assessment Map #: 10312010039
Assessed Value figure: \$9,600.00
Improvement thereon: a residential dwelling
Attorney: Samantha Gable, Esquire
Sheriff to Collect: \$219,162.13

SALE 6

By virtue of a Writ of Execution filed to No. 17cv4053 American Advisors Group vs. James F. Rinaldi, Executor of the Estate of Linda Rinaldi owner of property Situate in Borough of Dunmore, LACKAWANNA COUNTY, PENNSYLVANIA BEING 517 East Warren Street, Dunmore, Pennsylvania 18512

ALL that certain lot piece or parcel of land situate, lying and being in the Borough of Dunmore, County of Lackawanna and Commonwealth of Pennsylvania, described as follows:
BEING a part of the Lot No. 6 in Block No. 13 according to the Assessment Map of the 1st Ward of the Borough of Dunmore, said part beginning at a point on Apple Avenue (now E. Warren St.) 15 feet from the dividing line of Lots 5 & 6 in said Block 13, thence in an Easterly direction along said Apple Avenue (E. Warren St.) 50 feet to a point, said point being the dividing line between Lots 6 & 7 in said Block, thence along said dividing line between Lots 6 & 7 180 feet to a point; thence in a westerly direction and parallel with E. Warren St. 50 feet to a point; thence at right angles to said point in a southwesterly direction 180 feet to a point on E. Warren St., the place of beginning.
SUBJECT TO the same exceptions, reservations, conditions

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and restrictions as are contained in prior instruments forming the chain of title.

DWELLING KNOWN AS: 517 EAST WARREN STREET, DUNMORE, PENNSYLVANIA 18512.

TAX PARCEL #: 14644020014

Title to said premises is vested in Linda Rinaldi by deed from Thomas F. Voytek joined by Madelyn Voytek, his wife and Stephen J. Voytek, joined by Margaret Voytek, his wife, dated April 27, 2011 and recorded May 2, 2011 in Deed Book Instrument #201108890. The said Linda Rinaldi died on May 23, 2016. On June 15, 2016, Letters of Testamentary were granted to James F. Rinaldi, nominating and appointment him as the Executor of the Estate of Linda Rinaldi.

Assessment Map #: 14644020014

Assessed Value figure: \$

Improvements thereon: Residential Dwelling

Attorney: McCabe, Weisberg & Conway, LLC

Sheriff to collect: \$81,729.62

SALE 7

By virtue of a Writ of Execution filed to No 17CV3578 1st Alliance Lending, LLC vs. William D. Miles and Mary Helen Miles owners of property Situate in Township of Jefferson, LACKAWANNA COUNTY, PENNSYLVANIA BEING 1284 Mount Cobb Road, Jefferson Township, Pennsylvania 18436 All that certain piece or parcel of land located in the Township of Jefferson, County of Lackawanna and State of Pennsylvania described as follows, viz; BEGINNING at a point South 11° 34' East, 125 feet from the center of Pennsylvania Traffic Route #348, running from Hamlin to Mt. Cobb, being the Northeast corner of lands now or formerly of Earl Shaffer Jr.; Thence, North 68° 54' East, 126.88 feet to a point; Thence, South 29° 15' East, along the lands of Daniel and Helen Timms, 160 feet to a point; Thence, South 49° 55' West, along lands of Eugene and Gloria Davis, 199.62 feet to a point; Thence, North 11° 34' West, along lands now or formerly of Earl Shaffer Jr., 266.75 feet to the Place of Beginning. Containing 0.68 Acres.

Together with an easement for ingress, egress and regress over the following described parcel of land, viz;

BEGINNING at a point in the center of Pennsylvania Traffic Route #348, at the Northeast corner of lands now or formerly of Earl Shaffer Jr.; Thence, along the center of Pennsylvania Traffic Route #348, North 72° 13' East, 20.12 feet to a point; Thence, across the lands of the Grantors herein, South 11° 34' East, 123.81 feet to a point on the northerly line of the land above described; Thence, South 68° 54' West, 20.28 feet to a point on the easterly boundary line of lands now or formerly of Earl Shaffer Jr.; Thence, North 11° 34' West, 125 feet to the Place of Beginning. Containing 2.488 square feet.

DWELLING KNOWN AS: 1284 MOUNT COBB ROAD, JEFFERSON TOWNSHIP, PENNSYLVANIA 18436.

TAX PARCEL #: 15003-030-006601

Title to said premises is vested in William D Miles and Mary Helen Miles by deed from EDWARD WOMBACKER AND SHIRLEY WOMBACKER dated July 13, 1983 and recorded July 14, 1983 in Deed Book 1082, Page 550.

Assessment Map #: 15003-030-006601

Assessed Value figure: \$

Improvements thereon: Residential Dwelling

Attorney: McCabe, Weisberg & Conway, LLC

Sheriff to collect: \$127,999.62

SALE 8

By virtue of a Writ of Execution filed to No. 17 CV 4021 Capital One, N.A. vs. Mark Kipnis and Natalie Kipnis, owners of property situate in Clifton Township, Lackawanna County, Pennsylvania being 1949 East Creek Drive aka 1949 East

Creek View Drive, Gouldsboro aka Clifton Township, PA 18424

Assessment Map #: 23302100018

Assessed Value figure: \$26900.00

Improvements thereon: Residential Dwelling

Attorney: Roger Fay, Esquire

Sheriff to Collect: \$

SALE 9

BY VIRTUE OF A WRIT OF EXECUTION issued by FIDELITY DEPOSIT & DISCOUNT BANK, now by assignment, FEDERAL NATIONAL MORTGAGE ASSOCIATION, by and through its servicing agent, FIDELITY DEPOSIT & DISCOUNT BANK, James J. Brazil and Dina M. Brazil are the owners of property situate in the Borough of Dunmore, Lackawanna County, Pennsylvania, being 6 Baldassari Drive, Dunmore, PA 18512

Assessment Map #: 15801 020 01702

Assessed Value Figure: \$43,345

Improvements Thereon: single dwelling

Attorney: HOURIGAN, KLUGER & QUINN, PC 600 Third Avenue Kingston, PA 18704

Sheriff to collect: \$455,236.19 (plus costs)

SALE 10

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

PARCEL ONE:

BEGINNING at a point, which point is one hundred fifty and forty-six hundredths (150.46') feet distant in a direction of North sixty-two degrees fifteen minutes East (N. 62° 15' E.) from the iron pin marking the corner formed by the intersection of the Easterly sideline of Maple Street with the Southerly sideline of Thomas Street extended; said beginning point is also the point in common with the Northwesterly corner of Lot Number One Hundred Fifteen (115) and the Northeasterly corner of Lot Number One Hundred Seventeen (117) as shown on map of lands of Palmer Geroulo, Jessup Borough, Lackawanna County, Pennsylvania, prepared by John J. Castellani, R.S. dated October 13, 1979; thence North sixty-two degrees fifteen minutes East (N. 62° 15' E.) along said Southerly side of Thomas Street, a distance of eighty (80') feet to a point marked by an iron pin; thence South forty degrees nine minutes East (S. 40° 9' E.) along the Northeasterly boundary line of said Lot Number One Hundred Fifteen (115), a distance of one hundred forty-eight and ninety-seven hundredths (148.97') feet to a point; thence South eighty degrees six minutes West (S. 80° 6' W.) along the Southeasterly side of Lot Number One Hundred Fifteen (115) a distance of one hundred twelve (112') feet to a point in the Northeasterly boundary line of Lot Number One Hundred Nineteen (119); thence North thirty degrees thirty-one minutes sixteen seconds West (N. 30° 31' 16" W.) along the Northeasterly boundary lines of Lots Numbers One Hundred Nineteen (119) and One Hundred Seventeen (117) a distance of One Hundred eleven and twenty-nine hundredths (111.29') feet to a point, the place of beginning.

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

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PARCEL TWO

BEGINNING at a point at the Southwesterly corner of lands of Fernanda Geroulo as shown on Map of "River View Development"; thence, along the Southerly line of lands of Fernanda Geroulo, North eighty degrees thirty-three minutes eighteen seconds East (N. 80° 33' 18" E.) one hundred sixteen and six hundredths (116.06') feet to a point; thence South sixty-six degrees thirteen minutes sixteen seconds West (S. 66° 13' 16" W.) one hundred eleven and fifty hundredths (111.50') feet to a common corner of lands of Berta Vicki and James Simoncelli; thence along rear line of lands of James Simoncelli, North twenty-five degrees forty minutes West (N. 25° 40' W.) twenty-eight and seventy-five hundredths (28.75') feet to the place of beginning.

CONTAINING one thousand six hundred two (1,602) square feet of land, more or less, Being Lot 1A as shown on Map of "River View Development" by Joseph Lednovich, Professional Land Surveyor, which is dated April 7, 1999.

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

PIN: 104.14-050-00202.

SALE 11

By virtue of a Writ of Execution No. 17-CV-2330 PHH Mortgage Corporation v. Tara A. Hughes owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 2237 Pittston Avenue, a/k/a 2237 Pittston Avenue, L2, Scranton, PA 18505

Dimensions: 40 X 159 X 40 X 155

Assessment Map #: 16714030018

Assessed Value figure: \$8,500.00

Judgment Amount: \$86,824.28

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 12

By virtue of a Writ of Execution No. 17-CV-1889, Deutsche Bank National Trust Company, as Trustee for Equifirst Loan Securitization Trust 2007-1, Mortgage Pass-Through Certificates, Series 2007-1 v. Joseph A. Epp owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 1047 1/2 West Market Street, Scranton, PA 18508-1258

Dimensions: 30 X 123 X 30 X 125

Assessment Map #: 123-15-020-048

Assessed Value figure: \$9,000

Judgment Amount: \$73,930.50

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 13

By virtue of a Writ of Execution filed to No. 17 CV 1874 HSBC Bank USA, N.A., as Trustee for the Registered Holders of Renaissance Home Equity Loan Trust 2006-1 vs. RICHARD JOHNS A/K/A RICHARD E. JOHNS, INDIVIDUALLY, AND AS KNOWN HEIR OF SIMONE A. JOHNS A/K/A SIMONE A. HUDAK JOHNS, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER SIMONE A. JOHNS A/K/A SIMONE A. HUDAK JOHNS,

RICHARD JOHNS, A/K/A RICHARD E. JOHNS, INDIVIDUALLY, AND AS KNOWN HEIR OF SIMONE A. JOHNS A/K/A SIMONE A. HUDAK JOHNS, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER SIMONE A. JOHNS A/K/A

SIMONE A. HUDAK JOHNS, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania. Being 831 North Rebecca Avenue, Scranton, PA 18504

Dimensions: 40 X 126

Assessment Map #: 14506-030-007

Assessed Value Figure: \$16,500

Improvements thereon: Improved w/single family dwelling

Attorney: Udren Law Offices, P.C.

Sheriff to collect: \$101,929.13

SALE 14

By virtue of a Writ of Execution filed to No. 17-03290 Ocwen Loan Servicing, LLC vs. DAVID P. BALDWIN, DAVID P. BALDWIN owner(s) of property situate in Township of South Abington, Lackawanna County, Pennsylvania. Being 1303 Fairview Road, Clarks Summit a/k/a South Abington Township, PA 18411

Dimensions: 1.4A

Assessment Map #: 08104-010-023

Assessed Value Figure: \$12,355

Improvements thereon: Improved w/single family dwelling

Attorney: Udren Law Offices, P.C.

Sheriff to collect: \$140,692.52

SALE 15

By virtue of a Writ of Execution No. 15-CV-1236 Bayview Loan Servicing, LLC v. Mary P. Vellela owners of property situate in the DUNMORE BOROUGH, 1ST, Lackawanna County, Pennsylvania, being 119 REEVES STREET A/K/A, 119 REEVES & WARREN STREET, DUNMORE, PA 18512-2081

Dimensions: 41 X 77 X 40 X 84

Assessment Map #: 14644020020

Assessed Value figure: \$10,000

Judgment Amount: \$99,956.23

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 16

By virtue of a Writ of Execution filed to No. 16 CV 5647 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 2005-HE11, Asset-Backed Certificates Series 2005-HE11 vs. George Cramer and Bobbi Jo Healey, owners of property situate in Scranton City, Lackawanna County, Pennsylvania being 730 Landis Street, Scranton, PA 18504

Assessment Map #: 15613-070-068

Assessed Value figure: \$8,500.00

Improvements thereon: Residential Dwelling

Attorney: Roger Fay, Esquire

Sheriff to collect: \$

SALE 17

By virtue of a Writ of Execution No. 17-CV-2635 Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association v. James Robert Ruby a/k/a James R. Ruby, Marlene Judith Ruby a/k/a Marlene J. Ruby owners of property situate in the BLAKELY BOROUGH, Lackawanna County, Pennsylvania, being 1020 Lower Pleasant Avenue, Peckville, PA 18452-2128

Dimensions: 65 X 60

Assessment Map #: 10320020015

Assessed Value figure: \$17,000.00

Judgment Amount: \$89,220.04

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

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SALE 18

By virtue of a Writ of Execution No. 09-CV-7130 U.S. Bank National Association as Trustee for Rasc 2007KS2 v. Robert I. Payne, Jr owners of property situate in the BOROUGH OF THROOP, Lackawanna County, Pennsylvania, being 803 Kossuth Avenue, Throop, PA 18512-1026
Assessment Map #: 12509010011
Assessed Value figure: \$4,500
Judgment Amount: \$133,378.15
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 19

By virtue of a Writ of Execution filed to No. 15CV41, LSF8 Master Participation Trust vs. Paula A. Keenan and John J. Keenan, 723 North Main Avenue, Scranton, PA 18504, owner of property situate in City of Scranton, Lackawanna County, Pennsylvania, being known as 723 North Main Property ID#: 14511-010-046
Assessed Value Figure: \$17,000
Improvements thereon: Single Family Residence
Attorney: Richard M. Squire & Associates, LLC
Sheriff to collect: \$2,000.00

SALE 20

By virtue of a Writ of Execution filed to No. 16-CV-1316 The Bank of New York Mellon Trust Company, N.A. (successor to JPMorgan Chase Bank, N.A., successor to the Chase Manhattan Bank, successor to Chemical Bank), as trustee for IMC Home Equity Loan Trust 1997-3 vs. Jacki Rae, owners of property situate in Archbald Borough, Lackawanna County, Pennsylvania being 1113-1115 Filbert St, Archbald, PA 18403
Assessment Map #: 10412-010-019
Assessed Value figure: \$12,000.00
Improvements thereon: Residential Dwelling
Attorney: Roger Fay, Esquire
Sheriff to collect: \$

SALE 21

By virtue of a Writ of Execution No. 2017-02848 The Bank of New York Mellon fka The Bank of New York as Trustee for The Benefit of The Certificate Holders of The Cwalt Inc., Alternative Loan Trust 2004-2Cb, Mortgage Pass-Through Certificates, Series 2004-2Cb v. Stephanie Munley a/k/a Stephanie R. Munley, The United States of America C/O The United States Attorney for the Middle District of PA owners of property situate in the GREENFIELD TOWNSHIP, Lackawanna County, Pennsylvania, being 102 Rutland Ave, A/K/A 102 Ruthland Avenue A/K/A 101 Ruthland Avenue, Greenfield Township, PA 18407-3825
Dimensions: 100 X 240
Assessment Map #: 01419030023
Assessed Value figure: \$14,900
Judgment Amount: \$74,583.40
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 22

BY VIRTUE of a Writ of Execution filed to No. 2017-03620 PENNSYLVANIA HOUSING FINANCE AGENCY Vs. LOREE A. JANNICELLI 1152 FRIEDA STREET, DICKSON CITY, PA 18519, Dickson City Borough, Lackawanna County, Pennsylvania
Dimensions: 40x100x4x60
See Deed Book 1231, Page 345
Assessment Map #: 11413040034
Assessed Value: \$5,075
Improvements thereon: A residential dwelling house

Attorney: Leon P. Haller, Esquire, Purcell, Krug & Haller
Sheriff to collect: \$66,425.78 (Total amount of Judgment)*
*With costs, interest, late charges and taxes, etc. as may accrue.

SALE 23

By virtue of a Writ of Execution filed to No. 17-CV-2637 Itria Ventures, LLC vs. JR Petroleum d/b/a SV Minimart, SV Realty Group, LLC and Anjaneyulu Uppala
JR Petroleum d/b/a SV Minimart and SV Realty Group, LLC, owner(s) of the property situate in the City of Scranton, Lackawanna County, Pennsylvania, being 181 North Main Street, Scranton, PA 18508
Dimensions: 50 x 89 x 57 x 90
Property ID#: 13412070024
Assessed Value Figure: \$25,000.00
Improvements thereon: None
Attorney: John J. Winter, Esquire
Sheriff to collect: \$73,274.36, plus costs of suit.

SALE 24

By virtue of a Writ of Execution filed to No. 17CV1850 LAKEVIEW LOAN SERVICING, LLC vs. ANDREW MONTGOMERY AKA ANDREW L. MONTGOMERY, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being, 2042 Cedar Ave Scranton, PA 18505, 16710-010-00901.
Assessment Map #: 16710-010-00901
Assessed Value Figure: \$8,000.00
Improvements thereon: A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$69,341.59
BEING the Northerly portion of Lot Number Nineteen (19) in Block Number Twelve (12) and situate on the Minooka Road, now known as Cedar Avenue, according to the Plot of Lots of the Meadow Brook Land Company, said portion of said lot being thirty (30) feet in width in front on Cedar Avenue and twenty (20) feet in width on the rear on an alley for public use and ninety-four (94) feet, more or less, deep on the Northeasterly sideline and one hundred one (101) feet deep more or less on the Southerly side of adjoining land, now or formerly of Bohan.
UNDER AND SUBJECT to any all condition, reservations, covenants, restrictions and agreements contained in the chain of title.

SALE 25

By virtue of a Writ of Execution No. 16-CV-4087 Lakeview Loan Servicing, LLC v. Dawn M. Mead owners of property situate in the FELL TOWNSHIP, Lackawanna County, Pennsylvania, being 621 1ST Street, Richmondale, PA 18421-9610
Dimensions: 120 X 150
Assessment Map #: 00719010016
Assessed Value figure: \$12,000
Judgment Amount: \$176,344.94
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 26

By virtue of a Writ of Execution No. 17-CV-2960 Wells Fargo Bank, NA v. Elizabeth A. Weaver a/k/a Elizabeth A. Jones owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 700 Harrison Avenue, Scranton, PA 18510-1908
Dimensions: 40 X 80
Assessment Map #: 15706030055
Assessed Value figure: \$10,000.00

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Judgment Amount: \$102,734.77

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 27

By virtue of a Writ of Execution No. 17-CV-3289 U.S. Bank National Association, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-NC1 v. Frederick J. Becchetti, III owners of property situate in the DUNMORE BOROUGH, Lackawanna County, Pennsylvania, being 307 West Elm Street a/k/a, 307 Elm Street, Dunmore, PA 18512-3024

Dimensions: 60 X 150

Assessment Map #: 14619030001

Assessed Value figure: \$15,000

Judgment Amount: \$282,561.16

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 28

By virtue of a Writ of Execution No. 2016-02512 Wells Fargo Bank, N.A. v. William Lewis, Jr, in His Capacity as Heir of Patricia C. Lewis a/k/a Patricia Lewis a/k/a Patricia M. Lewis, Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Patricia C. Lewis a/k/a Patricia M. Lewis, Deceased owners of property situate in the CARBONDALE CITY, Lackawanna County, Pennsylvania, being 31 Tenth Avenue, a/k/a 31 10th Avenue, Carbondale, PA 18407-2452

Dimensions: 38 X 84 X 29 X 83

Assessment Map #: 05509080015

Assessed Value figure: \$5,000

Judgment Amount: \$65,045.57

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 29

By virtue of a Writ of Execution No. 17-CV-3744 Wells Fargo Bank, N.A., Successor by Merger to Wachovia Bank, N.A., Successor by Merger to First Union National Bank v. Thomas R. Damski, Deborah Damski owners of property situate in the OLYPHANT BOROUGH, Lackawanna County, Pennsylvania, being 1001 Lackawanna Avenue, a/k/a 1001 East Lackawanna Avenue, A/K/A 1001 East Lacka Avenue, Olyphant, PA 18447-2121

Dimensions: 25 X 116 X 25 X 117

Assessment Map #: 11420010007

Assessed Value figure: \$8,000.00

Judgment Amount: \$53,109.69

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 30

By virtue of a Writ of Execution No. 17-CV-2025 Embrace Home Loans, Inc. v. Edward M. Gerhardt owners of property situate in the CARBONDALE CITY, Lackawanna County, Pennsylvania, being 86 Pike Street, Carbondale, PA 18407-2752

Dimensions: 102 X 122 X 56 X 138

Assessment Map #: 05412040008

Assessed Value figure: \$9,000

Judgment Amount: \$64,752.17

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 31

By virtue of a Writ of Execution No. 17-CV-3869 Lsf10 Master Participation Trust v. David M. Mitchell a/k/a David Mitchell, Erin Mitchell owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 1403 Euclid Avenue, Scranton, PA 18504-1268

Assessment Map #: 13415-040-00190

Assessed Value figure: \$21,000

Judgment Amount: \$242,573.96

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 32

By virtue of a Writ of Execution No. 17-CV-3619 Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association v. George Lavelle a/k/a George P. Lavelle, Joseph Lencseski, Chester Lencseski owners of property situate in the OLD FORGE BOROUGH, Lackawanna County, Pennsylvania, being 546 548 Hickory Street, Scranton, PA 18504

Dimensions: 50 X 153

Assessment Map #: 17508020010

Assessed Value figure: \$8,000.00

Judgment Amount: \$57,585.90

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 33

By virtue of a Writ of Execution No. 16-CV-1313 The Bank of New York Mellon fka The Bank of New York as Trustee for The Benefit of The Certificateholders of The Cwabs, Inc., Asset-Backed Certificated, Series 2005-Bc4 v. Eric J. Gruzesky, Erin C. Gilgallon owners of property situate in the Lackawanna County, Pennsylvania, 215 South Hyde Park Avenue, Scranton, PA 18504-2569

Dimensions: 45X121X54X37X58X28X118

Assessment Map #: 14518050005

Assessed Value figure: \$10,000.00

Judgment Amount: \$290,790.37

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 34

By virtue of a Writ of Execution No. 17 CV 3606 Wells Fargo Bank, NA v. Daryl Phillip Smith, Morgan Smith owners of property situate in the MAYFIELD BOROUGH, Lackawanna County, Pennsylvania, being 203 Main Street, Mayfield, PA 18433-1729

Dimensions: 50 X 156 X 50 X 150

Assessment Map #: 07312080007

Assessed Value figure: \$9,000.00

Judgment Amount: \$107,337.58

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 35

By virtue of a Writ of Execution No. 2017-02185 Wells Fargo Bank, N.A. v. Stella Kleynberg, Leonard J. Kleynberg, Edward Rubenchik owners of property situate in the CLIFTON TOWNSHIP, Lackawanna County, Pennsylvania, being 1034 Lyman Lane a/k/a, Lyman Lane G 1034, Gouldsboro, PA 18424

Dimensions: 100 X 218

Assessment Map #: 23302030018

Assessed Value figure: \$19,000.00

Judgment Amount: \$124,811.38

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

LACKAWANNA JURIST

SALE 36

By virtue of a Writ of Execution No. 2014-05481 U.S. Bank National Association v. Antonio N. Berardi a/k/a Antonio Nicolas Berardi owners of property situate in the SPRING BROOK TOWNSHIP, Lackawanna County, Pennsylvania, being 10 Joni Drive, Moscow, PA 18444

Dimensions: 39,780 square feet
Assessment Map #: 2040101001401
Assessed Value figure: \$19,000
Judgment Amount: \$153,981.54
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 37

By virtue of a Writ of Execution filed to 16-CV-5917, LANDMARK COMMUNITY BANK, Plaintiff, versus GERARD PERRY, Defendant, owner of property situate in Scranton, Lackawanna County, Pennsylvania being known as: 1541 ALBRIGHT AVENUE, SCRANTON, PENNSYLVANIA 18509.

(1) Consisting of approximately 40 x 150 feet, more or less, being the same property described by Lackawanna County Deed recorded at Instrument #2009006724
Assessment Map #: 134.16-040-055
Assessed value figure: \$12,400.00
Improvements thereon: Commercial Other
Sheriff to collect: \$35,704.76 PLUS COSTS, EXPENSES, ATTORNEY'S FEES AND INTEREST
Attorney: Joseph L. DeNaples, Esquire, Cipriani & Werner, P.C.

SALE 38

By virtue of a Writ of Execution filed to No. 17CV1293 DITECH FINANCIAL LLC FKA GREEN TREE SERVICING LLC vs. The Unknown Heirs of Phyllis Grambo, Deceased and DONNA GRAMBO Solely in Her Capacity as Heir of Phyllis Grambo, Deceased, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being, R 1342 Penn Avenue aka 1342 Rear Penn Ave Scranton, PA 18509, 14605 070 028,

Assessment Map #: 14605 070 028
Assessed Value Figure: \$4,500.00
Improvements thereon: A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$44,389.80

Together with the right to the grantee herein, her heirs and assigns of an easement along the Northeastly side of the front portion of said lot No. one (1) in block No. 308 and walk to Penn Avenue, as shown on survey and subdivision made by Francis J. Brust, Registered C.E., January 9, 1951.

SUBJECT to the same conditions, exceptions and reservations as are contained in the deeds in the line of title. BEING the same premises conveyed to Erin Flynn, by Deed dated July 1, 1997 and recorded in the Office of the Recorder of Deeds in and for Lackawanna County in Deed Book 1593, Page 244.

TOGETHER with the further right to the Grantee herein, her heirs and assigns to enter in and on the front portion of said lot for the purpose of maintaining and repairing water, gas and sewer pipes.

SALE 39

By virtue of a Writ of Execution filed to No. 2017-01043 The Bank of New York Mellon f/k/a The Bank of New York as Trustee for Home Equity Loan Trust 2007-FRE1 vs. Jonathan J. Coyne; United States of America, Department of Treasury – Internal Revenue Service, owner(s) of property situated in City of Scranton Lackawanna County, Pennsylvania being 313-315 St. Francis Cabrini Street, Scranton, PA 18504

Dimensions: 0
Assessment Map #: 14518070016
Assessed Value figure: \$15,400.00
Improvements thereon: a residential dwelling
Attorney: Samantha Gable, Esquire
Sheriff to Collect: \$106,837.53

SALE 40

By virtue of a Writ of Execution file to No. 2014-4379, Deutsche Bank National Trust et.al. vs. Michael A. Trapper and Joanne P. Trapper, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 2212 Winfield Avenue, Scranton, PA 18504

Dimensions: 80 X 150
Property ID#: 16714030029
Assessed Value Figure: \$18,500
Improvements thereon: Residential Single Dwelling
Attorney: Patrick J Wesner/Parker McCay PA
Sheriff to collect: \$114,373.72

SALE 41

By virtue of a Writ of Execution filed to No. 2011-03348 CitiBank, N.A. As Trustee for WaMu Asset-Backed Certificates, WaMu Series 2007-HE2 Trust vs. Sara Stranieri, owner(s) of property situated in City of Scranton Lackawanna County, Pennsylvania being 1309-1311 Division Street, Scranton, PA 18504

Dimensions: 0
Assessment Map #: 14517-020-056
Improvement thereon: a residential dwelling
Attorney: Samantha Gable, Esquire
Sheriff to Collect: \$190,049.06

SALE 42

By virtue of a Writ of Execution filed to No. 2016-03865 LAKEVIEW LOAN SERVICING, LLC vs. ERIC W. SCHRIVER, owner(s) of property situate in Township of Jefferson, Lackawanna County, Pennsylvania, being, 945 Forest Road Lake Ariel, PA 18463, 1500101000196,

Property ID#: 1500101000196
Assessed Value Figure: \$29,100.00
Improvements thereon: A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$408,280.59

SALE 43

DWELLING KNOWN AS: 209 NORTH MERRIFIELD AVENUE, SCRANTON, PENNSYLVANIA 18504.

TAX PARCEL #: 14412-040-055

Title to said premises is vested in Michael A. Curmaci by deed from JOSEPH A. CURMACI dated November 25, 2014 and recorded December 30, 2014 in Deed Book, Instrument # 2014-20330.

Assessment Map #: 14412-040-055
Assessed Value figure: \$
Improvements thereon: Residential Dwelling
Attorney: McCabe, Weisberg and Conway, P.C.
Sheriff to collect: \$97,735.18

SALE 44

By virtue of a Writ of Execution filed to No. 17CV3327 QUICKEN LOANS INC. vs. ALANA JOHNSON Solely in Her Capacity as Heir of JOSEPH GRAB O'CONNELL AKA JOEL O'CONNELL, Deceased, CHRISTOPHER O'CONNELL Solely in His Capacity as Heir of JOSEPH GRAB O'CONNELL AKA JOEL O'CONNELL, Deceased, KATHLEENA O'CONNELL Solely in His Capacity as Heir of JOSEPH GRAB O'CONNELL AKA JOEL O'CONNELL, Deceased and

LACKAWANNA JURIST

MAURICE IAN O'CONNELL Solely in His Capacity as Heir of JOSEPH GRAB O'CONNELL AKA JOEL O'CONNELL, Deceased, owner(s) of property situate in Thornhurst Township, Lackawanna County, Pennsylvania, being, 869 Old River Road FKA 98 River Road Thornhurst, PA 18424, 24701010014, 2470101001507
Property ID#: 24701010014, 2470101001507
Assessed Value Figure: \$5,500.00
Improvements thereon: A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$95,833.81

SALE 45

By virtue of a Writ of Execution filed to No. 17CV 4279 Pacific Union Financial, LLC vs. Shaun Decker owner of property Situate in Borough of Moosic, LACKAWANNA COUNTY, PENNSYLVANIA BEING 218 Main Street, Moosic, Pennsylvania 18507

ALL THE FOLLOWING lot or parcel of land situate in the Borough of Moosic, formerly the Township of Lackawanna, County of Lackawanna and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEING Lot No. 135 on the easterly side of Main Road, known as Main Street and laid down on the plot laid out on the Stark Farm. Said lot number 135 being 50 feet in front and rear and extending from Main Street 144 feet to an alley and being bounded northerly by lands now or formerly of Thomas Murray, easterly by an alley, southerly by lands now or formerly of the Peoples Savings Bank of Pittston and westerly by Main Street.

CONTAINING 7,200 square feet of land, more or less.
DWELLING KNOWN AS: 218 MAIN STREET, MOOSIC, PENNSYLVANIA 18507.

TAX PARCEL #: 18416020006

Title to said premises is vested in Shaun Decker by deed from DAVID EISELE AND KRISTEN EISELE dated July 20, 2016 and recorded August 15, 2016 in Deed Book, Instrument # 201612793.

Assessment Map #: 18416020006

Assessed Value figure: \$

Improvements thereon: Residential Dwelling

Attorney: McCabe, Weisberg and Conway, P.C.

Sheriff to collect: \$180,704.08

SALE 46

By virtue of a Writ of Execution filed to No. 2016-02712 U.S. Bank National Association vs. James Cotillo, III and Melissa Cotillo

James Cotillo, III and Melissa Cotillo, owners of property situate Blakely Borough Lackawanna County, Pennsylvania, being 113 4th Street, Blakely, PA 18447

Dimensions: 50 X 150, Single Dwelling

Property ID#: 11405-090-012

Assessed Value figure: \$11,000.00

Improvements thereon: A single family dwelling

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

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

Sheriff to collect: \$137,619.19

SALE 47

By virtue of a Writ of Execution filed to No. 17 CV 1205 WELLS FARGO BANK, N.A. vs. Andrew C. Shaw a/k/a Andrew Shaw, owners of property situate in Thornhurst Township, Lackawanna County, Pennsylvania being 282 Laurel Drive, Gouldsboro, PA 18424

Assessment Map #: 24103-110-003

Assessed Value figure: \$18,000.00

Improvements thereon: Residential Dwelling

Attorney: Roger Fay, Esquire
Sheriff to collect:

SALE 48

By virtue of a Writ of Execution filed to No. 17 CV 3186, CITIMORTGAGE, INC. v. MARJORIE CATHERINE ORR, owner(s) of property situate in BOROUGH OF TAYLOR, Lackawanna County, Pennsylvania, being 1270 LOOMIS AVENUE A/K/A 1268-1270 LOOMIS AVENUE, SCRANTON, PA 18504 A/K/A, 1268-1270 LOOMIS AVENUE, TAYLOR, PA 18517.

Dimensions: 40 x 126

Property ID#: 15520010039

Assessed Value figure: \$8,150.00

Improvements thereon: Residential property.

Attorney: Powers, Kim & Associates, LLC

Sheriff to collect: \$112,770.54

SALE 49

By virtue of a Writ of Execution filed to No. 2844-16 CV Citimortgage, Inc. vs. Cara Lewis, Administratrix for the Estate of Charlene T. Lewis, Deceased, Matthew Lewis, heir of Charlene T. Lewis, Deceased, Jonathan Lewis, heir of Charlene T. Lewis, Deceased and Alexis Lewis, heir of Charlene T. Lewis, Deceased, owners of property situate in Blakely Borough, Lackawanna County, Pennsylvania being 35 Penrose Street, Peckville, PA 18452

Assessment Map #: 10315-030-009

Assessed Value figure: \$5,000.00

Improvements thereon: Residential Dwelling

Attorney: Roger Fay, Esquire

Sheriff to collect:

SALE 50

All that certain piece or parcel or Tract of land situate in the Township of Scott, Lackawanna County, Pennsylvania, and being known as 1112 Heart Lake Road, Jermyn, Pennsylvania 18433.

TAX MAP AND PARCEL #: 06301-010-00603

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$147,601.90

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY

OF: Beverly Merritt-Loch aka Beverly J Loch aka Beverly J. Merritt-Loch and William Loch

McCabe, Weisberg and Conway, P.C. 123 South Broad Street, Suite 1400 Philadelphia, PA 19109

SALE 51

By virtue of a Writ of Execution filed to No. 16 CV 6859, JAMES B. NUTTER & COMPANY v. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ELIZABETH ANN TALLO A/K/A BETTY ANN TALLO, DECEASED, owner(s) of property situate in BOROUGH OF DUNMORE, Lackawanna County, Pennsylvania, being 1104 WILLOW STREET, DUNMORE, PA 18512

Dimensions: 40 x 114

Property ID#: 14616010027

Assessed Value figure: \$9,000

Improvements thereon: Residential property.

Attorney: Powers, Kim & Associates, LLC

Sheriff to collect: \$131,528.90

LACKAWANNA JURIST

SALE 52

By virtue of a Writ of Execution filed to No. 17 CV 3671 QUICKEN LOANS INC. vs. JOSEPH P. BOUR, owner(s) of property situate in Borough of Blakely, Lackawanna County, Pennsylvania, being, 202 Maple Street Peckville, PA 18452, 10320-040-003,

Assessment Map #: 10320-040-003

Assessed Value Figure: \$17,000.00

Improvements thereon: A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$115,266.71

SALE 53

By virtue of a Writ of Execution filed to No. 2734 Civil 2016, U.S. Bank National Association, not in its Individual Capacity but Solely as Trustee for the RMAC Trust, Series 2016-CTT vs. Mark E. Carlson and Renee Carlson, owners of property situate in the City of Scranton, Lackawanna County, Pennsylvania being 227 N. Dewey Avenue, Scranton, PA 18504.

Front: 80 ft. Depth: 142 ft.

Property ID#: 14412-050-024

Assessed Value figure: \$8,500.00

Improvements thereon: Residential Real Estate

Attorney: M. Troy Freedman, Esquire

Sheriff to collect: \$95,576.96

SALE 54

By virtue of a Writ of Execution No. 2015-51082 North Pocono School District vs. Jo Ann Brownell

Jo Ann Brownell, owner(s) of property situate in Jefferson Township, Lackawanna County, Pennsylvania, being: Route 590

Dimensions: 3A

Property ID#: 16104-030-009

Assessed Value Figure: \$16,000.00

Improvements thereon: COMMERCIAL PROPERTY

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

Sheriff to collect: \$6,628.59

SALE 55

By virtue of a Writ of Execution No. 2014-52244 North Pocono School District vs. Raymond Plociniak

Raymond Plociniak, owner(s) of property situate in Moscow, Lackawanna County, Pennsylvania, being: Lincoln Street

Dimensions: 60 X 330

Property ID#: 19802-080-013

Assessed Value Figure: \$14,000.00

Improvements thereon: RESIDENTIAL MULTI DWELLING PROPERTY

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

Sheriff to collect: \$6,690.24

SALE 56

By virtue of a Writ of Execution No. 2016-55632 North Pocono School District vs. Steven A. Hedrick, Kenneth A. Hedrick

Steven A. Hedrick and Kenneth A. Hedrick, owner(s) of property situate in Jefferson Township, Lackawanna County, Pennsylvania, being: L.R. 35005

Dimensions: 1548 X 1742 X 110

Property ID#: 17301-050-01002

Assessed Value Figure: \$9,000.00

Improvements thereon: RESIDENTIAL SINGLE DWELLING PROPERTY

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

Sheriff to collect: \$4,978.93

SALE 57

By virtue of a Writ of Execution No. 2016-52447 South Abington Township vs. Christopher G. Gawrys

Christopher G. Gawrys, owner(s) of property situate in S. Abington Township, Lackawanna County, Pennsylvania, being: 339 Bailey Street

Dimensions: 90 x 150

Property ID#: 11201-010-03906

Assessed Value Figure: \$16,000.00

Improvements thereon: SINGLE DWELLING PROPERTY

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

Sheriff to collect: \$8,923.95

SALE 58

By virtue of a Writ of Execution No. 2016-52363 North Pocono School District vs. Barry L. Searer, Carolyn C. Searer

Barry L. Searer and Carolyn C. Searer, owner(s) of property situate in Clifton Township, Lackawanna County, Pennsylvania, being: 150 S. Lehigh River Drive

Dimensions: 140 X 299 X 22 X 295

Property ID#: 23304-160-021

Assessed Value Figure: \$21,000.00

Improvements thereon: RESIDENTIAL PROPERTY

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

Sheriff to collect: \$6,332.96

SALE 59

By virtue of a Writ of Execution No. 2014-51635 North Pocono School District vs. Marc Hollister, Sheryl Hollister

Marc Hollister and Sheryl Hollister, owner(s) of property situate in Jefferson Township, Lackawanna County, Pennsylvania, being: Hitchcock Road

Dimensions: 173.09A

Property ID#: 15101-010-006

Assessed Value Figure: \$24,100.00

Improvements thereon: AGRICULTURE/OPERATING FARM

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

Sheriff to collect: \$8,275.09

SALE 60

By virtue of a Writ of Execution filed to No. 17-CV-2647 LSF9 Master Participation Trust vs. Joseph L. Belles, owner of property situate in Borough of Old Forge, Lackawanna County, Pennsylvania being 121 Ray Street, Old Forge, PA 18518

Dimensions: 150X50, Residential Single Dwelling

Property ID#: 1751101004000

Assessed Value figure: \$14,275.00

Improvements thereon: Residential Single Dwelling

Attorney: Keri P. Ebeck, Esquire, PA ID# 91298, Weltman, Weinberg & Reis Co., L.P.A.

Sheriff to collect: \$97,192.80

SALE 61

By virtue of a Writ of Execution filed to No. 2016-05748 Nationstar Mortgage LLC vs. Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Martin J. Katorkas, deceased; Christopher Katorkas, Known Heir of Martin J. Katorkas, deceased, owner(s) of property situated in 1st Ward of the the City of Scranton Lackawanna County, Pennsylvania being 509 Dean Street, Scranton, PA 18509

LACKAWANNA JURIST

Dimensions: 0
Assessment Map #: 13510-050-004
Assessed Value figure: \$10,000.00
Improvements thereon: a residential dwelling
Attorney: Samantha Gable, Esquire
Sheriff to collect: \$66,491.18

SALE 62

By virtue of a Writ of Execution No. 17-CV-2232 PNC Bank, National Association, Successor by Merger to National City Bank, Successor by Merger to Accubanc Mortgage, A Division of National City Bank of Indiana v. Michelle Rutkowski a/k/a Michelle A. Rutkowski, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Thomas Rutkowski a/k/a Thomas P. Rutkowski, Deceased owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 114 North Fillmore Avenue, a/k/a 114 N Fillmore Avenue, Scranton, PA 18504-3424
Dimensions: 50 X 161
Assessment Map #: 14513070039
Assessed Value figure: \$6,500
Judgment Amount: \$54,133.13
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 63

By virtue of a Writ of Execution filed to No. 17-CV-2598, PENNYMAC LOAN SERVICES, LLC v. STEPHEN T. YANOCHICK, owner(s) of property situate in JESSUP, Lackawanna County, Pennsylvania, being 253 BRIDGE STREET, JESSUP, PA 18434
Dimensions: 50 X 150
Property ID#: 10417030042
Assessed Value figure: \$7,000
Improvements thereon: Residential property
Attorney: Powers, Kim & Associates, LLC
Sheriff to collect: \$53,290.08

SALE 64

By virtue of a Writ of Execution filed to No. 2017-02818 Wells Fargo Bank, N.A. v. Thomas J. Walsh; Michele N. Walsh owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 1337 Sloan Street, Scranton, PA 18504
Dimensions: 80X145
Property ID#: 15516020030
Assessed Value Figure: \$19,500.00
Judgment Amount: \$107,337.58
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: \$121,754.90

SALE 65

By virtue of a Writ of Execution filed to No. 2014-03818 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2005-WL2, ASSET-BACKED CERTIFICATES, SERIES 2005-WL2 vs. PAUL HRYWNAK JR., owner(s) of property situate in Township of Springbrook, Lackawanna County, Pennsylvania, being, Route 316 a/k/a RR #3 Box 3419A O'Hara Road Moscow, PA 18444, 20302 010 02301.
Assessment Map #: 20302 010 02301
Assessed Value Figure: \$25,000.00

Improvements thereon: A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$373,548.14
CONTAINING 1.633 acres more or less

SALE 66

All that certain piece or parcel or Tract of land situate in the City of Scranton, Lackawanna County, Pennsylvania, and being known as 733 Rear Maple Street, f/k/a 729 Rear Maple Street, Scranton, Pennsylvania 18505.
Being the same premises conveyed to Florence Fedrick by deed of Jesse L. Burns, single, dated June 27, 1972 and recorded in Lackawanna County Deed Book 773, page 291.
TAX MAP AND PARCEL #: 16708010063
THE IMPROVEMENTS THEREON ARE: Residential Dwelling
REAL DEBT: \$57,629.53
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Jacqueline Fedrick
McCabe, Weisberg & Conway, LLC 123 South Broad Street, Suite 1400 Philadelphia, PA 19109

SALE 67

BY VIRTUE of a Writ of Execution filed to No. 16 CV 7108 PENNSYLVANIA HOUSING FINANCE AGENCY Vs. SANDZHAR DAGIYANOV 828-830 Alder Street, Scranton, PA 18505, City of Scranton, Lackawanna County, Pennsylvania
Dimensions: 40 x 162
See Instrument # 201116682
Assessment Map #: 15620-070-036
Assessed Value: \$12,000
Improvements thereon: A residential dwelling house
Attorney: Leon P. Haller, Esquire, Purcell, Krug & Haller
Sheriff to collect: \$141,069.75 (Total amount of Judgment)*
*With costs, interest, late charges and taxes, etc. as may accrue.

SALE 68

BY VIRTUE of a Writ of Execution filed to No. 2016-CV-7107 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY Vs. ALYSIA DRAKE AND SARAH SEAMANS 1412 NORTH WASHINGTON AVENUE, SCRANTON, PA 18509, City of Scranton, Lackawanna County, Pennsylvania
Dimensions: 100 x 36
See Instrument # 200921069
Assessment Map #: 14606060028
Assessed Value: \$10,000
Improvements thereon: A residential dwelling house
Attorney: Leon P. Haller, Esquire, Purcell, Krug & Haller
Sheriff to collect: \$58,983.18 (Total amount of Judgment)*
*With costs, interest, late charges and taxes, etc. as may accrue.

SALE 69

By virtue of a Writ of Execution filed to No. 2017-02660 The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. As successor to JPMorgan Chase Bank, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass Through Certificates Series 2002-KS8 vs. John R. Waznak, owner(s) of property situated in 2nd Ward of the City of Scranton Lackawanna County, Pennsylvania being 1213 West Court, Scranton, PA 18508
Dimensions: 50 x 150
Assessment Map #: 13419030049
Assessed Value figure: \$10,000.00

LACKAWANNA JURIST

Improvement thereon: a residential dwelling
Attorney: Samantha Gable, Esquire
Sheriff to Collect: \$54,590.90

SALE 70

By virtue of a Writ of Execution filed to No. 2017-03313 Lakeview Loan Servicing, LLC vs. Jason A. Plotkin; Kathryn J. Plotkin, owner(s) of property situated in Borough of Archbald Lackawanna County, Pennsylvania being 127 Ash Street, Archbald, PA 18403
Dimensions: 0.19
Assessment Map #: 09518060018
Assessed Value figure: \$12,000.00
Improvement thereon: a residential dwelling
Attorney: Samantha Gable, Esquire
Sheriff to Collect: \$147,396.47

SALE 71

By virtue of a Writ of Execution filed to No. 14-CV-1851 Wells Fargo Bank, N.A. v. Thomas Artley a/k/a Thomas J. Artley owner(s) of property situate in Borough of Clarks Green, Lackawanna County, Pennsylvania being 304 South Abington Road, Clarks Green, PA 18411
Dimensions: 160X75X150X140
Property ID#: 09020040001
Assessed Value Figure: \$14,000.00
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: \$226,373.93

SALE 72

By virtue of a Writ of Execution filed to No. 2017-3150 WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR HILLDALE TRUST vs. MICHAEL MARZOLINO, owner(s) of property situate in Borough of Throop, Lackawanna County, Pennsylvania, being, 117 Rebecca Street Throop, PA 18512, 12415010027,
Assessment Map #: 12415010027
Assessed Value Figure: \$7,000.00
Improvements thereon: A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$117,523.79
ALL THAT CERTAIN Low, Tract or Parcel of Land, Situate, Lying And Being In The Borough of Throop, County of Lackawanna, And State of Pennsylvania And More Particularly Described As Follow:
ALL THE FOLLOWING Described Piece of Parcel of Land Situate In The Borough of Throop, County of Lackawanna, And State of Pennsylvania Known As Lot Number Five (5) In Block Number Five (5) And Fronting On Rebecca Street And Being Fifty (50) Feet In Front And One Hundred-Seventy-Five (175) Feet in Depth, According To A Plan Or Map Entitled, "Barnard's Map of Throop".

SALE 73

By virtue of a Writ of Execution filed to No. 2017-03499 First National Bank of PA v. Brian J. Compton, AKA Brian Compton owner(s) of property situate in Borough of Blakely, Lackawanna County, Pennsylvania being 103 7th Street, Blakely, PA 18447
Dimensions: 50X150
Property ID#: 10317020019
Assessed Value Figure: \$9,200.00
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: \$61,063.73

SALE 74

By virtue of a Writ of Execution filed to No. 16 CV 4167, WELLS FARGO BANK, N.A. S/B/M TO WACHOVIA BANK, NATIONAL ASSOCIATION v. ANDREW S. OBZUD, DECEASED AND SOPHIA C. OBZUD A/K/A SOPHIA OBZUD, DECEASED, owner(s) of property situate in FELL, Lackawanna County, Pennsylvania, being 21 JEFFERSON STREET, SIMPSON, PA 18407 A/K/A CARBONDALE, PA 18407.
Dimensions: 50 x 155
Property ID#: 03515020021
Assessed Value figure: \$8,000
Improvements thereon: Residential property.
Attorney: Powers, Kim & Associates, LLC
Sheriff to collect: \$123,461.31

SALE 75

By virtue of a Writ of Execution filed to No. 16 CV 7051 Ocwen Loan Servicing, LLC v. Lorry Fitzsimmons., owner of property situate in the Dunmore Borough, Lackawanna County, Pennsylvania being 1925 Electric Street, Dunmore, PA 18512.
Dimensions: 50x150
Property ID#: 14607050017
Assessed Value figure: \$9,000
Improvements thereon: Residential Real Estate
Attorney: Jessica N. Manis, Esquire
Sheriff to collect: \$124,450.18

SALE 76

By virtue of a Writ of Execution filed to No. 17CV3529 NATIONSTAR MORTGAGE LLC vs. The Unknown Heirs of Robert John Stout, Deceased and ANGELINA STOUT Solely in Her Capacity as Heir of Robert John Stout, Deceased, owner(s) of property situate in City of Carbondale, Lackawanna County, Pennsylvania, being, 8 Bridge Court Carbondale, PA 18407, 05415 020 001,
Assessment Map #: 05415 020 001
Assessed Value Figure: \$12,900.00
Improvements thereon: A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$118,480.77

SALE 77

By virtue of a Writ of Execution No. 2016-06989 Pennymac Loan Services, LLC v. Michael J. Lacoé, Katherine Lacoé owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 1048 Cottage Avenue, a/k/a 1048 Cottage Avenue L 18, Scranton, PA 18508
Dimensions: 40 X 115
Assessment Map #: 14508050060
Assessed Value figure: \$7,500.00
Judgment Amount: \$96,782.30
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 78

By virtue of a Writ of Execution filed to No. 17-CV-4102 The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. As successor to JP Morgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2005-RZ4 c/o

LACKAWANNA JURIST

Ocwen Loan Servicing, LLC v. Charles Strait and Linda Strait., owner of property situate in the City of Scranton, Lackawanna County, Pennsylvania being 330 16th Avenue, Scranton, PA 18504.

Dimensions: 25x150

Property ID#: 14517010041

Assessed Value figure: \$6,000

Improvements thereon: Residential Real Estate

Attorney: Jessica N. Manis, Esquire

Sheriff to collect: \$68,273.34

SALE 79

By virtue of a Writ of Execution filed to No. 17-CV-4214 U.S. National Association, as Trustee, Successor in Interest to Bank of America National Association, as Trustee, Successor by Merger to LaSalle Bank National Association, as Trustee for Structured Asset Investment Loan Trust Mortgage Pass-Through Certificates, Series 2003-BC11 c/o Ocwen Loan Servicing, LLC v. David Edwards., owner of property situate in the City of Scranton, Lackawanna County, Pennsylvania being 122 Harrison Street, Dunmore, PA 18512.

Dimensions: 40X180X45X200

Property ID#: 14644010038

Assessed Value figure: \$6,500

Improvements thereon: Residential Real Estate

Attorney: Jessica N. Manis, Esquire

Sheriff to collect: \$67,956.29

SALE 80

By virtue of a Writ of Execution filed to No. 16-cv-2514 U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT vs. Andrea Kamage, Executrix for the Estate of Lorraine S. Morgan, Deceased, Charles Morgan, Devisee of the Estate of Lorraine S. Morgan, Deceased and Sherri Kyle, Devisee of the Estate of Lorraine S. Morgan, Deceased, owners of property situate in Scranton City, Lackawanna County, Pennsylvania being 2631 Jackson St, Scranton, PA 18504

Assessment Map #: 14412010015 and 14412010016

Assessed Value figure: \$16,000.00

Improvements thereon: Residential Dwelling

Attorney: Roger Fay, Esquire

Sheriff to collect: \$118,223.19

SALE 81

By virtue of Writ of Execution in Case #: 17-CV-3748 Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not in its individual capacity but solely in its capacity as Certificate Trustee for NNPL Trust Series 2012-1 (Plaintiff) vs. Gzim Vucetaj and Hajrija Preljvukic-Vucetaj (Defendants) Owners of the property situate in the Thirteenth Ward of the City of Scranton, Lackawanna County, Pennsylvania being 315 New York Street, Scranton, PA 18509

Dimensions: 40x100

Property ID#: 14605-060-004

Assessed Value Figure: \$80,000.00

Improvements thereon: Residential Dwelling

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

Sheriff to collect: \$102,213.52 plus costs, expenses, attorneys' fees and additional interest.

SALE 82

By virtue of Writ of Execution in Case #: 15-CV-1245 The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the certificateholders of theCWABS, Inc., Asset-Backed Certificates, Series 2007-8 (Plaintiff) vs. William

Fitzgerald a/k/a William H. Fitzgerald and Linda Fitzgerald a/k/a Linda Baldassari (Defendants) Owners of the property situate in the Seventeenth Ward of the City of Scranton, Lackawanna County, Pennsylvania being 309 Wheeler Avenue, Scranton, PA 18510

Dimensions: 40 X 160

Property ID#: 15754-020-012

Assessed Value Figure: \$19,500.00

Improvements thereon: Residential Dwelling

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

Sheriff to collect: \$380,182.96 plus costs, expenses, attorneys' fees and additional interest.

SALE 83

By virtue of a Writ of Execution filed to No. 15CV3651 U.S BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT vs. MICHAEL P. REED, owner(s) of property situate in Borough of Old Forge, Lackawanna County, Pennsylvania, being, 1244 Bennett Street Old Forge, PA 18518, 17506010006,

Assessment Map #: 17506010006

Assessed Value Figure: \$12,000.00

Improvements thereon: A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$120,922.51

SALE 84

BY VIRTUE OF A Writ of Execution filed to No. 2015-CV-1269 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY Vs. HEATHER FLIEGER AND JOSHUA A. FLIEGER 609 HILL STREET, MAYFIELD, PA 19433 Borough of Mayfield Lackawanna County, Pennsylvania

Dimensions: 61x150

See Deed Book 2006, Page 10884

Assessment Map #: 07405-070-006

Assessed Value: \$18,000.00

Improvements thereon: A residential dwelling house

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

Sheriff to collect: \$122,280.54 (Total amount of Judgment)*

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

SALE 85

By virtue of a Writ of Execution file to No. 14-6604, Bank of New York Mellon et.al. vs. Daniel J. McColligan and Cynthia A. Gaul, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 311 South Sherman Avenue, Scranton, PA 18504

Dimensions: 24X150

Property ID#: 14416020020

Assessed Value Figure: \$6,000.00

Improvements thereon: Residential Single Dwelling

Attorney: Patrick J Wesner/Parker McCay PA

Sheriff to collect: \$79,662.94

SALE 86

By virtue of a Writ of Execution filed to No. 2015-04908 MTGLQ INVESTORS, L.P. vs. Patrick Sheehan and Jaime Sheehan, owners of property situate in Scranton City, Lackawanna County, Pennsylvania being 704 S Keyser Avenue, Scranton, PA 18504

Assessment Map #: 1440402000704

Assessed Value figure: \$18,000.00

Improvements thereon: Residential Dwelling

LACKAWANNA JURIST

Attorney: Roger Fay, Esquire
Sheriff to collect: \$192,353.26

SALE 87

By virtue of a Writ of Execution filed to No. 16-cv-6208 LSF10 Master Participation Trust vs. Jennifer Simonson a/k/a Jennifer Perkins and Oscar Perkins owners of property Situate in the Nineteenth Ward of the City of Scranton, LACKAWANNA COUNTY, PENNSYLVANIA BEING 616 East Elm Street, Scranton, Pennsylvania 18505
Title to said premises is vested in Jennifer Simonson a/k/a Jennifer Perkins and Oscar Perkins by deed from MICHAEL HALES AND MARY ALICE HALES dated January 21, 2004 and recorded January 26, 2004 in Deed Book 1153, Page 76. Assessment Map #: 16707050076
Assessed Value figure: \$10,000.00
Improvements thereon: Residential Dwelling
Attorney: McCabe, Weisberg & Conway, LLC
Sheriff to collect: \$81,870.10

SALE 88

By virtue of a Writ of Execution filed to No. 17 CV 3355 U.S. PNC Bank, National Association vs. CARI J. HENSLEY-WILLIAM A/K/A CARI J. HENSLEY-WILLIAMS A/K/A CARI WILLIAMS, ANDREW S. WILLIAMS, JR., CARI J. HENSLEY-WILLIAM A/K/A CARI J. HENSLEY-WILLIAMS A/K/A CARI WILLIAMS, ANDREW S. WILLIAMS, JR., owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania. Being 1143 W. Locust Street, Scranton, PA 18504
Dimensions: 20 X 145
Assessment Map #: 15609-060-007
Assessed Value figure: \$5,000
Improvements thereon: Improved w/single family dwelling
Attorney: Udren Law Offices, P.C.
Sheriff to collect: \$57,261.32

SALE 89

By virtue of a Writ of Execution No. 2017-03914 Wells Fargo Bank, NA v. John W. Whaley owners of property situate in the SPRING BROOK TOWNSHIP, Lackawanna County, Pennsylvania, being 22 Robert Street, Spring Brook Township, PA 18444-6412
Dimensions: 1.7 Acres
Assessment Map #: 2110202000111
Assessed Value figure: \$21,000.00
Judgment Amount: \$231,721.99
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 90

By virtue of a Writ of Execution file to No. 2017 CV 3265 PNC BANK, NATIONAL ASSOCIATION vs. ADA MESSENGER AND ELEANOR COTTRELL, owner(s) of property situate in 2ND WARD OF THE CITY OF SCRANTON, Lackawanna County, Pennsylvania being 914 Clearview, Scranton, Pennsylvania 18508
Assessment Map #: 13416-030.019
Assessed Value Figure: \$6,000.00
Improvements Thereon: RESIDENTIAL DWELLING
Attorney: BRETT A. SOLOMON, ESQ., MICHAEL C. MAZACK, ESQ., TUCKER ARENSBERG, P.C.
Sheriff to collect: \$32,570.47

SALE 91

All that certain piece or parcel or Tract of land situate in the Borough of Clarks Summit, Lackawanna County, Pennsylvania, and being known as 9 Front Street, Clarks

Summit, Pennsylvania 18411.

TAX MAP AND PARCEL #: 1000804000500
THE IMPROVEMENTS THEREON ARE: Residential Dwelling
REAL DEBT: \$99,941.50
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Edward J. McGuire
McCabe, Weisberg & Conway, LLC 123 South Broad Street, Suite 1400 Philadelphia, PA 19109

SALE 92

By virtue of a Writ of Execution No. 2016-06312 PHH Mortgage Corporation v. Lori A. Kays a/k/a Lori Ann Kays, Christopher D. Kays a/k/a Christopher David Kays owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 1016 Brook Street, Scranton, PA 18505-2403
Front: 72 feet, Depth: 160 feet, containing
Assessment Map #: 16712040012
Assessed Value figure: \$7,000
Judgment Amount: \$134,911.11
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 93

By virtue of a Writ of Execution filed to No. 16-CV-6374 LSF9 Master Participation Trust vs. DAVID A RODRIGUEZ, KIMBERLY RODRIGUEZ, DAVID A RODRIGUEZ, KIMBERLY RODRIGUEZ, owner(s) of property situate in Borough of Blakely, Lackawanna County, Pennsylvania. Being 1000 Willow St, Peckville, PA 18452
Dimensions: 72 X 150 X 86 X 13 X 138
Assessment Map #: 1032030027
Assessed Value Figure: \$23,000
Improvements thereon: Improved w/single family dwelling
Attorney: Udren Law Offices, P.C.
Sheriff to collect: \$475,176.94

SALE 94

By virtue of a Writ of Execution filed to No. 17 CV 3235 WELLS FARGO BANK, N.A., as Trustee for the POOLING AND SERVICING AGREEMENT Dated as of February 1, 2005 Park Place Securities, Inc. Asset-Backed Pass-Through Certificates Series 2005-WHQ1 vs. ANGELO SANTORE, KNOWN HEIR OF EUGENE A. SANTORE, BETH SANTORE, KNOWN HEIR OF EUGENE A. SANTORE, EUGENE SANTORE, JR., KNOWN HEIR OF EUGENE A. SANTORE, JO ANNE SANTORE, INDIVIDUALLY AND AS A KNOWN HEIR OF EUGENE A. SANTORE, TERRY CHAMBERS, KNOWN HEIR OF EUGENE SANTORE, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EUGENE A. SANTORE,
ANGELO SANTORE, KNOWN HEIR OF EUGENE A. SANTORE, BETH SANTORE, KNOWN HEIR OF EUGENE A. SANTORE, EUGENE SANTORE, JR., KNOWN HEIR OF EUGENE A. SANTORE, JO ANNE SANTORE, INDIVIDUALLY AND AS A KNOWN HEIR OF EUGENE A. SANTORE, TERRY CHAMBERS, KNOWN HEIR OF EUGENE SANTORE, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EUGENE A. SANTORE, owner(s) of property situate in 20th Ward of the City of Scranton, Lackawanna County, Pennsylvania. Being 1430 Cedar Avenue, Scranton, PA 18505
Dimensions: 50 X 100

LACKAWANNA JURIST

Assessment Map #: 167.07-010-002
Assessed Value Figure: \$9,000
Improvements thereon: Improved w/single family dwelling
Attorney: Udren Law Offices, P.C.
Sheriff to collect: \$46,610.07

SALE 95

By virtue of a Writ of Execution filed to No. 17cv2816 U.S. Bank National Association, as Trustee for SASCO Mortgage Loan Trust 2006-WF3 vs. Anne E. Drugatz, owners of property situate in Clarks Green Borough, Lackawanna County, Pennsylvania being 213 Grayson Avenue, Clarks Green, PA 18411
Assessment Map #: 09002-020-069
Assessed Value figure: \$14,500.00
Improvements thereon: Residential Dwelling
Attorney: Roger Fay, Esquire
Sheriff to collect: \$

SALE 96

By virtue of a Writ of Execution filed to No. 2017-CV-4602, LANDMARK COMMUNITY BANK, Plaintiff, versus CROWN VENTURES, LLC, Defendant, owners of property situate in Scranton, Lackawanna County, Pennsylvania being known as 1122 SNYDER AVENUE, SCRANTON, LACKAWANNA COUNTY, PENNSYLVANIA 18504.
Consisting of approximately 20 X 144 feet, more or less, being the same property described by Lackawanna County Deed recorded at Instrument #2008008408.
Assessment Map #: 156.13-080-023
Assessed value figure: \$5,500
Improvements thereon: Residential Multi Dwelling
Sheriff to collect: \$105,830.11 PLUS COSTS, EXPENSES ATTORNEY'S FEES AND INTEREST
Attorney: Joseph L. DeNaples, Esquire Cipriani & Werner, P.C.

SALE 97

By virtue of a Writ of Execution filed to No. 2017-CV-4600, LANDMARK COMMUNITY BANK, Plaintiff, versus CROWN VENTURES, LLC, Defendant, owners of property situate in Scranton, Lackawanna County, Pennsylvania being known as 1201 STAFFORD AVENUE, SCRANTON, LACKAWANNA COUNTY, PENNSYLVANIA.
Consisting of approximately 50 X 75 feet, more or less, being the same property described by Lackawanna County Deed recorded at Instrument #2008005665
Assessment Map #: 167.12-040-017
Assessed value figure: \$6,142.00
Improvements thereon: Single Family Dwelling
Sheriff to collect: \$58,581.72 PLUS COSTS, EXPENSES ATTORNEY'S FEES AND INTEREST
Attorney: Joseph L. DeNaples, Esquire Cipriani & Werner, P.C.

SALE 98

By virtue of a Writ of Execution filed to No. 17 CV 2338, U.S. Bank, National Association, not in its Individual Capacity but solely as Trustee For the RMAC Trust, Series 2016-CTT. vs. Jason Slachta owner of a property situate in the Township of Carbondale, Lackawanna County, Pennsylvania, being 109 Walker Street, Carbondale, PA 18407
Dimensions: 52 x 46 x 2 x 73 x 50 x 118
Property ID#: 06406030013
Assessed Value Figure: \$8,000
Improvements Thereon: Residential Single Dwelling
Attorney: Emmanuel J. Argentieri/Romano, Garubo & Argentieri

Sheriff to collect: \$56,587.52

SALE 99

By virtue of a Writ of Execution filed to No. 13CV2702 NATIONSTAR MORTGAGE, LLC, D/B/A CHAMPION MORTGAGE COMPANY vs. The Unknown Heirs of Patricia Salerno, Deceased and Gary Salerno, Solely in His Capacity as Heir of Patricia Salerno, Deceased, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania, being, 1517 West Locust Street Scranton, PA 18504, 15508 020 010,
Assessment Map #: 15508 020 010
Assessed Value Figure: \$8,500.00
Improvements thereon: A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$85,011.87
BEING LOT NUMBER THIRTY-TWO (32) IN BLOCK NUMBER UPON THE PLOT OF "BROWN AND SACKS" ADDITION TO THE CITY OF SCRANTON WHICH SAID PLOT IS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR THE CITY OF SCRANTON, COUNTY OF LACKAWANNA AND STATE OF PENNSYLVANIA, IN MAP BOOK #2, PAGE 31; SAID LOT FRONTING ON WEST LOCUST STREET UPON SAID PLOT AND BEING FORTY (40) FEET IN WIDTH UPON SAID STREET, FORTY (40) FEET IN REAR AND ONE HUNDRED AND TWENTY-NINE (129) FEET IN DEPTH, AS FULLY SHOWN UPON THE SAID PLOT RECORDED AS AFORESAID, TO WHICH PLOT REFERENCE IS HEREBY MADE.

SALE 100

By virtue of a Writ of Execution No. 12-CV-3173 Bayview Loan Servicing, LLC v. James R. Elliott, Michele Elliott owners of property situate in the SCRANTON CITY, 13TH, Lackawanna County, Pennsylvania, being 1615 Sanderson Avenue, a/k/a 1615 Sanderson Avenue L3, Scranton, PA 18509-1850
Front: 60 feet, Depth: 183 feet, containing
Assessment Map #: 13517020052
Assessed Value figure: \$15,400
Judgment Amount: \$257,273.78
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 101

By virtue of a Writ of Execution filed to No. 17 CV 2597, First Guaranty Mortgage Corporation vs. Robert Conover owner of property situate lying and being on Thistle Lane, Lackawanna County, Pennsylvania being 22 Thistle Lane, Thornhurst, PA 18424
Front: irregular Depth: irregular
Property ID#: 24103030017
Assessed Value figure: \$14,000
Improvements thereon: Residential Real Estate
Attorney: Edward J. McKee, Esq.
Sheriff to collect: \$72,281.21

SALE 102

By virtue of a Writ of Execution No. 16 CV 2324 Deutsche Bank National Trust Company, as Trustee for Gsaa Home Equity Trust 2007-4 Asset-Backed Certificates Series 2007-4 v. Shirley Halloran owners of property situate in the CLIFTON TOWNSHIP, Lackawanna County, Pennsylvania, being 1220J North Lehigh River Drive, a/k/a 75 North Lehigh River Drive, Gouldsboro, PA 18424
Dimensions: 90 X 218 X 113 X 218
Assessment Map #: 23304100037
Assessed Value figure: \$24,000.00

LACKAWANNA JURIST

Judgment Amount: \$104,881.66
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 103

By virtue of a Writ of Execution filed to No. 2017-02119 Bank of America, N.A. Successor by merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loan Servicing, LP vs. James Costello; United States of America, owner(s) of property situated in Borough of Old Forge Lackawanna County, Pennsylvania, being 719 Beech Street, Old Forge, PA 18518

Assessment Map #: 175.08-010-041
Assessed Value figure: \$7,500.00
Improvements thereon: a residential dwelling
Attorney: Samantha Gable, Esquire
Sheriff to Collect: \$153,763.61

SALE 104

By virtue of a Writ of Execution filed to No. 17 CV 1774 Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-R4 vs. DAVID T. JAMES, AS KNOWN HEIR OF LORRAINE R. JAMES A/K/A LORRAINE JAMES, ESTATE OF LORRAINE R. JAMES A/K/A LORRAINE JAMES, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LORRAINE R. JAMES A/K/A LORRAINE JAMES, WILLIAM D. JAMES AS KNOWN HEIR AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF LORRAINE R. JAMES A/K/A LORRAINE JAMES, DAVID T. JAMES, AS KNOWN HEIR OF LORRAINE R. JAMES A/K/A LORRAINE JAMES, ESTATE OF LORRAINE R. JAMES A/K/A LORRAINE JAMES, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LORRAINE R. JAMES A/K/A LORRAINE JAMES, WILLIAM D. JAMES AS KNOWN HEIR AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF LORRAINE R. JAMES A/K/A LORRAINE JAMES, owner(s) of property situate in 21st Ward of the City of Scranton, Lackawanna County, Pennsylvania. Being 315 North Merrifield Avenue, Scranton, PA 18504

Dimensions: 40 X 142
Assessment Map #: 23301020023
Assessed Value Figure: \$7500
Improvements thereon: Improved w/single family dwelling
Attorney: Udren Law Offices, P.C.
Sheriff to collect: \$47,389.59

SALE 105

By virtue of a Writ of Execution filed to No. 17CV4289 Federal National Mortgage Association ("Fannie Mae") v. Mark Allen Smith owner(s) of property situate Carbondale Lackawanna County, Pennsylvania Being 110 Belmont Street, Carbondale, PA 18407

ALL their right, title and interest in and to all that certain lot or piece of ground with the buildings and improvements thereon erected SITUATE in the City of Carbondale, County of Lackawanna, State of Pennsylvania, bounded and described as follows:

BEING in the Sixth Ward of said City, bounded Northerly by lands late of J.E. Watt and W.W. Watt, later the M.E. Chapel, now of Scully; Easterly by land, now or late of Arthur Hoyle; Southerly by land of the late Jacob Bryant, now of James Jones and Westerly by Belmont Street. Being sixty (60) feet in width, in front on said Belmont Street, Sixty (60) feet in rear

and one hundred fifty (150) feet in depth, and containing nine thousand (9,000) square feet of land, more or less.

Property ID#: 04510030016
Assessed Value figure: \$11,500.00
Improvements thereon: Residential Dwelling
Attorney: Martha E. Von Rosenstiel, P.C.
Sheriff to collect: \$47,641.20, plus interest and costs

SALE 106

By virtue of a Writ of Execution No. 17-CV-4134 The Bank of New York Mellon fka The Bank of New York as Trustee for The Certificateholders of The Cwabs Inc., Asset-Backed, Series 2004-5 v. Louis J. Tunis, III, Lisa M. Tunis, 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, 2ND, Lackawanna County, Pennsylvania, being 325 Putnam Street, Scranton, PA 18508-2723

Front: 47 feet, Depth: 1400 feet, containing 5,640 sq ft
Assessment Map #: 1341104002403
Assessed Value figure: \$13,000
Judgment Amount: \$204,537.41
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 107

By virtue of a Writ of Execution filed to No. 2016-07077 Nationstar Mortgage LLC v Penelope A. Fasulo, AKA Penelope Fasulo owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 1938-1940 Price Street, Scranton, PA 18504

Dimensions: 25x88x25x62x50x150
Property ID#: 14513040025
Assessed Value Figure: \$7,500.00
Improvements thereon: Residential 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 Veltter
Sheriff to collect: \$37,014.01

SALE 108

By virtue of a Writ of Execution filed to No. 17-CV-4937, Citizens Savings Bank vs. Giovanni G.A. Sealey and John J. Sealey, owners of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 1044 East Elm Street:

Dimensions: 021P
Property ID#: 167.12-050-002.301
Assessment Value: \$16,000
Improvements thereon: Single Dwelling
Attorney: David K. Brown, Esquire KREDER BROOKS HAILSTONE LLP 220 Penn Avenue, Suite 200 Scranton, PA 18503 (570)346-7922
Sheriff to collect: \$102,584.67*

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

SALE 109

BY VIRTUE OF A WRIT OF EXECUTION issued by PEOPLES SECURITY BANK & TRUST successor by merger to PENN SECURITY BANK & TRUST CO., 17-cv-2260 FRANCIS SENG and ELVIRA SENG are the owners of property situate in the Township of Covington, Lackawanna County, Pennsylvania. Being 22 Bay Drive, Covington Twp., PA 18444

Assessment Map #: 21202 020 008
Assessed Value Figure: \$12,800

LACKAWANNA JURIST

Improvements Thereon: residential single dwelling
Attorney: HOURIGAN, KLUGER & QUINN, PC 600 Third
Avenue Kingston, PA 18704
Sheriff to collect: \$38,672.56

SALE 110

By virtue of a Writ of Execution No. 17-CV-2994 Matrix Financial Services Corporation v. Robert G. Masci a/k/a Robert Masci, Rebecca S. Malcolm a/k/a Rebecca Malcolm, The United States of America C/O The United States Attorney for The Middle District of PA owners of property situate in the ARCHBALD BOROUGH, Lackawanna County, Pennsylvania, being 107 Maria Boulevard, A/K/A Maria Blvd L 142 143, Archbald, PA 18403-1552
Dimensions: 2 Acres
Assessment Map #: 0941903006142
Assessed Value figure: \$30,000
Judgment Amount: \$344,724.26
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 111

By virtue of a Writ of Execution No. 2016-52162 North Pocono School District vs. Joanne J. Ashman. Joanne J. Ashman, owner(s) of property situate in Covington Township, Lackawanna County, Pennsylvania, being: 152 Laurel Road E.
Dimensions: 3.2A
Property ID#: 19704-040-003
Assessed Value Figure: \$13,000.00
Improvements thereon: RESIDENTIAL SINGLE DWELLING PROPERTY
Attorney: ROBERT P. DADAY, Esquire, Portnoff Law Associates, Ltd., (866)211-9466
Sheriff to Collect: \$5,330.60

SALE 112

By virtue of a Writ of Execution No. 2016-51904 South Abington Township vs. Vincent Marinaro. Vincent Marinaro, owner(s) of property situate in S. Abington Township, Lackawanna County, Pennsylvania, being: 552 Deerfield Drive
Dimensions: 0.39 Acres
Property ID#: 09103-020-00103
Assessed Value Figure: \$21,000.00
Improvements thereon: RESIDENTIAL PROPERTY
Attorney: ROBERT P. DADAY, Esquire, Portnoff Law Associates, Ltd., (866)211-9466
Sheriff to Collect: \$6,056.33

SALE 113

By virtue of a Writ of Execution No. 2011-50857 North Pocono School District vs. Joseph Giannetti. Joseph Giannetti, owner(s) of property situate in Jefferson Township, Lackawanna County, Pennsylvania, being: Benjamin Road Cortez
Dimensions: 70 X 140
Property ID#: 11803-020-009
Assessed Value Figure: \$2,900.00
Improvements thereon: RESIDENTIAL SINGLE DWELLING PROPERTY
Attorney: ROBERT P. DADAY, Esquire, Portnoff Law Associates, Ltd., (866)211-9466
Sheriff to Collect: \$4,430.78

SALE 114

By virtue of a Writ of Execution No. 2014-51896 North Pocono School District vs. Angelo Petitto. Angelo Petitto, owner(s) of

property situate in Madison Township, Lackawanna County, Pennsylvania, being: 2180 Reservoir Road
Dimensions: 4.97A
Property ID#: 19101-010-01301
Assessed Value Figure: \$20,000.00
Improvements thereon: SINGLE DWELLING PROPERTY
Attorney: ROBERT P. DADAY, Esquire, Portnoff Law Associates, Ltd., (866)211-9466
Sheriff to Collect: \$58,567.78

SALE 115

By virtue of a Writ of Execution No. 2015-51278 Jefferson Township Sewer vs. Kevin J. McGowan, Debra M. McGowan. Kevin J. McGowan and Debra M. McGowan, owner(s) of property situate in Jefferson Township, Lackawanna County, Pennsylvania, being: 2120 Second Avenue
Dimensions: 1A
Property ID#: 15001-010-00142
Assessed Value Figure: \$20,000.00
Improvements thereon: RESIDENTIAL SINGLE DWELLING PROPERTY
Attorney: ROBERT P. DADAY, Esquire, Portnoff Law Associates, Ltd., (866)211-9466
Sheriff to Collect: \$11,529.64

SALE 116

By virtue of a Writ of Execution No. 2015-51145 North Pocono School District vs. James Pierre. James Pierre, owner(s) of property situate in Covington Township, Lackawanna County, Pennsylvania, being: Drinker Turnpike
Dimensions: 24.70A
Property ID#: 20502-020-00202
Assessed Value Figure: \$29,335.00
Improvements thereon: AGRICULTURE IMPROVED ACREAGE PROPERTY
Attorney: ROBERT P. DADAY, Esquire, Portnoff Law Associates, Ltd., (866)211-9466
Sheriff to Collect: \$8,860.94

SALE 117

By virtue of a Writ of Execution No. 2015-51114 North Pocono School District vs. Lakehouse Eastshore, Ltd. Lakehouse Eastshore, Ltd., owner(s) of property situate in Jefferson Township, Lackawanna County, Pennsylvania, being: Moosic Lake (East Side)
Dimensions: 60X150
Property ID#: 13802-030-005
Assessed Value Figure: \$6,500.00
Improvements thereon: RESIDENTIAL SINGLE DWELLING PROPERTY
Attorney: DAVID D. DUGAN, Esquire, Portnoff Law Associates, Ltd., (866)211-9466
Sheriff to Collect: \$5,429.82

SALE 118

By virtue of a Writ of Execution No. 2016-52454 North Pocono School District vs. Savana Properties, L.L.C. Savana Properties, L.L.C., owner(s) of property situate in Covington Township, Lackawanna County, Pennsylvania, being: Route #611 Daleville
Dimensions: 102X150X110X150
Property ID#: 21204-020-004
Assessed Value Figure: \$17,000.00
Improvements thereon: RESIDENTIAL SINGLE DWELLING PROPERTY
Attorney: DAVID D. DUGAN, Esquire, Portnoff Law Associates, Ltd., (866)211-9466
Sheriff to Collect: \$6,367.17

LACKAWANNA JURIST

SALE 119

By virtue of a Writ of Execution No. 53310-13 Scott Township Sewer and Water vs. Paul J. Lemoncelli, Diane Lemoncelli, Paul J. Lemoncelli and Diane Lemoncelli, owner(s) of property situate in Scott Township, Lackawanna County, Pennsylvania, being: 1263 Layton Road
Dimensions: 2.8A
Property ID#: 10102-050-003
Assessed Value Figure: \$24,000.00
Improvements thereon: SINGLE DWELLING PROPERTY
Attorney: ROBERT P. DADAY, Esquire, Portnoff Law Associates, Ltd., (866)211-9466
Sheriff to Collect: \$6,442.23

SALE 120

By virtue of a Writ of Execution No. 2016-52602 North Pocono School District vs. Roseann Racht, Administratrix of the Estate of Clarence A. Bird, Sr. Roseann Racht, Administratrix, owner(s) of property situate in Madison Township, Lackawanna County, Pennsylvania, being: 4610 Bird Road
Dimensions: 26A
Property ID#: 19104-020-017
Assessed Value Figure: \$4,857.00
Improvements thereon: RESIDENTIAL SINGLE DWELLING PROPERTY
Attorney: ROBERT P. DADAY, Esquire, Portnoff Law Associates, Ltd., (866)211-9466
Sheriff to Collect: \$4,744.27

SALE 121

By virtue of a Writ of Execution filed to No. 17-CV-3642, Specialized Loan Servicing, LLC vs. Joann Cerullo and Vincent Cerullo owner of property situate lying and being on Willow St, Lackawanna County, Pennsylvania being 639 Willow Street, Scranton, PA 18505
Front: irregular Depth: irregular
Property ID#: 1000703002100
Assessed Value figure: \$8,500
Improvements thereon: Residential Real Estate
Attorney: M. Troy Freedman, Esq.
Sheriff to Collect: \$188,433.24

SALE 122

By virtue of a Writ of Execution No. 2013-51812 North Pocono School District vs. Dennis W. Murray, Linda L. Murray. Dennis W. Murray and Linda L. Murray, owner(s) of property situate in Jefferson Township, Lackawanna County, Pennsylvania, being: 1031 Forest Road
Dimensions: 150 X 267
Property ID#: 13903-010-00189
Assessed Value Figure: \$19,000.00
Improvements thereon: RESIDENTIAL SINGLE DWELLING

PROPERTY

Attorney: ROBERT P. DADAY, Esquire, Portnoff Law Associates, Ltd., (866)211-9466
Sheriff to Collect: \$13,405.48

SALE 123

By virtue of a Writ of Execution No. 2012-53015 North Pocono School District vs. Joan Haeefe, Michael Slagus, Judy Slagus. Joan Haeefe Michael Slagus and Judy Slagus, owner(s) of property situate in Jefferson Township, Lackawanna County, Pennsylvania, being: Hollisterville and S.R. 590
Dimensions: 80 X 150 X and 80 X 150
Property ID#: 17201-050-005 and 17201-050-004
Assessed Value Figure: \$6,514.00 and \$1,500.00
Improvements thereon: SINGLE DWELLING PROPERTY and VACANT LOT PROPERTY
Attorney: ROBERT P. DADAY, Esquire, Portnoff Law Associates, Ltd., (866)211-9466
Sheriff to Collect: \$6,798.30

SALE 124

By virtue of a Writ of Execution file to No. 2014-cv-2911, Deutsche Bank National Trust Company, et al vs. Lester Seaman, owner(s) of property situate in Carbondale, Lackawanna County, Pennsylvania, being 183 Rear Gordon Avenue, Carbondale, PA 18407
Dimensions: 90 X 182 X 38 X 176 X 42
Property ID#: 05419030005
Assessed Value Figure: \$4,500.00
Improvements thereon: Single Dwelling
Attorney: Richard J. Nalbandian, III/Eckert Seamans
Sheriff to Collect: \$131,324.83

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 MARCH 6, 2018 AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH SAID SCHEDULE UNLESS EXCPETIONS ARE FILED THERETO WITHIN TEN DAYS AFTER THE FILING OF THE PROPOSED SCHEDULE.

MARK P. MCANDREW
SHERIFF OF LACKAWANNA COUNTY
ATTTEST:
BOB MOORE
REAL ESTATE DEPUTY
SHERIFF'S DEPARTMENT
SCRANTON, PA. 18503
NOVEMBER 6, 2017

ESTATES

First Notice

ESTATE OF LOUIS JOHN BALZANI, A/K/A LOUIS J. BALZANI, A/K/A LOUIS BALZANI, Late of Clarks Summit, Pa. (died 12/12/17) Louis Balzani, Administrator. Paul A. Kelly, Jr. – Attorney, 201 Lackawanna Avenue, Suite 306, Scranton, Pa. 18503.

ESTATE OF GERALDINE M. CONNIFF (A/K/A GERALDINE CONNIFF), late of the City of Scranton, Lackawanna County, Pennsylvania (died August 15, 2017). Personal Representative is William M. Conniff, 524 Pear Street, Scranton, PA 18505. Attorney for the Estate is Nancy M. Barrasse, Esquire, 224 Adams Avenue, Scranton, Pennsylvania 18503.

ESTATE OF DONALD F. GRAFF, late of Elmhurst Township, Lackawanna County, Pennsylvania. Letters Testamentary on the above estate having been granted to Kenneth Noll, 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 Christopher J. Osborne, 329 Penn Avenue, Suite 200, Scranton, PA 18503.

ESTATE OF ROSEMARY JOHNS, late of the City of Scranton, Lackawanna County, Pennsylvania. Letters Testamentary on the above estate having been granted to Lucia Johns-Baker and Lenora Cunningham, all persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to them c/o Joseph Kosierowski, Esq. 400 Broad Street, Milford, Pennsylvania 18337.

ESTATE OF FRANCES E. JUSTIN, A/K/A FRANCES JUSTIN, late of Clarks Summit, Lackawanna County, Pennsylvania, (died November 1, 2017). Notice is hereby given that Letters Testamentary have been granted on December 13, 2017, to James R. Justin. All persons indebted to said Estate are required to make immediate payment and those having claims or demands shall present the same, without delay, to Judd B. Fitze, 7 Marion Street, Tunkhannock, PA 18657, Attorney for the Estate.

ESTATE OF SYLVIA L. KARP, A/K/A SYLVIA KARP, Factoryville, PA 18419, Pennsylvania, (died 10/24/17). Notice is hereby given that Letters of Testamentary on the above estate have been granted to Robert E. Karp, of Factoryville, PA 18419, Executor. 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 Patrick N. Coleman, Esquire, Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

Second Notice

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted to Garvin S. Bixler, Jr., Executor of the **ESTATE OF RUTH BIXLER**, deceased, who died on December 25, 2017, late of Clarks Summit, Pennsylvania. All persons indebted to the estate are required to make payment and those having any claims or demands are to present the same, without delay, to the Executor, Garvin S. Bixler, Jr., c/o his attorney Carlo A. LaMonica, Esquire, LaMonica Law Firm LLC, 3218 Pittston Avenue, Suite 4, Scranton, PA 18505.

ESTATE OF LAWRENCE L. CASTELLANI, A/K/A LARRY CASTELLANI, Late of Peckville, Pennsylvania (died November 13, 2017). Notice is hereby given that Letters Testamentary in the above estate have been granted to Lawrence W. Castellani and Andrea Kempa. All persons indebted to the said Estate are required to make payment and those having claims to present the same without delay to Lawrence W. Castellani or Andrea Kempa, Executors, or to Howard M. Spizer, Esquire, Attorney for the Estate, Hinman, Howard & Kattell, LLP, 705 Bank Towers Building, 321 Spruce Street, Scranton, PA.

RE: **ESTATE OF ROBERT J. CONNOR**, late of Scranton, PA, who died November 18, 2017. Letter 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: Robert J. Connor. Jr. or James A. Connor, Co-Administrators, or Daniel L. Penetar, Jr., Esquire, 116 North Washington Avenue, Suite 2A, Scranton, PA 18503.

ESTATE OF ROBERT ALLAN HAWK, AKA ROBERT A. HAWK, Deceased late of Scranton, PA LACKAWANNA COUNTY: Died October 1, 2017. Notice is hereby given that letters of Administration has been granted in the above estate. All persons indebted to said estate are required to make payments and those having claims or demands are to present the same without delay to Barbara J. Hawk, AKA Barbara McCloe Hawk, Administrator, 216 Colfax Avenue, Scranton, PA 18510.

ESTATE OF MARY KOTULA, Deceased late of Scranton, PA LACKAWANNA COUNTY: Died November 27, 2017. Notice is hereby given that letters of Testamentary has been granted in the above estate. All persons indebted to said estate are required to make payments and those having claims or demands are to present the same without delay to John Kotula , Administrator, 211 Elmwood Drive, Elmhurst Township, PA 18444.

ESTATE OF ELIZABETH KULKARNI (A/K/A LIZ KULKARNI), late of South Abington Township, Lackawanna County, Pennsylvania (died September 6, 2017). Personal Representative is Jan Rogatz, 80 Eastgate Place, Sequim, Washington 98382. Attorney for the Estate is Nancy M. Barrasse, Esquire, 224 Adams Avenue, Scranton, Pennsylvania 18503.

ESTATE OF JOHN J. MAZUR (A/K/A JOHN MAZUR), late of Roaring Brook Township, Lackawanna County, Pennsylvania (died December 9, 2017). Personal Representative is Catherine Williams, 100 Mazur Place, Roaring Brook Township, PA 18444. Attorney for the Estate is Nancy M. Barrasse, Esquire, 224 Adams Avenue, Scranton, Pennsylvania 18503.

ESTATE OF PHILIP SCHEUERMANN, late of South Abington Township, Lackawanna County, Pennsylvania (died October 26, 2017). Personal Representative is Alexandra Scheuermann, 702 South Abington Road, South Abington Township, Pennsylvania 18411. Attorney for the Estate is Nancy M. Barrasse, Esquire, 224 Adams Avenue, Scranton, Pennsylvania 18503.

LACKAWANNA JURIST

Third Notice

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted to Robert Behlke, Executor, of the **ESTATE OF JANE BEHLKE**, late of Scranton, Lackawanna County, Pennsylvania, who died on June 12, 2016. 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 Executrix, c/o Biagio V. Musto, II, Esquire, 363 Laurel Street, Pittston, PA 18640.

ESTATE OF ERNEST CASWELL, late of Scranton, Lackawanna County, Pennsylvania, who died on May 19, 2017. Letters Testamentary have been granted to Christine DeLeo. All persons indebted to the Estate are required to make payment and those having claims or demands to present the same without delay to John J. Warring, Attorney for the Estate, c/o The Warring Law Firm, 417 Lackawanna Avenue, Scranton, Pennsylvania 18503.

NOTICE is hereby given that Letters of Administration have been granted in the **ESTATE OF ROBERT CHERUNDOLO**, late of Old Forge, Lackawanna County, who died November 29, 2017. All persons indebted to said Estate are requested to make payment and those having claims to present the same, without delay, to the Administrator, DAVID CHERUNDOLO, ESQUIRE, 410 JEFFERSON AVENUE, SCRANTON, PA 18510.

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

ESTATE OF STEPHEN JOSEPH LAMBERT, Late of Scranton, Lackawanna County, PA (September 29, 2017). Notice is hereby given that Letters Testamentary on the above Estate have been granted to Michael P. Lambert. 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 above or to Timothy B. Fisher II, Esquire, Fisher & Fisher Law Offices LLC, Attorneys for the Estate, 525 Main Street, PO Box 396, Gouldsboro, PA 18424.

ESTATE OF FLORENCE E. MACKES, Deceased, late of Scranton, Lackawanna County, Pennsylvania (Died November 18, 2017). Notice is hereby given that Letters Testamentary have been granted in the above estate. All persons indebted to said estate are required to make payment, and those having claims or demands are to present the same without delay, to Sandra Dee Polkowski, Executrix, or Robert T. Gownley, Jr., Attorney for the Estate, Gallo and Gownley, Suite 900 Bank Towers, 321 Spruce St., Scranton, PA. 18503.

ESTATE OF ELIZABETH RUTH PASCO, late of the City of Scranton, Lackawanna County, Pennsylvania 18505, who died on July 13, 2017. Letters Testamentary have been granted to Joan Pilosi. All persons indebted to the Estate are required to make payment and those having claims or demands to present the same without delay to John J. Warring, Attorney for the Estate, c/o The Warring Law Firm, 645 North Webster Avenue, Scranton, Pennsylvania 18510.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF PAULINE SOLOMON A/K/A PAULINE FRENCHKO SOLOMON**, Deceased, late of 500 Jefferson Avenue, Jermyn, Lackawanna County, Pennsylvania 18433, who died on November 1, 2017. 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 Executor, Albert Joseph Solomon, or Michael N. Krisa, Attorney for the

Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447.

ESTATE OF GWLADYS B. STANLEY, DECEASED, late of 2123 COMEGYS AVENUE, SCRANTON, PA 18509, (Died DECEMBER 10, 2017) BRADLEY BATTEN, Executor; Dante A. Cancelli, Esquire, Suite 401, 400 Spruce Street, Scranton, Pennsylvania 18503, Attorney.

ESTATE OF DOROTHY TOTH, a/k/a DOROTHY M. TOTH, late of Throop, Pennsylvania (died August 17, 2017). Letters Testamentary have been issued to Judy B. Boettcher and Paul Macknosky, III, 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 Paul Macknosky, III Co-Administrator for the Estate at 321 Boulevard Ave., Dickson City, PA 18519.

Notice is hereby given that letters testamentary, have been granted in the **ESTATE OF JOHN J. YACKOWSKI**, late of Scranton, PA (died 11-27-17). All persons indebted to the said estate are required to make payment, and those having claims or demands to present the same without delay to: Theresa Schubel, Executrix; or Michael E. Brier, Atty., 3738 Birney Ave., Moosic, PA 18507.

ARTICLES OF INCORPORATION

"Notice IS Hereby Given" that Articles of Incorporation-for profit were filed with the Commonwealth of Pennsylvania Corporations Bureau, on or about October 1st 2017 for the organization of corporation pursuant to 15 Pa.C. SA Section 1306. The name of the corporation is **Direction**. The corporation is organized for the purpose of engaging in and doing any lawful act concerning any or all lawful business for which limited liability company may be organized and including but not limited to, operation of a Disability Service Agency.

Bill West and Deborah Andzulis
78 Lincoln Avenue,
Carbondale Pa 18407
T1-Jan 12

FICTITIOUS NAME

Notice is hereby given that an application for Registration of Fictitious Name was filed with the Department of State of the Commonwealth of Pennsylvania on August 14, 2017 for BEDA Construction at 538 Spruce Street, Suite 612, Scranton, PA 18503. The name and address of the entity interested in the business is **BEDA Companies, Inc.**, 538 Spruce Street, Suite 612, Scranton, PA 18503. This was filed in accordance with 54 Pa.C.S. 311.

T1-Jan 12

FICTITIOUS NAME

Sabatini Law Firm, LLC, 216 N. Blakely St., Dunmore, PA, will file with the Secretary of the Commonwealth of Pennsylvania the registration of the fictitious name: **Sabatini Freeman, LLC**. The principal office of the business to be carried on under or through the fictitious name is 216 N. Blakely St., Dunmore, PA 18512.

T1-Jan 12

LACKAWANNA JURIST

CHANGE OF NAME

Notice is given that Karim Kurbanov has filed a Petition for Change of Name on January 4, 2018. A hearing will be held on February 23, 2018 at 9:00am at the Lackawanna County Courthouse, Courtroom No. 3.

T1- Jan 12

CHANGE OF NAME

Notice is given that Amanda Lynn Badalamente has filed a Petition for Change of Name from Amanda Lynn Badalamente to Anthony Joseph Badalamente. A hearing will be held on 2/23/2018 at 9:00 am at the Lackawanna County Courthouse.

T1- Jan 12

CHANGE OF NAME

Notice is given that Courtney Amber Burns has filed a Petition for Change of Name from Courtney Amber Burns to Carter John Burns. A hearing will be held on February 23, 2018 at 9:00am at the Lackawanna County Courthouse.

T1- Jan 12

NOTICE

Notice is hereby given that a hearing will be held on a Petition filed by the Diocese of Scranton to disinter the remains of Martin Wolfe and to reinter his remains at a different location in the Cathedral Cemetery on January 30, 2018 at 9:30 AM, in Courtroom No. 6 before the Honorable Judge Thomas Munley at the Lackawanna County Courthouse, 200 North Washington Avenue, Scranton, PA 18503.

T2- Jan 19

NOTICE

Abington Heights School District
vs.

Peter Raymond,
Docket No. 52033-14,

Court of Common Pleas of Lackawanna County, PA.

Notice is given that the above was named as Defendant in a civil action by plaintiff to recover 2013 real estate taxes for property located at 4 Waterford Road, Building 18, S. Abington Twp, PA, PIN No. 08102-040-00266. A Writ of Scire Facias for \$2,744.16 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered.

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 Plaintiff. You may lose money, property or other rights important to you.

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

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

Portnoff Law Associates, Ltd.,
P.O. Box 391, Norristown, PA 19404-0391,
(866) 211-9466. T2- Jan 19

NOTICE

North Pocono School District
vs.

John Antolik and Jeanne Zbierski,
Docket No. 52695-14,

Court of Common Pleas of Lackawanna County, PA.

Notice is given that the above were named as Defendants in a civil action by plaintiff to recover 2013 real estate taxes for property located at 33 Country Club Drive, Thornhurst Twp., PA, PIN No. 24500-040-018. A Writ of Scire Facias for \$2,551.43 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered.

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 Plaintiff. You may lose money, property or other rights important to you.

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

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

Portnoff Law Associates, Ltd.,
P.O. Box 391, Norristown, PA 19404-0391,
(866) 211-9466. T2-Jan 19

LACKAWANNA JURIST

NOTICE

North Pocono School District
vs.
Wyomissing, Inc.,
Docket No. 51041-10,
Court of Common Pleas of Lackawanna County, PA.

Notice is given that the above was named as a defendant in a civil action by plaintiff to recover 2009 real estate taxes for property located at Thornhurst C. C. Sec V, Thornhurst Twp., PA, PIN No. 24103-140-001. A Writ of Scire Facias for \$6,802.84 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered.

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 Plaintiff. You may lose money, property or other rights important to you.

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

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

Portnoff Law Associates, Ltd.,
P.O. Box 391, Norristown, PA 19404-0391,
(866) 211-9466. T2- Jan 19

NOTICE

Scott Township Sewer/Water Authority
vs.
David L. Hildebrand and Jessica R. Hildebrand,
Docket No. 52282-14,
Court of Common Pleas of Lackawanna County, PA.

Notice is given that the above were named as defendants in a civil action by plaintiff to recover 2013 sewer fees for property located at 211 Johnson Road, Scott Township, PA, PIN No. 08203-010-005. A Writ of Scire Facias for \$970.31 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered.

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 Plaintiff. You may lose money, property or other rights important to you.

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

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

Portnoff Law Associates, Ltd.,
P.O. Box 391, Norristown, PA 19404-0391,
(866) 211-9466. T2-Jan 19

NOTICE

Scott Township Sewer and Water Authority
vs.
Joseph Mroczka, Jr.,
Docket No. 2014-51355,
Court of Common Pleas of Lackawanna County, PA.

Notice is given that the above was named as defendant in a civil action by plaintiff to recover 2011-2014 sewer fees for property located at 153 Rushbrook Road, Scott Township, PA, PIN No. 06207-030-008. A Writ of Scire Facias for \$4,749.76 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered.

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 Plaintiff. You may lose money, property or other rights important to you.

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

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

Portnoff Law Associates, Ltd.,
P.O. Box 391, Norristown, PA 19404-0391,
(866) 211-9466. T2- Jan 19

NOTICE

Scott Township Sewer/Water Authority
vs.
Joseph Musumeci and Lori Musumeci,
Docket No. 2013-52742,
Court of Common Pleas of Lackawanna County, PA.

Notice is given that the above were named as defendants in a civil action by plaintiff to recover 2011-2013 sewer fees for property located at 11 Good Lane, Scott Township, PA, PIN No. 05204-030-023. A Writ of Scire Facias for \$4,374.83 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered.

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 Plaintiff. You may lose money, property or other rights important to you.

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LACKAWANNA JURIST

NOTICE

TO: RICHARD PRAEFKE AND FRANK BURDETTE

You are hereby notified that Jeffrey Albertson has filed a Writ of Summons and Complaint against you in the Court of Common Pleas of Lackawanna County, to Civil Action No. 2017-Civil-4901 which you are required to defend, for injuries he sustained from a motor vehicle accident that occurred due to your negligence.

The Court has ordered that service of the Writ and Complaint be made upon you by publication and you are hereby notified to plead to the Complaint within twenty (20) days from this publication.

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 by the Court without further notice for the relief requested by Plaintiff. You may lose money or property or other rights important to you.

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

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

North Penn Legal Services
33 North Main Street, Suite 200
Pittston, PA 18640
(560)299-4100

Lawyer Referral Service
Lackawanna Bar Association
233 Penn Avenue
Scranton, PA 18503
(570)969-9600

By: Scott E. Schermerhorn, Esq.
Attorney for the Plaintiff
222 Wyoming Avenue
Scranton, PA 18503
(570)348-1020. T1- Jan 12

NOTICE

JUSTICE COURT, LAS VEGAS TOWNSHIP
Clark County Nevada
CASE NO.: 17C012449 Department No.:06

Ahern Rentals Inc.,
Plaintiff(s)
vs.

Eco-Trade Construction Services Inc, John Basalyga
Defendant(s)

SUMMONS

NOTICE: YOU HAVE BEEN SUED. THE COURT MAY DECID AGAINST YOU WITHOUT YOUR BEING HEARD UNLESS YOU RESPOND WITHIN 20 DAYS. READ THE INFORMATION BELOW. TO THE ABOVE-NAMED DEFENDANT: You are hereby summoned and required to serve upon Plaintiff's attorney, whose address is set forth below, an Answer to the Complaint which is herewith served upon you, to the Complaint which is herein served upon you, within 20 days after service of this Summons upon you, exclusive of the day of service. If you fail to do so, judgement by default will be taken against you for the relief demanded in the Complaint. Object of Action: This is a Complaint for Breach of Contract, Unjust Enrichment, Quantum Meruit, and Breach of Personal Guaranty. *If you intend to defend this lawsuit, within 20 days after this Summons is served on you, exclusive of the day of service, you must do the following: a. File with the Clerk of the Court, whose address is shown below, a formal written response (Answer) to the Complaint in accordance with the rules of the Court. A \$71.00 filing fee is required, or you must file an Application to Proceed In Forma Pauperis and request a waiver of the fee. (You may obtain forms and information at the Civil Law Self-Help Center located in the Regional Justice Center or at its website at (<http://www.civillawselfhelpcenter.org/>.) b. Serve a copy of your response upon the attorney whose name and address is shown below. * Unless you respond, your default will be entered upon application of the Plaintiff, and this Court may enter judgement against you for relief demanded, which could result in taking of money or property or other relief. * If you intend to seek the advice of an attorney, you should do so promptly so that your response will be timely.

By: Jason Antis, DEPUTY CLERK, Date 06/13/2017, Justice Court, Las Vegas Township, Regional Justice Center, 200 Lewis Avenue, PO Box 552511, Las Vegas, NV 89155-2511, Jureidini, Nazario 6368,8350 Eastgate Road, Henderson, NV 89015, 702-285-9252. Published in Nevada Legal News December 27, 2017, January 3, 10, 17, 24, 2018.

T1-Jan 12

LACKAWANNA JURIST

NOTICE

NOTICE OF ACTION IN MORTGAGE FORECLOSURE
IN THE COURT OF COMMON PLEAS OF LACKAWANNA COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW
No. 2017-06154

LOANDEPOT.COM

Plaintiff

vs.

GERALD R. GALLAGHER, II A/K/A JERRY GALLAGHER, in his capacity as Co-Administrator and Heir of the
Estate of GERALD R. GALLAGHER A/K/A GERALD
GALLAGHER, SR. KAREN ANN GALLAGHER, in her capacity as Co-Administrator and Heir of the Estate of GERALD R.
GALLAGHER A/K/A GERALD GALLAGHER, SR. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS,
FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM
OR UNDER GERALD R. GALLAGHER, DECEASED
Defendants

NOTICE

To UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR UNDER GERALD R. GALLAGHER, DECEASED

You are hereby notified that on November 22, 2017, Plaintiff, LOANDEPOT.COM, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of LACKAWANNA County Pennsylvania, docketed to No. 2017-06154. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 324 SANKO DRIVE, A/K/A 324 SANKO DRIVE L29, OLYPHANT, PA 18447-1756 whereupon your property would be sold by the Sheriff of LACKAWANNA County.

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

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

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

Notice to Defend:

North Penn Legal Services
33 North Main Street, Suite 200
Pittston, PA 18640
(560)299-4100

Lawyer Referral Service:
Lackawanna Bar Association
233 Penn Avenue
Scranton, PA 18503
(570)969-9600

T1- Jan 12

LACKAWANNA JURIST

NOTICE

NOTICE OF ACTION IN MORTGAGE FORECLOSURE
IN THE COURT OF COMMON PLEAS OF LACKAWANNA COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW
No. 17-CV-6087

WELLS FARGO BANK, N.A.

Plaintiff

vs.

BERNARD CEGELKA, JR, in his capacity as Heir of DALE A. CEGELKA A/K/A DALE ANN CEGELKA, Deceased
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE
OR INTEREST FROM OR UNDER DALE A. CEGELKA A/K/A DALE ANN CEGELKA, DECEASED

Defendants

NOTICE

To UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR UNDER DALE A. CEGELKA A/K/A DALE ANN CEGELKA, DECEASED

You are hereby notified that on November 20, 2017, Plaintiff, WELLS FARGO BANK, N.A., filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of LACKAWANNA County Pennsylvania, docketed to No. 17-CV-6087. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at RR 9 BOX 9206, A/K/A ROUTE 502 YATESVILLE, MOSCOW, PA 18444-9809 whereupon your property would be sold by the Sheriff of LACKAWANNA County.

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

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

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Telephone (570) 299-4100

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Scranton, PA 18503
Telephone (570) 969-9600

T1- Jan 12