

# LACKAWANNA JURIST

## JUDICIAL OPINION

**CASE NAME AND NUMBER:** James Taft and Mary Ann Taft -vs- Ransom Township  
Zoning Hearing Board and RansomTownship. (2016-CIV.-5519).

**DATE OF DECISION:** June 9, 2017.

**JUDGE:** Senior Judge Robert A. Mazzoni.

**ATTORNEYS INVOLVED:** For the Appellants:  
Robert H. Sayers, Esquire.

For the Appellee:  
Donna M. DeVita, Esquire.

For the Intervenor:  
Edmund J. Scacchitti, Esquire.

### **SUMMARY OF OPINION:**

The above case is an Appeal from a Land Use Decision rendered by the Ransom Township Zoning Hearing Board. The Appellants claimed that the Decision constituted an abuse of discretion. The Appellee, Ransom Township Zoning Hearing Board, concluded that the Appellants were storing junk vehicles on their property contrary to the Township's Zoning Ordinance. The Appellants claimed that they were granted a non-conforming use for the restoration of older model antique vehicles. The Trial Court concluded that the Zoning Hearing Board did not abuse its' discretion, denied the Appellants' Appeal, and affirmed the Zoning Hearing Board's Decision.

## LACKAWANNA JURIST

BY VIRTUE OF CERTAIN WRITS OF EXECUTION ISSUED OUT OF THE COURTS OF COMMON PLEAS OF LACKAWANNA COUNTY, THE SHERIFF WILL EXPOSE AT PUBLIC SALE, BY VENUE OR OUTCRY, ALL THE RIGHT, TITLE AND INTEREST OF THE DESCRIBED LOTS, PIECES OR PARCELS OF LAND TO THE HIGHEST AND BEST BIDDER FOR CASH OR CERTIFIED FUNDS (SUBJECT TO PAYMENT OF ANY UNPAID TAXES) AT THE COURTHOUSE IN THE CITY OF SCRANTON, COUNTY OF LACKAWANNA, AND STATE OF PENNSYLVANIA, ON TUESDAY, JULY 11, 2017 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 NUMBER 1

By virtue of a Writ of Execution No. 17-CV-1100 CITIMORTGAGE, INC. v. MICHELE GRIDER owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania being 1617-1619 Jackson, Scranton, PA 18504

Dimensions: 34 X 100

Assessment Map #: 14513080044

Assessed Value: \$8,500.00

Improvements thereon: Residential Property

Judgment Amount: \$66,001.18

PHELAN HALLINAN DIAMOND & JONES, LLP

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103

Attorney

### SALE NUMBER 2

By virtue of a Writ of Execution filed No. 16 CV 4873, BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP v. JUSTIN HOLT A/K/A JUSTIN L. HOLT, owners of property situate in the CITY OF THROOP, Lackawanna County, Pennsylvania being 701 PEARL STREET A/K/A 701-703 PEARL STREET, THROOP, PA 18512. Size of Lot 51x98x50x109

Property ID #: 12513010045

Assessed Value: \$7,951

Improvements thereon: Residential Property

Sheriff to Collect: \$103,264.81

Powers, Kirn & Associates, LLC

Attorney

### SALE NUMBER 3

All that certain piece or parcel or Tract of land situate in the City of Scranton, Lackawanna County, Pennsylvania, and being known as 1034 Madison Avenue, Scranton, Pennsylvania 18510.

TAX MAP AND PARCEL NUMBER: 14662030021

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$73,261.70

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Dolores Ortega a/k/a Dolores Ortega McCabe, Weisberg and Conway, P.C. 123 South Broad Street, Suite 1400 Philadelphia, PA 19109

### SALE NUMBER 4

By virtue of a Writ of Execution filed No. 16 CV 6858, BANK OF AMERICA, N.A. v. SUSAN A. PENNY A/K/A SUSAN A. HAMILTON, owners of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania being 1305 SANDERSON AVENUE, SCRANTON, PA 18509. Size of Lot 42x89

Property ID #: 14605010007

Assessed Value: \$7,000

Improvements thereon: Residential property

Sheriff to Collect: \$59,421.94

Powers, Kirn & Associates, LLC

Attorney

### SALE NUMBER 5

By virtue of a Writ of Execution No. 14-CV-1489 JPMORGAN CHASE BANK, N.A. v. ANN MARIE BONAFEDE owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania being 1600 Pettibone Street, a/k/a 1600 Pettibone Street, Scranton, PA 18504-1828

Dimensions: 96 X 126 = 12,096

Assessment Map #: 14510030014

Assessed Value: \$17,000.00

Improvements thereon: Residential Property

Judgment Amount: \$53,502.06

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney

### SALE NUMBER 6

By virtue of a Writ of Execution filed to No. 16CV6981 NATIONSTAR MORTGAGE LLC vs. SUSAN RASIELESKI, owner(s) of property situate in Borough of Taylor, Lackawanna County, Pennsylvania being 210 Center Street Taylor, PA 18517, 17605020035,

ALL THAT CERTAIN property situated in the county of PENNSYLVANIA, and the Commonwealth of

PENNSYLVANIA, being described as follows:

BEING Lot Number Twenty-three (23) in Block fourteen (14) on Center Avenue or Street, Rendham Heights, upon the plot of land on Rendham Heights, duly recorded in the Office of Recorder of Deeds in and for Lackawanna County in map Book 4, at page 96.

Assessment Map #: 17605020035

Assessed Value: \$8,000.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$106,946.72

KML Law Group, P.C.

Attorney

### SALE NUMBER 7

By virtue of a Writ of Execution filed to No. 16 CV 4284, WELLS FARGO BANK, N.A. S/B/M TO FIRST UNION MORTGAGE CORPORATION v. SHERRY ROBERTS, owners of property situate in the CITY OF SCRANTON, Lackawanna County, Pennsylvania being 605 BACK STREET, SCRANTON, PA 18504. Size of Lot 76x94

Property ID #: 15614020053

Assessed Value: \$3,500

Improvements thereon: Residential Property

Sheriff to Collect: \$38,436.95

Powers, Kirn & Associates, LLC

## LACKAWANNA JURIST

Attorney

### SALE NUMBER 8

By virtue of a Writ of Execution filed to No. 15 CV 1928, WELLS FARGO BANK, N.A. v. WILLIAM HUDANICH A/K/A WILLIAM J. HUDANICH and UNITED STATES OF AMERICA (MDPA) C/O UNITED STATES ATTORNEY'S OFFICE MIDDLE DISTRICT OF PA, owners of property situate in the SOUTH ABINGTON, Lackawanna County, Pennsylvania being 221 CARPENTER HILL ROAD, SOUTH ABINGTON TOWNSHIP, PA 18411 A/K/A CLARKS SUMMIT, PA 18411. Size of Lot 0.47 ac  
Property ID #: 08103-050-017  
Assessed Value: \$60,000  
Improvements thereon: Residential Property  
Sheriff to Collect: \$672,599.88  
Powers, Kim & Associates, LLC  
Attorney

### SALE NUMBER 9

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.

BEGINNING at a point in the centerline of Township Route 316 and being the common corner of lands of Harold Hrywnak and lands of Paul Hrywnak, said point lying North Fifty-eight (58°) degrees Forty-three (43') minutes and zero (00'') seconds West, a distance of One hundred eight and seventy-five hundredths (108.75') feet from the centerline of Pa. Route 690; thence along the centerline of Township Route 316, the following three (3) bearings and distances; (1) North Sixty-four (64°) degrees Thirty-two (32') minutes Zero (00'') seconds West, a distance of twenty and thirty hundredths (20.30') feet to a point; (2) North Sixty-two (62) degrees Forty-four (44') minutes Zero (00'') seconds West, a distance of One hundred (100') feet to a point; (3) North Sixty-four (64°) degrees Forty-one (41') minutes Zero (00'') seconds West, a distance of Fifty-eight and sixty-seven hundredths (58.67') feet to a point; thence leaving Township Route 316 and through other lands of Paul Hrywnak, Sr., the following two (2) bearings and distances: (1) North Twenty (20°) degrees Seven (07') minutes Zero (00'') seconds East, a distance of Three hundred sixty and thirty-nine hundredths (360.39') feet to an iron pin; (2) South Seventy-five (75°) degrees Six (06') minutes Zero (00'') seconds East, a distance of One Hundred ninety-eight and sixty hundredths (398.60') feet to the point and place of beginning.

CONTAINING 1.633 acres more or less.

Assessment Map #: 20302 010 02301

Assessed Value: \$25,000.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$373,548.14

KML Law Group, P.C.

Attorney

### SALE NUMBER 10

By virtue of a Writ of Execution filed to No. 13CV1850 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION AS TRUSTEE AS SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CERTIFICATEHOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I LLC ASSET BACKED

CERTIFICATES, SERIES 2004-HE6 vs. PATRICIA A. HUNTER, Individually and in Her Capacity as Executrix of the Estate of William T. Hunter, III, owner(s) of property situate in TOWNSHIP OF SPRINGBROOK, Lackawanna County, Pennsylvania being 250 Kilmer Road, Springbrook Township, PA 18444 f/k/a RR #3 Box 3312 Moscow, PA 18444, 20203-010-005.

Land referred to in the commitment is described as all that certain property situated in Springbrook Township in the county of Lackawanna, and state of Pennsylvania and being described in a deed dated 12/16/96, and recorded 3/25/97. Among the land records of the county and state set forth above, and referenced as follows: Book 1578 Page 727.

Assessment Map #: 20203-010-005

Assessed Value: \$19,000.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$184,303.61

KML Law Group, P.C.

Attorney

### SALE NUMBER 11

By virtue of a Writ of Execution filed to No. 2016-02351 LSF9 MASTER PARTICIPATION TRUST v. MICHAEL S. ADAMS; LISA A. ADAMS, owner(s) of property situate in Borough of Clarks Summit, Lackawanna County, Pennsylvania, being 210 Carnation Drive, Clarks Summit, PA 18411 N/A

Property ID #: 10012-010-01600

Assessed Value: \$20,000.00

Improvements thereon: single family dwelling

Sheriff to Collect: \$142,296.76

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

Attorney

### SALE NUMBER 12

By virtue of a Writ of Execution filed to No. 16-CV-1396

Plaintiff: MIDFIRST BANK

Vs.

Defendants: CHARLES KOTARSKI AND KATHERINE KOTARSKI

Real Estate: 310 CYPRESS STREET, THROOP, PA 18512

Municipality: Borough of Throop

Lackawanna County, Pennsylvania

Dimensions: 70 X 133 X 75 X 133

See Deed Book 0675, Page 0201

Assessment Map: 12517-050-030

Assessed Value: \$17,000

Improvements Thereon: A residential dwelling house

Attorney: Leon P. Haller, Esquire

Purcell, Krug & Haller

Sheriff to Collect: \$143,210.14 (Total amount of Judgment)\*

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

### SALE NUMBER 13

By virtue of a Writ of Execution filed to No. 16CV6063 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs. RAQUEL VALVANO and MICHAEL A. WARD, owner(s) of property situate in City of Carbondale, Lackawanna County, Pennsylvania being 30 Maple Avenue, Carbondale, PA 18407, 04514020013,

BEGINNING at a point on the northerly side of Street Number 37 on Map of lots of Delaware and Hudson Company, now called Maple Avenue; being also the southwesterly corner of lot on said Avenue, now or lately owned by William Blake; thence westerly, along said avenue, thirty (30) feet to corner

## LACKAWANNA JURIST

of lands heretofore conveyed to Owen D. Rees; thence northerly, at right angles to first mentioned line and along lands now or formerly of Owen D. Rees, sixty (60) feet to line of Lot No. 16 on Belmont Street; thence easterly, along southerly line of Lot 16, thirty (30) feet to the northwesterly corner of William Blake's lot, aforesaid; thence southerly along the westerly line of William Blake's lot, sixty (60) feet to the point of BEGINNING.

Subject to the same conditions, exception, restrictions and reservations as are contained in prior deeds forming the chain of title.

Assessment Map #: 04514020013

Assessed Value: \$6,615.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$76,837.09

KML Law Group, P.C.

Attorney

### SALE NUMBER 14

By virtue of a Writ of Execution filed to No. 2016-5800 LAKEVIEW LOAN SERVICING, LLC vs. KIMBERLY A. GOHSLER, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 113 Seymour Avenue Scranton, PA 18505, 16807010040,

BEING Lot No. 7 in Block "E" as shown on plot of lots known as Mina Robinson Tract of land as surveyed by Roberts and revised by Franklin Swartz, August 23, 1949 and May 18, 1950, which said map or plot of lots is recorded in the Recorder of Deeds Office in and for Lackawanna County in Map Book No. 7, page 62-63 under the name and designation of Scranton-Daleville Development Company of Lake-Side Park of the said City of Scranton. Said lot being sixty-five (65) feet in front on Seymour Avenue and ninety-four (94) feet in depth.

SUBJECT to the same exceptions and reservations as are contained in Deeds forming the chain of title to said premises.

Assessment Map #: 16807010040

Assessed Value: \$10,000.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$53,419.98

KML Law Group, P.C.

Attorney

### SALE NUMBER 15

By virtue of a Writ of Execution filed to No. 13-cv-4348 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION AS TRUSTEE AS SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION AS TRUSTEE FOR CERTIFICATEHOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES, INC., ASSET BACKED CERTIFICATES SERIES 2001-3 vs. MARGARET A. PHILBIN and MARY ELLEN E. RICHARDSON A/K/A MARY ELLEN RICHARDSON, owner(s) of property situate in Borough of Dunmore, Lackawanna County, Pennsylvania being 1605 Roosevelt Avenue Dunmore, PA 18512, 14641030010,

BEGINNING at a point in the front line of said Lot Number Eleven (11) on Roosevelt Street at the intersection of the division line between Lots Number Eleven (11) and Twelve (12) in said Block, and running thence along the said division line in a Westerly direction a distance of One Hundred and Fifty (150) feet, more or less, to a corner on the rear line of said Lot Number Eleven (11);

THENCE at right angles in a Northerly direction along said rear line a distance of Fifty (50) feet, more or less, to a corner

on the division line between Lots Numbers Eleven (11) and Ten (10) in said Block;

THENCE at right angles in an Easterly direction along said division line, a distance of One Hundred Fifty (150) feet, more or less, to the front line of said Lot Number Eleven (11) on Roosevelt Street;

THENCE at right angles along said Front line in a Southerly direction, a distance of Fifty (50) feet, more or less, to a corner, the place of Beginning.

Assessment Map #: 14641030010

Assessed Value: \$13,000.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$103,135.44

KML Law Group, P.C.

Attorney

### SALE NUMBER 16

By virtue of a Writ of Execution No. 2016-04982 DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC v. MANOEL DE AZEVEDO A/K/A MANOEL DE AZEVEDO owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania being 35 Dean Street, Scranton, PA 18509

Dimensions: 50 X 150

Assessment Map #: 13505080029

Assessed Value: \$10,000.00

Improvements thereon: Residential Property

Judgment Amount: \$34,721.39

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney

### SALE NUMBER 17

By virtue of a Writ of Execution No. 16-CV-6987 US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR BEAR STEARNS ASSET BACKED SECURITIES I TRUST 2006-AC1 ASSET BACKED CERTIFICATES, SERIES 2006-AC1 v. JAY VONDERHEY, VIVIAN VONDERHEY owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania being 205-207 South Hyde Park Avenue, Scranton, PA 18504-2569

Assessment Map #: 14518050003

Assessed Value: \$12,000.00

Improvements thereon: Residential Property

Judgment Amount: \$116,952.52

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney

### SALE NUMBER 18

By virtue of a Writ of Execution filed to No. 16cv3530 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs. THE UNKNOWN HEIRS OF DONALD BRUCE HORN, DECEASED, CAROL HORN, SOLELY IN HER CAPACITY AS HEIR OF DONALD BRUCE HORN, DECEASED, CHRISTINA RAE THOMAS, SOLELY IN HER CAPACITY AS HEIR OF DONALD BRUCE HORN, DECEASED, JAIME LEE HORN, SOLELY IN HIS CAPACITY AS HEIR OF DONALD BRUCE HORN, DECEASED AND THOMAS J. HORN, SOLELY IN HIS CAPACITY AS HEIR OF DONALD BRUCE HORN, DECEASED, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 959 Wheeler Avenue Scranton, PA 18505, 15706060008,

ALL that certain piece, parcel or lot of land situate, lying and being in the 10<sup>th</sup> Ward, City of Scranton, County of Lackawanna and State of Pennsylvania, bounded and described as follows, to wit: Commencing at the intersection of Wheeler Avenue (Formerly Cross St.) and the line of lands of Mrs. Carrie Hess; Thence, Northwest, along the line of lands of Mrs. Carrie Hess, One Hundred (100) feet to line of

## LACKAWANNA JURIST

land of Charles Zupp; Thence at right angles, Northeast, Forty (40) feet to lands of said Frederick Wellner; Thence Southeast, at right angles, along the line of said Wellner's land One Hundred (100) feet to Wheeler Avenue; Thence along the line of said Wheeler Avenue, Forty, (40) feet to the place of beginning. Containing Four Thousand Square feet of land. EXCEPTING AND RESERVING, however, all the coal and minerals beneath the surface of said above described land in the same manner and with like legal effect as the same is excepted and reserved by prior deeds of conveyance for the same.

SUBJECT, nevertheless, to an easement as a passageway between the subject premises and the adjoining premises formerly of Frederick Wellner, along the Southeastern line of the said Wellner's premises, as the same is excepted and reserved in the deed between Frederick Wellner, et ux to John Snyder, et ux, bearing date of April 2, 1920 and recorded in the Office of the Recorder of Deeds of Lackawanna County in Deed Book Volume 305, at page 342

Assessment Map #: 15706060008

Assessed Value: \$9,500.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$63,997.30

KML Law Group, P.C.

Attorney

### SALE NUMBER 19

By virtue of a Writ of Execution No. 2016-06563 PENNYMAC LOAN SERVICES, LLC v. MICHAEL L. MILLS owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania being 1730 Bloom Avenue, Scranton, PA 18508

Dimensions: 52X50

Assessment Map #: 13407030023

Assessed Value: \$6,700.00

Improvements thereon: Residential Property

Judgment Amount: \$76,227.05

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney

### SALE NUMBER 20

By virtue of a Writ of Execution filed to No. 14-CV-7727 U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR SPRINGLEAF MORTGAGE LOAN TRUST 2013-1 vs. LAUREN MOODY; JOSEPH GREGORSKI, owner(s) of property situated in City of Scranton, Lackawanna County, Pennsylvania, being 1351 Penn Avenue, Scranton, PA 18509

36X167

Assessment Map #: 14605-030-030

Assessed Value: \$10,348.00

Improvements thereon: a residential dwelling

Sheriff to Collect: \$118,823.79

Samantha Gable, Esquire

Attorney

### SALE NUMBER 21

By virtue of a Writ of Execution filed to No. 17 CV 386, DITECH FINANCIAL LLC FKA GREEN TREE SERVICING LLC vs. JAMES P. BEAHAN, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 528-530 Wheeler Avenue, Scranton, PA 18510, 15710040007,

ALL the surface or right of soil, of, in and to all that certain lot, piece or parcel of land, situate on the Southeastly side of a right line, parallel with, and distance Southeastwardly fifty five (55) feet from the middle lint of a certain street called and known as Wheeler Avenue in the City of Scranton, aforesaid, and consisting of a rectangular parcel of land thirty-four (34) feet wide on its right lines which are parallel with and said

Wheeler Avenue, and one hundred and thirty-five (135) feet deep, on its right lines, which are at right angles to Wheeler Avenue, aforesaid, and lying between and being bounded by four intersecting right lines, two of said right lines being parallel with Wheeler Avenue aforesaid, and distant Southeastwardly from the middle line thereof, one of said right lines fifty-five (55) feet as aforesaid, and the other said right lines one hundred and ninety (190) feet, and forming the Northwestern side line of a public alley commonly called Sherwood Court, and the other two intersecting right lines being parallel with a certain other street called and known as Olive Street, and distant Southwestwardly from the middle line thereof one of said right lines one hundred and eighty-eight (188) feet and the other of said right lines two hundred twenty-two (222) feet, and comprising the Southwestern most twelve (12) feet of a larger lot of land designated and numbered twenty-one (21) and the Northeastern most twenty-two (22) feet of another larger lot of land, designated and numbered twenty (20) all in a square or block designated and numbered one hundred eighty-three (183) upon a certain map or plan recorded in the office for Recording Deeds in and for said County in Deed Book No. 250, at Page 70, together with a perpetual privilege of enclosing, occupying and using twenty-five (25) feet of land in front of the front line of the above mentioned lot, piece or parcel of land and in front of both of the several smaller constituent parts thereof, as aforesaid, for a cellarway, porch, portico, bay-window, or shrubbery, but for no other purpose, no such porch, portico, or bay-window to exceed twenty (20) feet in width.

Assessment Map #: 15710040007,

Assessed Value: \$16,000.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$119,932.83

KML Law Group, P.C.

Attorney

### SALE NUMBER 22

By virtue of a Writ of Execution filed to No. 16CV7264 M&T BANK vs. VENUS PUCKETT AND MICHAEL A. PUCKETT, owner(s) of property situate in Borough of Archbald, Lackawanna County, Pennsylvania being 261 Main Street Eynon, PA 18403, 0941702001801,

BEING Lots Number Nine (9) and Ten (10) in Block No. 12 situate on Main Street in the Village of Eynon and Borough of Archbald, being eighty (80) feet in front and rear and one hundred seventy-five (175) feet in depth, as shown on Map of Lots of Elk Hill Coal and Iron Company, recorded in the Recorder of Deeds of Lackawanna County in Map Book No. 4 at page 19.

EXCEPTING AND RESERVING, therefrom however, all that certain piece or parcel of land situate, lying and being in the first Ward of the Borough of Archbald, County of Lackawanna and Commonwealth of Pennsylvania bounded and described as follows:

BEGINNING at a corner on the Northerly side of Main Street; said corner being the common corner of Lot No. 10 and Lot No. 11, as shown on map Titled 'Elk Hill Coal and Iron Company' in Map Book No. 4 Page No. 19 Recorded in Lackawanna County courthouse. Thence along the division line of Lots No. 10 and Lot No. 11, North thirty-four degrees fifty minutes fifty-seven seconds West (N 34° 50' 57"W) a distance of one hundred seventy-three and twenty hundredths (173.20) feet to a corner; thence along the Southerly side of Hickory Street, North fifty-five degrees thirty minutes East (N55° 30'E) a distance of twenty-eight and eighty-nine hundredths (28.89) feet to an Iron Pin corner; thence through Lot No. 10, south twenty-nine degrees twenty-nine minutes twenty-three seconds East (S 29° 29' 23"E) a distance of eighty-eight and sixty-eight hundredths (88.68) feet to an Iron Pin Corner; Thence South sixty degrees thirty minutes thirty-

## LACKAWANNA JURIST

seven seconds West (S 60° 30' 37" W) a distance of Two (2.0) feet to an Iron Pin Corner; thence through Lot No. 10, South twenty-nine degrees twenty-nine minutes twenty-three seconds East (S 29° 29' 23" E) a distance of eighty-six and twenty-one hundredths (86.21) feet to an Iron Pin Corner; Thence along the Northerly side of Main Street South sixty degrees five minutes forty-five seconds West (S 60° 05' 45" W) a distance of ten and sixty hundredths (10.60) feet to a corner, the Place of BEGINNING.

Assessment Map #: 0941702001801

Assessed Value: \$10,000.00

Improvements thereon: A Residential Dwelling

Sheriff to Collect: \$82,126.63

KML Law Group, P.C.

Attorney

### SALE NUMBER 23

By virtue of a Writ of Execution filed to No. 2016-04540 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST, SERIES SPMD 2004-B, HOME EQUITY MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES SPMD 2004-B vs. JULIE A. MALONEY A/K/A JULIE MALONEY; JAMES J. MALONEY, owner(s) of property situated in City of Scranton, Lackawanna County, Pennsylvania, being 2226 South Webster Avenue f/k/a 5 Webster Avenue, Scranton, PA 18505 40X150

Assessment Map #: 16714-060-020

Assessed Value: \$15,000.00

Improvements thereon: a residential dwelling

Sheriff to Collect: \$109,615.10

Samantha Gable, Esquire

Attorney

### SALE NUMBER 24

By virtue of a Writ of Execution filed to No. 16-CV-4055 PNC BANK, NATIONAL ASSOCIATION vs. ALL KNOWN AND UNKNOWN HEIRS OF JAYNE COGNETTI A/K/A JAYNE E. COGNETTI, owner(s) of property situate in 1<sup>ST</sup> WARD OF THE CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 189 Wilbur Street, Scranton, Pennsylvania 18508

Assessment Map #: 12417-020-021

Assessed Value: \$10,000.00

Improvements thereon: RESIDENTIAL DWELLING

Sheriff to Collect: \$43,958.68

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

Attorney

### SALE NUMBER 25

By virtue of a Writ of Execution filed to No. 2016-CV-6867, COMMUNITY BANK, N.A., D/B/A FIRST LIBERTY BANK AND TRUST, PLAINTIFF, versus MICHAEL POLLOCK, DEFENDANT, owner of property situate in Dickson City, Lackawanna COUNTY, Pennsylvania being known as 821 LINCOLN STREET, DICKSON CITY, LACKAWANNA COUNTY, PENNSYLVANIA.

Consisting of approximately 38 feet x 83 feet, more or less, being the same property described by Lackawanna County Deed recorded at Instrument # 199818808 (Book 1267, Page 271)

Assessment Map #: 11320-040-039

Assessed Value: \$4,000.00

Improvements thereon: Single Family Dwelling

Sheriff to Collect: \$79,425.17, PLUS COSTS, EXPENSES ATTORNEY'S FEES AND INTEREST

Nogi, Appleton, Weinberger & Wren, P.C.

Brice C. Paul, Esquire

Attorney

### SALE NUMBER 26

By virtue of a Writ of Execution filed to No. 17CV584, WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE FOR STANWICH MORTGAGE LOAN TRUST A v. BRENDA L. DAVENPORT AND DARYL D. DAVENPORT, 1606 Luzerne Street, Scranton, PA 18504, owner of property situate in City of Scranton, Lackawanna County, Pennsylvania, being known as 1606 Luzerne Street, Scranton, PA 18504.

Property ID #: 14517-010-044

Assessed Value: \$8,000.00

Improvements thereon: Single Family Residence

Sheriff to Collect: \$2,000.00

Richard M. Squire & Associates, LLC

Attorney

### SALE NUMBER 27

By virtue of a Writ of Execution filed to No. 2017-00716, CARRINGTON MORTGAGE SERVICES, LLC v. LAURENE K. SMITH, 131 Union Street, Taylor, PA 18517, owner of property situate in Borough of Taylor, Lackawanna County, Pennsylvania, being known as 131 Union Street, Taylor, PA 18517.

Property ID #: 16615040002

Assessed Value: \$6,000.00

Improvements thereon: Single Family Residence

Sheriff to Collect: \$2,000.00

Richard M. Squire & Associates, LLC

Attorney

### SALE NUMBER 28

By virtue of a Writ of Execution filed to No. 2015-04281, WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR MFRA TRUST 2015-2 vs. JOHN J. CAMPBELL AND RENEE M. CAMPBELL, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 317 S. Ninth Street, Scranton, PA 18504.

Property ID #: 15606050048

Assessed Value: \$5,500

Improvements thereon: Residential Dwelling

Sheriff to Collect: \$42,280.17 plus costs, expenses, attorneys' fees and additional interest.

Stephen M. Hladik, Esquire at Hladik, Onorato & Federman, LLP – 298 Wissahickon Avenue, North Wales, PA 19454.

Attorney

### SALE NUMBER 29

By virtue of a Writ of Execution filed to No. 2016 CIV 6980, FAIRWAY CONSUMER DISCOUNT COMPANY vs GINA M. SLUGG, owner of property situate in the City of Scranton, Lackawanna County, Pennsylvania being 2121 Pittston Avenue. Dimensions: 40 feet by 150 feet.

Assessment Map #: 16714-040-004

Assessed Value: \$12,000.00

Improvements thereon: IMPROVED with a single family dwelling.

Sheriff to Collect: \$11,875.21 as of July 11, 2017.

CHARITON, SCHWAGER & MALAK

Attorney

### SALE NUMBER 30

By virtue of a Writ of Execution filed to No. 2016-06258 PNC BANK, NATIONAL ASSOCIATION vs. DEBORAH

## LACKAWANNA JURIST

SCHROEDER, owner(s) of property situate in BOROUGH OF ARCHBALD, Lackawanna County, Pennsylvania, being 250 Main Street, Olyphant, Pennsylvania 18447  
50x100  
Assessment Map #: 09304-030-017  
Assessed Value: \$6,000.00  
Improvements thereon: SINGLE DWELLING  
Sheriff to Collect: \$39,671.30  
BRETT A. SOLOMON, ESQ., MICHAEL C. MAZACK, ESQ.,  
TUCKER ARENSBERG, P.C.  
Attorney

### SALE NUMBER 31

By virtue of a Writ of Execution filed to No. 2016-05110 FIRST NATIONAL BANK OF PENNSYLVANIA v. BRIAN J. GRAY; NADINE M. GRAY, owner(s) of property situate in Township of South Abington, Lackawanna County, Pennsylvania, being 400 Royal Oak Drive, South Abington, PA 18411  
1.44 Acres  
Property ID #: 08103050023  
Assessed Value: \$32,000.00  
Improvements thereon: single family dwelling  
Sheriff to Collect: \$229,222.15  
Kimberly A. Bonner, Esquire; Scott A. Dietterick, Kimberly J. Hong, Michael E. Carleton, Justin F. Kobeski, Matthew P. Curry and Cristina L. Connor  
Attorney

### SALE NUMBER 32

By virtue of a Writ of Execution filed to No. 16-cv-7104 NATIONSTAR MORTGAGE LLC vs. LYNN STEGMAN, owner(s) of property situated in Borough of Old Forge, Lackawanna County, Pennsylvania, being 213 Charles Street, Old Forge, PA 18518  
25X150  
Assessment Map #: 17512050030  
Assessed Value: \$7,000.00  
Improvements thereon: a residential dwelling  
Sheriff to Collect: \$130,597.51  
Samantha Gable, Esquire  
Attorney

### SALE NUMBER 33

By virtue of a Writ of Execution filed to No. 2016-01439 WELLS FARGO BANK, NA v. KATIE McCARTHY; ELLEN M. O'CONNOR (DECEASED), owner(s) of property situate in Borough of Dunmore, Lackawanna County, Pennsylvania, being 1114 John Avenue, Scranton, PA 18510 AKA 1114 John Avenue, Dunmore, PA 18510  
50 x 144  
Property ID #: 14619010060  
Assessed Value: \$8,500.00  
Improvements thereon: Single Family Dwelling  
Sheriff to Collect: \$153,142.08  
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  
Attorney

### SALE NUMBER 34

By virtue of a Writ of Execution filed to No. 16-cv-7232 NATIONSTAR MORTGAGE LLC vs. THEODORE FAIR, owner(s) of property situated in First Ward of the City of Scranton, Lackawanna County, Pennsylvania, being 2016 North Main Avenue, Scranton, PA 18508  
Assessment Map #: 13509010004  
Assessed Value: \$16,000.00  
Improvements thereon: a residential dwelling  
Sheriff to Collect: \$151,387.14  
Samantha Gable, Esquire

Attorney

### SALE NUMBER 35

All that certain piece or parcel or Tract of land situate in the City of Scranton, Lackawanna County, Pennsylvania, and being known as 262 Hollister Avenue, Scranton, Pennsylvania 18508.  
TAX MAP AND PARCEL NUMBER: 13501010019  
THE IMPROVEMENTS THEREON ARE: Residential Dwelling  
REAL DEBT: \$43,377.95  
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Frances Ann Horan  
McCabe, Weisberg and Conway, P.C.  
123 South Broad Street, Suite 1400  
Philadelphia, PA 19109

### SALE NUMBER 36

All that certain piece or parcel or Tract of land situate in the City of Scranton, Lackawanna County, Pennsylvania, and being known as 435 4<sup>th</sup> Avenue, Scranton, Pennsylvania 18505.  
TAX MAP AND PARCEL NUMBER: 15648-020-032  
THE IMPROVEMENTS THEREON ARE: Residential Dwelling  
REAL DEBT: \$53,957.90  
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Roberto Ayala and Myrian Lopez  
McCabe, Weisberg and Conway, P.C.  
123 South Broad Street, Suite 1400  
Philadelphia, PA 19109

### SALE NUMBER 37

By virtue of a Writ of Execution filed to No. 4694-Civil-2016 CNB REALTY TRUST, ASSIGNEE OF NBT BANK NA F/K/A PENNSTAR BANK, A DIVISION OF NBT BANK, NA vs. FRANK J. CALAUTTI, AS A KNOWN HEIR OF THE ESTATE OF FRANK J. CALAUTTI AND ANY AND ALL UNKNOWN HEIRS OF THE ESTATE OF FRANK J. CALAUTTI owner of property situate in Greenfield Township, Lackawanna County, Pennsylvania being: 465 Route 106, Greenfield Township, Pennsylvania 18407  
211 x 183 x 189 x 110  
Assessment Map #: 03302-010-002  
Assessed Value: \$10,000.00  
Improvements thereon: Single Dwelling  
Sheriff to Collect: \$68,797.74  
David M. Gregory, Esquire  
Attorney

### SALE NUMBER 38

All that certain piece or parcel or Tract of land situate in the Township of Scott, Lackawanna County, Pennsylvania, and being known as 1617 Lakeland Drive, Scott, Pennsylvania 18433.  
TAX MAP AND PARCEL NUMBER: 0520201000502  
THE IMPROVEMENTS THEREON ARE: Residential Dwelling  
REAL DEBT: \$108,522.54  
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Beverly J. Gedrimas  
McCabe, Weisberg and Conway, P.C.  
123 South Broad Street, Suite 1400  
Philadelphia, PA 19109

### SALE NUMBER 39

By virtue of a Writ of Execution filed to No. 2016-05412 NATIONSTAR MORTGAGE LLC vs. TANIA MALDONADO, owner(s) of property situated in 17<sup>th</sup> Ward of the City of

## LACKAWANNA JURIST

Scranton, Lackawanna County, Pennsylvania, being 304  
Harrison Avenue, Scranton, PA 18510  
30X160  
Assessment Map #: 15754020004  
Assessed Value: \$13,000.00  
Improvements thereon: a residential dwelling  
Sheriff to Collect: \$140,438.80  
Samantha Gable, Esquire  
Attorney

### SALE NUMBER 40

All that certain piece or parcel or Tract of land situate in the  
Borough of Olyphant, Lackawanna County, Pennsylvania,  
and being known as 128 Beech Street, Olyphant,  
Pennsylvania 18447.  
TAX MAP AND PARCEL NUMBER: 1141404000402  
THE IMPROVEMENTS THEREON ARE: Residential  
Dwelling  
REAL DEBT: \$67,105.93  
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY  
OF: Joseph Davey  
McCabe, Weisberg and Conway, P.C.  
123 South Broad Street, Suite 1400  
Philadelphia, PA 19109

### SALE NUMBER 41

All that certain piece or parcel or Tract of land situate in the  
Borough of Dunmore, Lackawanna County, Pennsylvania,  
and being known as 2031-2033 Delaware Street, Dunmore,  
Pennsylvania 18512.  
TAX MAP AND PARCEL NUMBER: 14642-020-007  
THE IMPROVEMENTS THEREON ARE: Residential  
Dwelling  
REAL DEBT: \$58,987.27  
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY  
OF: Akiva Kizelnik  
McCabe, Weisberg and Conway, P.C.  
123 South Broad Street, Suite 1400  
Philadelphia, PA 19109

### SALE NUMBER 42

All that certain piece or parcel or Tract of land situate in the  
Township of Springbrook, Lackawanna County,  
Pennsylvania, and being known as Rr7 box 7408  
Swartzvalley Road, Moscow, Pennsylvania 18444.  
TAX MAP AND PARCEL NUMBER: 20401010046  
THE IMPROVEMENTS THEREON ARE: Residential  
Dwelling  
REAL DEBT: \$169,275.69  
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY  
OF: Josephine F. Mccolligan  
McCabe, Weisberg and Conway, P.C.  
123 South Broad Street, Suite 1400  
Philadelphia, PA 19109

### SALE NUMBER 43

All that certain piece or parcel or Tract of land situate in the  
Borough of Archbald, Lackawanna County, Pennsylvania,  
and being known as 154 Simpson Street, Old Forge,  
Pennsylvania 18403.  
TAX MAP AND PARCEL NUMBER: 09414010027  
THE IMPROVEMENTS THEREON ARE: Residential  
Dwelling  
REAL DEBT: \$33,578.36  
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY  
OF: Lenore A. Antinori  
McCabe, Weisberg and Conway, P.C.  
123 South Broad Street, Suite 1400

Philadelphia, PA 19109

### SALE NUMBER 44

By virtue of a Writ of Execution filed to No. 16-4037, U.S.  
BANK N.A. vs. CAROLINE WILLIAMS, owner(s) of property  
situate in Clarks Summit, Lackawanna County, Pennsylvania,  
being 507 Center Street  
120 x 150 x 120 x 131  
Property ID #: 1000702001400  
Assessed Value: \$9,500.00  
Improvements thereon: Bldg and Land  
Sheriff to Collect: \$117,842.83  
Parker, McCay  
Attorney

### SALE NUMBER 45

All that certain piece or parcel or Tract of land situate in the  
City of Scranton, Lackawanna County, Pennsylvania, and  
being known as 1223 South Irving Avenue, Scranton,  
Pennsylvania 18505.  
TAX MAP AND PARCEL NUMBER: 16708020043  
THE IMPROVEMENTS THEREON ARE: Residential  
Dwelling  
REAL DEBT: \$79,151.68  
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY  
OF: Robert T. McDonough a/k/a Robert J. McDonough, Jr.  
and Juliane T. McDonough  
McCabe, Weisberg and Conway, P.C.  
123 South Broad Street, Suite 1400  
Philadelphia, PA 19109

### SALE NUMBER 46

By virtue of a Writ of Execution filed to No. 17-CV-1188 FIRST  
NATIONAL BANK OF PENNSYLVANIA, SUCCESSOR BY  
MERGER TO COMMUNITY BANK & TRUST COMPANY,  
PLAINTIFF vs. TIMOTHY AIKMAN, KATHLEEN AIKMAN  
AND THE UNITED STATES OF AMERICA, DEFENDANTS,  
owners of property situate in Township of North Abington,  
Lackawanna County, Pennsylvania being 201 Decker Road,  
Dalton, PA 18414  
Property ID #: 06003-010-001  
Assessed Value: \$2,035.00 (Land) + \$40,400.00 (Bldg) =  
\$42,435.00  
Improvements thereon: single family dwelling  
Sheriff to Collect: \$159,780.12, plus interest, tax and costs  
Kathryn L. Mason, Esquire  
Attorney

### SALE NUMBER 47

By virtue of a Writ of Execution filed to No. 14-CV-6671 FIRST  
NATIONAL BANK OF PENNSYLVANIA, SUCCESSOR BY  
MERGER TO COMMUNITY BANK & TRUST COMPANY,  
PLAINTIFF vs. CHRISTOPHER T. JONES AND KIMBERLY  
A. JONES, DEFENDANTS, owners of property situate in City  
of Carbondale, Lackawanna County, Pennsylvania being 167  
Fallbrook Street, Carbondale, PA 18407  
Property ID #: 04412-020-010  
Assessed Value: \$ (Land) + \$ (Bldg) = \$800.00  
Improvements thereon: single family dwelling  
Sheriff to Collect: \$75,474.18, plus interest, tax and costs  
Kathryn L. Mason, Esquire  
Attorney

### SALE NUMBER 48

By virtue of a Writ of Execution No. 15-CV-4409 BAYVIEW  
LOAN SERVICING, LLC v. STEVEN J. MULLET owners of  
property situate in CLIFTON TOWNSHIP, Lackawanna



## LACKAWANNA JURIST

County, Pennsylvania being 380 Maple Drive, a/k/a 13 Maple Drive, Gouldsboro, PA 18424  
Dimensions: 109X200X109X202  
Assessment Map #: 23303070004  
Assessed Value: \$19,800  
Improvements thereon: Residential Property  
Judgment Amount: \$140,313.18  
PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorney

### SALE NUMBER 49

BY VIRTUE OF A WRIT OF EXECUTION Peoples Security Bank & Trust successor by merger to Penn Security Bank & Trust Co. vs. Alan D. Dembowski and Barbara Bukenas, Docket No. 16-cv-6568.

Alan D. Dembowski and Barbara Bukenas are the owners of property situate in the Township of Clifton, Lackawanna County, Pennsylvania.

Being 478C West Creek Drive, Gouldsboro, PA 18424

Assessment Map #: 23304 030 001

Assessed Value: \$22,350

Improvements thereon: dwelling

Sheriff to Collect: \$76,366.01 (plus costs)

HOURIGAN, KLUGER & QUINN, PC

600 Third Avenue

Kingston, PA 18704

Attorney

### SALE NUMBER 50

By virtue of a Writ of Execution No. 2014-51176 SCOTT TOWNSHIP SEWER AND WATER AUTHORITY vs. DANIEL HALLORAN, owner(s) of property situate in Scott Township, Lackawanna County, Pennsylvania, being 1428 Layton Road 61X208X82X200

Property ID #: 09203-040-006

Assessed Value: \$4,000.00

Improvements thereon: SINGLE DWELLING PROPERTY

Sheriff to Collect: \$6,417.81

JEFFREY P. KELLY, Esquire, Portnoff Law Associates, Ltd.,

(866) 211-9466

Attorney

### SALE NUMBER 51

By virtue of a Writ of Execution No. 2012-53258 ABINGTON HEIGHTS SCHOOL DISTRICT vs. BALAJI INVESTMENTS, LLC, owner(s) of property situate in Glenburn Township, Lackawanna County, Pennsylvania, being:  
Waverly Wilson Avenue

2A

Property ID #: 08003-030-008

Assessed Value: \$5,000.00

Improvements thereon: VACANT LOT PROPERTY

Sheriff to Collect: \$4,747.36

JEFFREY P. KELLY, Esquire, Portnoff Law Associates, Ltd.,

(866) 211-9466, Attorney

### SALE NUMBER 52

By virtue of a Writ of Execution No. 2006-52315 NORTH POCONO SCHOOL DISTRICT vs. SCOTT D. SMITH, NANCY J. SMITH, owner(s) of property situate in Covington Township, Lackawanna County, Pennsylvania, being:

Hemlock Trail Wdl-73

47X8X120X48X100

Property ID #: 22701-020-073

Assessed Value: \$4,750.00

Improvements thereon: ALL RECREATION PROPERTY

Sheriff to Collect: \$4,793.64

JEFFREY P. KELLY, Esquire, Portnoff Law Associates, Ltd.,

(866) 211-9466

Attorney

### SALE NUMBER 53

By virtue of a Writ of Execution No. 2014-51837 ABINGTON HEIGHTS SCHOOL DISTRICT vs. SAVANA PROPERTIES LLC, owner(s) of property situate in S. Abington Township, Lackawanna County, Pennsylvania, being:

Fawn Hill Road Extension

2.33 AC

Property ID #: 10119-030-00534

Assessed Value: \$12,000.00

Improvements thereon: VACANT LOT PROPERTY

Sheriff to Collect: \$5,902.44

JEFFREY P. KELLY, Esquire, Portnoff Law Associates, Ltd.,

(866) 211-9466

Attorney

### SALE NUMBER 54

By virtue of a Writ of Execution No. 2013-52823 NORTH POCONO SCHOOL DISTRICT vs. C.J. TEN, L.L.C., owner(s) of property situate in Elmhurst Township, Lackawanna County, Pennsylvania, being:

Old Route 611 & Mullen Road

1.22A

Property ID #: 18113-010-014

Assessed Value: \$34,857.00

Improvements thereon: OTHER COMMERCIAL PROPERTY

Sheriff to Collect: \$10,162.05

JEFFREY P. KELLY, Esquire, Portnoff Law Associates, Ltd.,

(866) 211-9466

Attorney

### SALE NUMBER 55

By virtue of a Writ of Execution No. 2015-50556 ABINGTON HEIGHTS SCHOOL DISTRICT vs. JAMES MERLE RICHARDS, JR., owner(s) of property situate in Ransom Township, Lackawanna County, Pennsylvania, being:

Mt. Dewey

1A

Property ID #: 13303-010-005

Assessed Value: \$2,242.00

Improvements thereon: SINGLE DWELLING PROPERTY

Sheriff to Collect: \$4,002.77

JEFFREY P. KELLY, Esquire, Portnoff Law Associates, Ltd.,

(866) 211-9466

Attorney

### SALE NUMBER 56

By virtue of a Writ of Execution No. 2014-52247 NORTH POCONO SCHOOL DISTRICT vs. GEORGE R. OUELLETTE, owner(s) of property situate in Clifton Township, Lackawanna County, Pennsylvania, being:

Big Bass Drive B-326

155X315X65X364

Property ID #: 23303-030-007

Assessed Value: \$36,500.00

Improvements thereon: SINGLE DWELLING PROPERTY

Sheriff to Collect: \$11,174.87

JEFFREY P. KELLY, Esquire, Portnoff Law Associates, Ltd.,

(866) 211-9466

Attorney

### SALE NUMBER 57

By virtue of a Writ of Execution No. 2013-52658 NORTH POCONO SCHOOL DISTRICT vs. BRIAN P. BUTLER AND TAMARA J. BUTLER, owner(s) of property situate in Jefferson Township, Lackawanna County, Pennsylvania, being:

S. R. 348 T. 410 L1

4.62A

Property ID #: 15103-020-00301

Assessed Value: \$4,000.00

## LACKAWANNA JURIST

Improvements thereon: VACANT LOT PROPERTY  
Sheriff to Collect: \$4,603.06  
JEFFREY P. KELLY, Esquire, Portnoff Law Associates, Ltd.,  
(866) 211-9466  
Attorney

### SALE NUMBER 58

By virtue of a Writ of Execution No. 2012-53009 NORTH  
POCONO SCHOOL DISTRICT vs. FRANCIS S. JARA AND  
MARGARET JARA, owner(s) of property situate in Clifton  
Township, Lackawanna County, Pennsylvania, being:  
Big Bass Dr & Lake Dr. B-340  
149X230X65X188  
Property ID #: 23303-050-019  
Assessed Value: \$19,110.00

Improvements thereon: SINGLE DWELLING PROPERTY  
Sheriff to Collect: \$8,824.54  
JEFFREY P. KELLY, Esquire, Portnoff Law Associates, Ltd.,  
(866) 211-9466  
Attorney

### SALE NUMBER 59

By virtue of a Writ of Execution No. 2010-52141 NORTH  
POCONO SCHOOL DISTRICT vs. DAVID DAMBROSIA AND  
SUSAN ANN DAMBROSIA, owner(s) of property situate in  
Clifton Township, Lackawanna County, Pennsylvania, being:  
Packanack Drive J-1303  
181 x 218 x 41 x 218  
Property ID #: 23304-120-002  
Assessed Value: \$14,880.00

Improvements thereon: SINGLE DWELLING PROPERTY  
Sheriff to Collect: \$8,100.00  
JEFFREY P. KELLY, Esquire, Portnoff Law Associates, Ltd.,  
(866) 211-9466  
Attorney

### SALE NUMBER 60

By virtue of a Writ of Execution No. 2009-50970 ABINGTON  
HEIGHTS SCHOOL DISTRICT vs. JOSEPH WALSH AND  
KATHLEEN WALSH, owner(s) of property situate in Clarks  
Summit, Lackawanna County, Pennsylvania, being:  
404 Carnation Drive  
98 x 162 x 50 x 144  
Property ID #: 10016-030-01400  
Assessed Value: \$20,000.00

Improvements thereon: SINGLE DWELLING PROPERTY  
Sheriff to Collect: \$7,874.78  
JEFFREY P. KELLY, Esquire, Portnoff Law Associates, Ltd.,  
(866) 211-9466  
Attorney

### SALE NUMBER 61

By virtue of a Writ of Execution No. 2015-51178 ABINGTON  
HEIGHTS SCHOOL DISTRICT vs. DONALD HOPKINS JR.  
AND DONNA S. HOPKINS, owner(s) of property situate in S.  
Abington Township, Lackawanna County, Pennsylvania,  
being:  
818 Scott Road  
2.114A  
Property ID #: 10104-010-00104  
Assessed Value: \$23,000.00

Improvements thereon: SINGLE DWELLING PROPERTY  
Sheriff to Collect: \$6,152.07  
JEFFREY P. KELLY, Esquire, Portnoff Law Associates, Ltd.,  
(866) 211-9466  
Attorney

### SALE NUMBER 62

By virtue of a Writ of Execution No. 2014-50896 SCOTT  
TOWNSHIP SEWER AND WATER AUTHORITY vs.  
ANTHONY C. SCALAMONTI AND ELLEN S. SCALAMONTI,  
owner(s) of property situate in Scott Township, Lackawanna  
County, Pennsylvania, being:  
957 Lakeland Drive  
2.1766A  
Property ID #: 07203-010-02201  
Assessed Value: \$13,100.00  
Improvements thereon: SINGLE DWELLING PROPERTY  
Sheriff to Collect: \$4,672.77  
JEFFREY P. KELLY, Esquire, Portnoff Law Associates, Ltd.,  
(866) 211-9466  
Attorney

### SALE NUMBER 63

By virtue of a Writ of Execution No. 2011-50859 NORTH  
POCONO SCHOOL DISTRICT vs. THERESA FOX, owner(s)  
of property situate in Moscow, Lackawanna County,  
Pennsylvania, being:  
212 Brook Street Road #1  
105X294X100X306  
Property ID #: 19802-070-005  
Assessed Value: \$8,000.00  
Improvements thereon: SINGLE DWELLING PROPERTY  
Sheriff to Collect: \$6,053.85  
JEFFREY P. KELLY, Esquire, Portnoff Law Associates, Ltd.,  
(866) 211-9466  
Attorney

### SALE NUMBER 64

By virtue of a Writ of Execution No. 2015-51176 NORTH  
POCONO SCHOOL DISTRICT vs. DANIEL D. ANGERSON,  
EXECUTOR OF THE ESTATE OF JOHN F. ANGERSON,  
CHERYL ANGERSON, JOHN ANTHONY ANGERSON,  
ROCKY JOHN ANGERSON, CHRISTOPHER LEE  
ANGERSON, owner(s) of property situate in Springbrook  
Township, Lackawanna County, Pennsylvania, being:  
83 Bowen Road  
200X350  
Property ID #: 21001-010-00103  
Assessed Value: \$19,400.00  
Improvements thereon: SINGLE DWELLING PROPERTY  
Sheriff to Collect: \$6,118.11  
JEFFREY P. KELLY, Esquire, Portnoff Law Associates, Ltd.,  
(866) 211-9466  
Attorney

### SALE NUMBER 65

By virtue of a Writ of Execution No. 2014-52495 SCOTT  
TOWNSHIP SEWER AND WATER AUTHORITY vs. LORA  
M. CHELLINO, owner(s) of property situate in Scott Township,  
Lackawanna County, Pennsylvania, being:  
20 Chapman Lake Road  
2A  
Property ID #: 07203-020-00102  
Assessed Value: \$17,000.00  
Improvements thereon: SINGLE DWELLING  
Sheriff to Collect: \$4,717.78  
JEFFREY P. KELLY, Esquire, Portnoff Law Associates, Ltd.,  
(866) 211-9466  
Attorney

### SALE NUMBER 66

By virtue of a Writ of Execution No. 2013-53217 SCOTT  
TOWNSHIP SEWER AND WATER AUTHORITY vs. MARY  
ANN HOVAN, owner(s) of property situate in Scott Township,  
Lackawanna County, Pennsylvania, being:

## LACKAWANNA JURIST

22 Philbin Avenue  
101X102X79X100  
Property ID #: 06214-010-003

Assessed Value: \$5,500.00

Improvements thereon: SINGLE DWELLING PROPERTY  
Sheriff to Collect: \$4,804.13

JEFFREY P. KELLY, Esquire, Portnoff Law Associates, Ltd.,  
(866) 211-9466  
Attorney

### SALE NUMBER 67

By virtue of a Writ of Execution No. 2015-51770 JEFFERSON TOWNSHIP SEWER AUTHORITY vs. RAYMOND WADDELL, owner(s) of property situate in Jefferson Township, Lackawanna County, Pennsylvania, being: 19 Hitchcock Road  
150X200

Property ID #: 15103-020-005

Assessed Value: \$8,685.00

Improvements thereon: SINGLE DWELLING PROPERTY  
Sheriff to Collect: \$5,761.87

JEFFREY P. KELLY, Esquire, Portnoff Law Associates, Ltd.,  
(866) 211-9466  
Attorney

### SALE NUMBER 68

By virtue of a Writ of Execution No. 2015-50029 SCOTT TOWNSHIP SEWER AND WATER AUTHORITY vs. JASON CLARK, owner(s) of property situate in Scott Township, Lackawanna County, Pennsylvania, being:

394 Chapman Lake Road  
100X100X10X100X80X20

Property ID #: 06202-020-004

Assessed Value: \$14,000.00

Improvements thereon: SINGLE DWELLING PROPERTY  
Sheriff to Collect: \$4,372.98

JEFFREY P. KELLY, Esquire, Portnoff Law Associates, Ltd.,  
(866) 211-9466  
Attorney

### SALE NUMBER 69

By virtue of a Writ of Execution No. 2015-51285 ABINGTON HEIGHTS SCHOOL DISTRICT vs. WILLIAM NOTARIANNI, II AND LAURA R. NOTARIANNI, owner(s) of property situate in S. Abington Township, Lackawanna County, Pennsylvania, being:

105 Noble Road  
4.992A

Property ID #: 09003-010-01501

Assessed Value: \$58,000.00

Improvements thereon: SINGLE DWELLING PROPERTY  
Sheriff to Collect: \$11,047.74

JEFFREY P. KELLY, Esquire, Portnoff Law Associates, Ltd.,  
(866) 211-9466  
Attorney

### SALE NUMBER 70

By virtue of a Writ of Execution No. 2009-51543 ABINGTON HEIGHTS SCHOOL DISTRICT vs. MARJER, INC., owner(s) of property situate in Glenburn Township, Lackawanna County, Pennsylvania, being:

1194 Gravel Pond Road  
175X147X225X110

Property ID #: 08902-010-009

Assessed Value: \$2,000.00

Improvements thereon: VACANT LOT PROPERTY  
Sheriff to Collect: \$5,196.18

JEFFREY P. KELLY, Esquire, Portnoff Law Associates, Ltd.,  
(866) 211-9466  
Attorney

### SALE NUMBER 71

By virtue of a Writ of Execution No. 2014-52278 NORTH POCONO SCHOOL DISTRICT vs. DANIEL CORALLO, owner(s) of property situate in Jefferson Township, Lackawanna County, Pennsylvania, being:

T412 & T339  
30.58A

Property ID #: 15101-010-01101

Assessed Value: \$13,950.00

Improvements thereon: VACANT ACREAGE PROPERTY  
Sheriff to Collect: \$6,037.26

JEFFREY P. KELLY, Esquire, Portnoff Law Associates, Ltd.,  
(866) 211-9466  
Attorney

### SALE NUMBER 72

By virtue of a Writ of Execution No. 2011-50889 NORTH POCONO SCHOOL DISTRICT vs. JOSEPH D. SOCOLOP, owner(s) of property situate in Thornhurst Township, Lackawanna County, Pennsylvania, being:

Thornhurst C. C. L. 351

80 x 125

Property ID #: 24103-030-002

Assessed Value: \$10,000.00

Improvements thereon: SINGLE DWELLING PROPERTY  
Sheriff to Collect: \$11,175.99

JEFFREY P. KELLY, Esquire, Portnoff Law Associates, Ltd.,  
(866) 211-9466  
Attorney

### SALE NUMBER 73

By virtue of a Writ of Execution No. 2015-50990 ABINGTON HEIGHTS SCHOOL DISTRICT vs. RANDY BUCKAS, owner(s) of property situate in Ransom Township, Lackawanna County, Pennsylvania, being:

2472 Ransom Road  
5.035A

Property ID #: 15304-010-019

Assessed Value: \$19,800.00

Improvements thereon: MISC (GARAGE ETC) PROPERTY  
Sheriff to Collect: \$6,806.24

JEFFREY P. KELLY, Esquire, Portnoff Law Associates, Ltd.,  
(866) 211-9466  
Attorney

### SALE NUMBER 74

By virtue of a Writ of Execution No. 2013-51974 NORTH POCONO SCHOOL DISTRICT vs. RALPH H. PARRY AND ELIZABETH PARRY, owner(s) of property situate in Covington Township, Lackawanna County, Pennsylvania, being:

Off Clifton Road  
80X277X80X277

Property ID #: 21804-020-00207

Assessed Value: \$10,000.00

Improvements thereon: SINGLE DWELLING PROPERTY  
Sheriff to Collect: \$5,219.65

JEFFREY P. KELLY, Esquire, Portnoff Law Associates, Ltd.,  
(866) 211-9466  
Attorney

### SALE NUMBER 75

By virtue of a Writ of Execution No. 2011-51871 ABINGTON HEIGHTS SCHOOL DISTRICT vs. PETER LEE AND DEBRA LEE, owner(s) of property situate in Glenburn Township, Lackawanna County, Pennsylvania, being:

Lacka Trail  
97X155X107X142

Property ID #: 07902-040-007

## LACKAWANNA JURIST

Assessed Value: \$11,800.00  
Improvements thereon: MULTI DWELLING PROPERTY  
Sheriff to Collect: \$7,619.73  
JEFFREY P. KELLY, Esquire, Portnoff Law Associates, Ltd.,  
(866) 211-9466  
Attorney

### SALE NUMBER 76

By virtue of a Writ of Execution filed to No. 2017-CV-2280  
LANDMARK COMMUNITY BANK vs. J.B. REAL ESTATE  
DEVELOPMENT GROUP, owner(s) of property situate in  
Dunmore, Lackawanna County, Pennsylvania being Dunham  
Drive Dunmore PA 18512  
64x30x226x224x24x133x103x64x253  
Property ID #: 14704-020-003.02  
Assessed Value: \$32,875.00  
Improvements thereon: \$5,075.00  
Sheriff to Collect: \$3,662,359.47  
Myles R. Wren, Esquire  
Attorney

### SALE NUMBER 77

By virtue of a Writ of Execution filed to No. 2017-CV-2279  
LANDMARK COMMUNITY BANK vs. ESTATE OF WILLIAM  
K. NASSER SR., owner(s) of property situate in Taylor,  
Lackawanna County, Pennsylvania being vacant acreage at  
10 South Keyser Avenue Scranton, PA  
22.96 Acres  
Property ID #: 15503-030-001  
Assessed Value: \$13,500.00  
Improvements thereon: Unknown/vacant  
Sheriff to Collect: \$1,166,721.74  
Myles R. Wren, Esquire  
Attorney

### SALE NUMBER 78

By virtue of a Writ of Execution filed to No. 2017-CV-2285  
LANDMARK COMMUNITY BANK vs. MADISON & VINE  
ASSOCIATES, LLC, owner(s) of property situate in Scranton,  
Lackawanna County, Pennsylvania being 520 Madison  
Avenue  
120x160x46x41x74x119  
Property ID #: 157.21-010-019  
Assessed Value: \$32,000.00  
Improvements thereon: \$8850  
Sheriff to Collect: \$3,174,821.07  
Myles R. Wren, Esquire, Attorney

### SALE NUMBER 79

By virtue of a Writ of Execution filed to No. 2017-CV-2281  
LANDMARK COMMUNITY BANK vs. ROSEBRIER, INC.,  
owner(s) of property situate in Dunmore, Lackawanna County,  
Pennsylvania being 1 Dunham Drive Dunmore PA 18512  
45x58x20x116x18x180  
Property ID #: 14704-020-004  
Assessed Value: \$21,000.00  
Improvements thereon: \$20,250  
Sheriff to Collect: \$3,690,818.83  
Myles R. Wren, Esquire  
Attorney

### SALE NUMBER 80

By virtue of a Writ of Execution filed to No. 2017-CV-2279 and  
2017-CV-2278 LANDMARK COMMUNITY BANK vs.  
ESTATE OF WILLIAM K. NASSER, SR. AND ESTATE OF  
CATHERINE M. NASSER, owner(s) of property situate in  
Taylor, Lackawanna County, Pennsylvania being 26.98 acres  
Dimensions: Unknown  
Property ID #: Part of Pin 15503-030-001

Assessed Value: Unknown  
Improvements thereon: Unknown  
Sheriff to Collect: \$4,037,184.18  
Myles R. Wren, Esquire  
Attorney

### SALE NUMBER 81

By virtue of a Writ of Execution filed to No. 2017-CV-409, NET  
FEDERAL CREDIT UNION v. DAVID SINGER, AS  
ADMINISTRATOR FOR THE ESTATE OF BONNI J. SHEL  
P A/K/A BONNIE SHEL-SINGER, DECEASED, owner(s) of  
property situate in the Township of Scott, Lackawanna  
County, Pennsylvania, being 206 Manning Road, Scott  
Township, PA 18447, and containing 11.31 acres of land, be  
the same more or less.  
Property ID #: 05002-020-005  
Assessed Value: \$19,500.00  
Improvements thereon: Residential Property  
Sheriff to Collect: \$140,724.80  
The Law Offices of Kevin M. Smith, PC  
Attorney

### 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 AUGUST 11, 2017 AND THAT DISTRIBUTION WILL  
BE MADE IN ACCORDANCE WITH SAID SCHEDULE  
UNLESS EXCEPTIONS ARE FILED THERETO WITHIN TEN  
DAYS AFTER THE FILING OF THE PROPOSED  
SCHEDULE.

**MARK P. MCANDREW**  
**SHERIFF OF LACKAWANNA COUNTY**

ATTEST:

**BOB MOORE**  
REAL ESTATE DEPUTY  
SHERIFF'S DEPARTMENT  
SCRANTON, PA 18503

APRIL 17, 2017

## ESTATES

### First Notice

**ESTATE OF MARGARET ANN ABBOTT**,  
DECEASED, late of 320 MAIN STREET, PECKVILLE, PA  
18452, (Died JUNE 2, 2017). CAROL ANN DAVIS, Executrix;  
Dante A. Cancelli, Esquire, Suite 401, 400 Spruce Street,  
Scranton, Pennsylvania 18503, Attorney.

**ESTATE OF NORA M. CRONIN** deceased April 19,  
2017 late of Moscow, Lackawanna County, Pennsylvania.  
Letters of Administration in the above-named estate having  
been granted to the undersigned, all persons indebted to the  
estate are requested to make immediate payment and those  
having claims are directed to present the same without delay  
to the undersigned or her attorney within four (4) months from  
the date hereof and to file with the Clerk of the Court of  
Common Pleas of Lackawanna County, Orphans' Court  
Division, a particular statement of claim, duly verified by an

## LACKAWANNA JURIST

affidavit setting forth an address within the county where notice may be given to claimant. Breda Cronin Holmes, Administrator, 114 Vaughn Street, Olyphant, PA 18447. John J. McGee, Esq., Ste 302, 400 Spruce Street, Scranton, PA 18503.

**ESTATE OF WILLIAM J. EVANS, DECEASED** (died on 5/22/17). Late of Scranton, Lackawanna County, PA. Letters Testamentary have been granted and all creditors shall make demand and all debts shall make payment without delay to Walter J. Evans c/o Harry T. Coleman, Esquire, 41 N. Main Street, Carbondale, PA 18407.

**THOMAS J. FALZONE**, late of Dunmore, Lackawanna County, Pennsylvania, (died May 29, 2017). Notice is hereby given that Letters Testamentary on the above estate have been issued to Marianne M. Stivala, Executrix of the Estate. **MARIANNE M. STIVALA, ESQUIRE, BRIAN J. CALI & ASSOCIATES, 103 EAST DRINKER STREET, DUNMORE, PENNSYLVANIA 18512.**

**ESTATE OF NANCY M. GONGLIEWSKI A/K/A NANCY E. GONGLIEWSKI**, Deceased, late of 519 Broad Street, Peckville, PA 18452, (Died APRIL 28, 2017) Anthony Gongliewski, Administrator; Mark G. Rudalavage, 171 Scranton-Carbondale Highway, Eynon, Pennsylvania 18403-1027, Attorney.

**ESTATE OF CARYL MANGIALASHI A/K/A CARYL R. MANGIALASHI**, late of Scranton, PA (died May 19, 2017) Letters Testamentary were granted to Anne Marie Mangialashi, Executrix. Elaine C. Geroulo, Esq., Attorney for the Estate, 411 Jefferson Avenue, Scranton, PA 18510.

Notice is hereby given that Letters Testamentary have been granted in the **ESTATE OF JOSEPHINE MATRONE**. (died November 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 Norma Serino, Executrix, c/o C.J. Bufalino, III, Esquire, 1230 Memorial Highway, Suite 201, Shavertown, PA 18708.

Estate Notice is Hereby Given that Letters of Testamentary have been given to Grant in the **ESTATE OF MILDRED S. NOVACK**, late of Roaring Brook Township, Lackawanna County, Pennsylvania, who died 3/20/2017. All persons indebted to said Estate are requested to make payment and those having claims to present the same, without delay, to the Administrator, Valerie R. Bogart, 6 Devonald Drive, Asbury, NJ 08802. Justin J. Sulla, Esq.

RE: Estate of **ESTATE OF JAMES A. OLIVER, SR. A/K/A JAMES A. OLIVER**, late of Glenburn Township, Lackawanna County, and State of Pennsylvania, deceased, who died on the 29<sup>th</sup> day of April, 2017. Letters of Testamentary 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 the decedent shall make payment thereof without delay to the Executors, James A. Oliver, Jr. or Nancy K. Oliver, 289 Yoder Road, Harleysville, PA 19438, or to Mattes & Mattes, P.C., 324 N. Washington Ave., Scranton, PA 18503.

**ESTATE OF ELEANOR F. REICH**, late of Olyphant, Pennsylvania (died June 03, 2017). Notice is hereby given that Letters Testamentary on the above Estate have been granted to Angelo Reich, Jr., of Roaring Brook TWP, PA, and Jean Feduchak, of Nicholson, PA. All persons indebted to the said estate are required to make payment and those having claims to present the same without delay to the Executor(s) named herein, or to Nicholas D. Tellie, Esquire, Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

**ESTATE OF ANN A. STACK, DECEASED**, late of 629 CLAY AVENUE, SCRANTON, PA 18510, (Died APRIL 26, 2017). **JAMES S. VIEIRA**, Executor; Dante A. Cancelli, Suite

401, 400 Spruce Street, Scranton, Pennsylvania 18503, Attorney.

**ESTATE OF ANN M. SHEA** late of Scranton, Lackawanna County, PA (died April 2, 2017). Notice is hereby given that Letters Testamentary in the above Estate have been issued to Clement Jacklinski, Executor. Creditors shall present claims and Debtors shall make payments to Clement Jacklinski, c/o Arthur J. Rinaldi, Esquire, RINALDI & RINALDI, 2 West Olive Street, Scranton, PA 18508.

**ESTATE OF JOAN A. TURKO, ALSO KNOWN AS JOAN TURKO**, late of Borough of Olyphant, County of Lackawanna and State of Pennsylvania, deceased. WHEREAS, Letters Testamentary in the above-named estate have been granted to Teressa Ann Schisler, Executrix of the Estate of Joan A. Turko, also known as Joan Turko. All persons indebted to the said estate are requested to make immediate payment, and those having claims or demands to present the same without delay to Teressa Ann Schisler c/o Scott R. Steirer, Esquire. 124 Belvidere Street, Nazareth, Pennsylvania, 18064.

**ESTATE OF MAFALDA TEDESCO**, late of Vandling Borough, PA (died April 24, 2017) Thomas Fitzsimmons Executor and, Juliana Wildenstein Executrix, Frederick M. Moase, Jr., Attorney for the Estate, Law Offices of Frederick M. Moase, Jr., 123 East Garfield Ave, Carbondale, PA 18407.

**ESTATE OF ANTHONY F. VALENTI**, late of the Borough of Dunmore, Lackawanna County, Pennsylvania. Notice is hereby given that Letters Testamentary on the above estate have been issued to Anthony P. Valenti, Executor of the Estate. All persons indebted to said Estate are required to make payment and those having claims or demands to present the same without delay to the Executor or to Guy N. Valvano, Esquire, 117 W. Drinker Street, Dunmore, PA 18512, Attorney for the Estate.

Re: **ESTATE OF ELEANOR M. VOLPE**, late of the Borough Moosic, Lackawanna County, Pennsylvania (died May 20, 2017). Letters Testamentary in the above estate having been granted, all persons having claims or demands against the estate shall make them known and present them, and all persons indebted to the said decedent shall make payment thereof, without delay, to the Co-Executors, Debra Quinn and James F. Clemente, c/o Richard T. Mulcahey, Esq., 148 Adams Avenue, Scranton, PA 18503.

## Second Notice

**ESTATE OF JOSEPHINE D. BURDYN**, late of Lackawanna County, Pennsylvania. Letters Testamentary on the above estate having been granted to Joann Bissland, all persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to her c/o Joseph Kosierowski, Esq. 400 Broad Street, Milford, Pennsylvania 18337.

RE: **ESTATE OF LOUISE CHECK**, late of South Abington Township, Lackawanna County, Pennsylvania (died April 6, 2017). Notice is hereby given that Letters Testamentary for the Estate have been issued to James Check, Executor of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to the Executor, or to John J. McGovern, Jr., Attorney for the Estate, 321 Spruce Street - Suite 201, Scranton, PA 18503.

RE: **ESTATE OF RUTH H. FREIDENBURG**, late of Scranton, Pennsylvania. Letters Testamentary in the above estate having been granted, creditors shall make demand and debtors shall make payment to Leland D. Freidenburg, Jr., 1 Lakeside Drive, Apartment 1106, Oakland, California, Executor, or to Paul D. Horger, Esquire, Oliver, Price &

## LACKAWANNA JURIST

Rhodes, Attorney for the Estate, 1212 South Abington Road, P.O. Box 240, Clarks Summit, PA 18411.

**ESTATE OF KATHRYN A. JOHNSON**, late of Lackawanna County, Pennsylvania. Letters Testamentary on the above estate having been granted to Kathryn Gruszkiewicz and Cheryl Petrosky, 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 ALDONA A. KUCY**, late of the City of Scranton, Lackawanna County, Pennsylvania (died June 3, 2017). Personal Representative is Lawrence J. Kucy, Esq. Attorney for the Estate is Nancy M. Barrasse, Esquire, 224 Adams Avenue, Scranton, Pennsylvania 18503.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF ELLEN LEVENTHALL**, late of Carbondale, Lackawanna County, Pennsylvania (died June 3, 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 Executor, Thomas A. Leventhall, or to John J. Lawler, Jr., Attorney for the Estate, 25 North Main Street, Suite Two, Carbondale, Pennsylvania 18407.

**ESTATE OF JOHN W. MCDONNELL**, late of the Borough of Dunmore, Pennsylvania died April 28, 2017 Co-Executors John W. McDonnell, Jr. and Kaitlyn McDonnell, Sean Gallagher Attorney for the Estate, 416 Jefferson Avenue, Scranton, PA 18510. Notice is hereby given that Letters Administration have been granted. All persons indebted to the said estate are required to make payment, and those having claims or demands are to present the same without delay to the Co-Executors name.

RE: **ESTATE OF ANNA JANE SALMON**, late of Moosic, Pennsylvania (died May 12, 2017). Notice is hereby given that Letters Testamentary for the Estate of Anna Jane Salmon have been issued to Patrick J. Salmon and Margaret Ellen Swantek, Executors of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to the Executors at 2007 Cardinal Lane, Clarks Summit, PA 18411 or to Robert T. Kelly, Jr., Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Spruce Street, Suite 200, Scranton, PA 18503.

IN RE: **ESTATE OF THOMAS M. SMITH**, late of Peckville, Pennsylvania, died April 11, 2017. Notice is hereby given that Letters Testamentary, on the above estate have been granted to Debbie L. Trojanowicz. All persons indebted to the said Estate are required to make payment and those having claims to present the same without delay to the Testatrix named above or to Theresa J. Malski-Pezak, Esquire, 907 Church Street, Jessup, Pennsylvania 18434, Attorney for the Estate.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the following Estate. All persons indebted to the Estate are required to make payment and those having claims or demands are required to present the same without delay to the Executrix named below:

**ESTATE OF KATHY C. WEIR**, LATE OF FLEETVILLE, PENNSYLVANIA, DIED JANUARY 2, 2017, ROBERT WEIR, FLEETVILLE, PENNSYLVANIA, EXECUTOR; JOSEPH G. PRICE, ESQUIRE, ATTORNEY FOR THE ESTATE, 75 GLENMAURA NATIONAL BOULEVARD, MOOSIC, PA 18507.

### Third Notice

NOTICE IS HEREBY GIVEN that letters testamentary have been granted in the **ESTATE OF ELSA M. CASELLA**, late of Benton Township, Lackawanna County, Pennsylvania who died May 31, 2017. 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 Steven J. Casella, Co-Executor, 93 Newcomb Road, Factoryville PA 18419 or Helen A. Filiski, Co-Executor, 403 Bobnick Street, Peckville PA 18452 or Robert H. Sayers, 811-813 Mulberry Street, Scranton, Pennsylvania, Attorney for the Estate.

**ESTATE OF MARY ELIZABETH FORD**, late of Lackawanna County, Pennsylvania. Letters Testamentary on the above estate having been granted to Thomas Ford, all persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to her c/o Joseph Kosierowski, Esq. 400 Broad Street, Milford, Pennsylvania 18337.

NOTICE IS HEREBY GIVEN that letters testamentary have been granted in the **ESTATE OF MARION H. LITTLE**, late of Benton Township, Lackawanna County, Pennsylvania who died May 19, 2017. 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 Laurie K. Little, Executrix, 8 Chelton Circle, Camp Hill PA 17011 or Robert H. Sayers, 811-813 Mulberry Street, Scranton, Pennsylvania, Attorney for the Estate.

Notice is hereby given that Letters Testamentary have been granted to John J. Maholick and Linda Smolley, Co-Executors of the **ESTATE OF SUSAN MAHOLICK A/K/A SUSAN E. MAHOLICK**, late of Dickson City, PA, who died on April 21, 2017. All persons indebted to Estate are required to make payment and those having claims or demands are to present the same without delay to the Co-Executors or to Raymond C. Rinaldi, II, Esquire, Rinaldi & Poveromo, P.C., P.O. Box 826, Scranton, PA 18501.

**ESTATE OF JOSEPH M. MECCA**, late of the Borough of Dunmore, Pennsylvania. Notice is hereby given that Letters of Testamentary on the above estate have been granted to Robert J. Holtham, 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.

**JOSEPH J. PANE**, late of Dunmore, Lackawanna County, Pennsylvania, (died April 1, 2017). Notice is hereby given that Letters Testamentary on the above estate have been issued to Joseph Dupay, Executor of the Estate. **MARIANNE M. STIVALA, ESQUIRE, BRIAN J. CALI & ASSOCIATES**, 103 EAST DRINKER STREET, DUNMORE, PENNSYLVANIA 18512.

**ESTATE OF LEON NICHOLAS PILOSI**, late of Covington Township, Lackawanna County, Pennsylvania 18444, who died on March 18, 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, 417 Lackawanna Avenue, Scranton, Pennsylvania 18503.

**ESTATE OF MIRIAM E. PURDON**, late of City of Carbondale, Pennsylvania (died 10/17/16). Notice is hereby given that Letters of Testamentary on the above estate have been granted to Karey Rebecca Walker, of Clifford Twp, PA 18407, Executrix. All persons indebted to the said estate are required to make payment and those having claims to present the same without delay to the Executrix named herein, or to Patrick N. Coleman, Esquire, Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

## LACKAWANNA JURIST

**ESTATE OF MARIE RAKAUSKAS**, late of Old Forge Borough, deceased. Letters Testamentary on said Estate having been granted to the undersigned, all persons indebted thereto are requested to make immediate payment, and those having claims or demands against the same will present them without delay, for settlement to the undersigned: William Rakauskas, M.D., Executor, Mark Rakauskas, Executor, c/o Nicholas Ermolovich, Esquire, 2 North State Street, Ephrata, PA 17522.

NOTICE IS HEREBY GIVEN that Letters of Testamentary have been granted to Sara Lonsdorf Executrix of the **ESTATE OF NAZARENE SERRENTI**, late of the City of Scranton, Lackawanna County, Pennsylvania, the date of death was April 23<sup>rd</sup>, 2017. Estate Number 35-17-00496. Creditors are to present claims and debtors are to make payments to Anne Marie Howells, Esquire (Attorney for Estate), 307 West Market Street, Suite #1, Scranton, PA 18508-2783, (570)344-1088.

RE: **ESTATE OF MARIE T. SWADEBA**, late of Dunmore, PA, who died May 12, 2017. Letters Testamentary in the above estate having been granted, all persons having claims or demands against the estate of the decedent shall make them known and present them, and all persons indebted to said decedent shall make payment thereof without delay to: Joann Bistran or John Bistran, Co-Executors, or to Daniel L. Penetar, Jr., Esquire, 116 North Washington Avenue, Suite 2A, Scranton, PA 18503.

**ESTATE OF DALE ELLIS VAN WERT**, DECEASED, late of 100 KEYSTONE AVENUE, PECKVILLE, PA 18452, (Died APRIL 14, 2017), PNC BANK, N.A., Executor; Dante A. Cancelli, Suite 401, 400 Spruce Street, Scranton, Pennsylvania 18503, Attorney.

RE: **ESTATE OF ANNE G. ZUBY**, Late of Scranton, PA. (died May 4, 2017) Notice is hereby given that Letters Testamentary on the above Estate have been granted on June 1, 2017 to Gary Zuby. All persons indebted to the said Estate are required to make payments and those having claims to present the same without delay to the Executor named above or to Robert J. Murphy, Esq., 208 Chestnut Street, Dunmore, PA 18512.

## ARTICLES OF INCORPORATION

**THE PAUL LAW OFFICE, P.C.** has been incorporated under the provisions of Chapter 29 of the Business Corporation law of 1988 as a Professional Corporation.

Sheils Law Assocs., P.C.  
108 North Abington Road  
Clarks Summit, PA 18411  
t1- June 30

## ARTICLES OF INCORPORATION

Notice is hereby given that Articles of Incorporation were filed and approved by the Pennsylvania Department of State on June 6, 2017, in accordance with the Business Corporation law of 1988, as amended, for the incorporation of **Powell & Appleton, P.C.**

Anne Lavelle Powell, Esquire  
t1- June 30

## FICTITIOUS NAME

NOTICE IS HEREBY GIVEN that Donna Eget, P.C., 1001 Chapin Drive, Clarks Summit, Pennsylvania, has filed with the Secretary of the Commonwealth on May 22, 2017, the Registration of the Fictitious Name "**Medicus Counseling Services**". The principal place of business address is 1208 O'Neill Highway, Dunmore, Pennsylvania.

RICHARD A. FANUCCI, ESQ.  
t1- June 30

## CHANGE OF NAME

NOTICE IS HEREBY GIVEN that the Petition for Change of Name filed by Petitioner Ashley Lynn Felts was filed in the Court of Common Pleas of Lackawanna County to No. 2017 CIV 3605 and prays for a decree to change her name to Ashley Lynn Harris. The Court has fixed August 25, 2017 at 9:00 AM as the date and time of the hearing in Courtroom No. 3 Lackawanna County Courthouse, 200 N. Washington Ave., Scranton PA 18503.

t1- June 30

# LACKAWANNA JURIST

## NOTICE

IN THE COURT OF COMMON PLEAS  
OF LACKAWANNA COUNTY, PENNSYLVANIA  
CIVIL ACTION-LAW  
NO: 17-CV-134  
NOTICE OF ACTION IN MORTGAGE FORECLOSURE

Nationstar Mortgage LLC,  
Plaintiff  
vs.

Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations claiming right, Title or Interest from or under Robert Russell Comstock a/k/a Russell R. Comstock a/k/a Robert R. Comstock, deceased, Diane Comstock a/k/a Diane M. Kowelski, Known Heir of Robert Russell Comstock a/k/a Russell R. Comstock a/k/a Robert R. Comstock, deceased, Kristen Leri, Known Heir of Robert Russell Comstock a/k/a Russell R. Comstock a/k/a Robert R. Comstock, deceased, Nicole Kolodzieski a/k/a Nicole Comstock, Known Heir of Robert Russell Comstock a/k/a Russell R. Comstock a/k/a Robert R. Comstock, deceased, Kari Ann Comstock Stigler a/k/a Cari Ann Stigler, Known Heir of Robert Russell Comstock a/k/a Russell R. Comstock a/k/a Robert R. Comstock, deceased and Keith Comstock, Known Heir of Robert Russell Comstock a/k/a Russell R. Comstock a/k/a Robert R. Comstock, deceased,  
Defendants

### NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Robert Russell Comstock a/k/a Russell R. Comstock a/k/a Robert R. Comstock, deceased, Defendant(s), whose last known address is 1721 Brick Avenue, Scranton, PA 18508.

Your house (real estate) at: 1721 Brick Avenue, Scranton, PA 18508, 13408-020-031, is scheduled to be sold at Sheriff's Sale on October 17, 2017, at 10:00 AM, at Lackawanna County Sheriff's Office, 200 N. Washington Ave., Scranton, PA 18503, to enforce the court judgment of \$130,920.98, obtained by Nationstar Mortgage LLC (the mortgagee) against you. - NOTICE OF OWNER'S RIGHTS - YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE - To prevent this Sheriff's Sale you must take immediate action: 1. The sale will be cancelled if you pay back to Nationstar Mortgage LLC, the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call :(610)278-6800. 2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause. 3. You may be able to stop the sale through other legal proceedings. 4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney.) - YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE - 5. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (610)278-6800. 6. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property. 7. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call 570-963-6719. 8. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened. 9. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you. 10. You may be entitled to a share of the money, which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than thirty days after the Sheriff Sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule. 11. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Lackawanna County Lawyer Referral Service,  
Lackawanna Bar Association, 233 Penn Avenue  
Scranton, PA 18503, 570.969.9600.

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Christopher A. DeNardo, Kristen D. Little,  
Kevin S. Frankel, Samantha Gable, Daniel T. Lutz,  
Leslie J. Rase, Alison H. Tulio & Katherine M. Wolf,  
Attys. for Plaintiff  
Shapiro & DeNardo, LLC  
3600 Horizon Dr., Ste. 150  
King of Prussia, PA 19406  
610-278-6800



**LACKAWANNA JURIST**