

LACKAWANNA JURIST
JUDICIAL OPINION

CASE NAME AND NUMBER: Com. v. Dominick, 2017 WL 3928048 (Lacka. Co. 2017)

DATE OF DECISION: September 6, 2017

JUDGE: Terrence R. Nealon

ATTORNEYS INVOLVED: Brian J. Gallagher, Esquire, Jamie Davis, Esquire, Counsel for the Commonwealth of Pennsylvania
Terrence J. McDonald, Esquire, Counsel for Defendant, Jason Dominick

SUMMARY OF OPINION:

In this PCRA action, defendant filed a motion for public funding of \$5,289.76 to retain his ballistics expert from his murder trial to review a supplemental report of a gunshot residue and proximity testing facility, which changed ten words in a single sentence of a five page, single-spaced report. A PCRA petitioner in a non-capital case does not have an absolute right to public funding for the appointment of an expert, and is entitled to such funding for professional assistance only if [s]he identifies a particularized need for such assistance relative to a colorable issue presented in the PCRA petition. Not unlike the original gun residue/proximity testing report, the supplemental report does not offer any opinions concerning the "directionality" of the discharge or the location of the shooter within the vehicle. Thus, the record was devoid of any plausible proof that the supplemental report would likely compel a different verdict so as to warrant post-conviction relief based upon a claim of after-discovered evidence. Since defendant failed to identify a particularized need for the requested assistance in support of a colorable issue, the motion for the appointment of the ballistics expert was denied.

JUDICIAL OPINION

CASE NAME AND NUMBER: Nehme v. Churla, 2017 WL 4124460 (Lacka. Co. 2017)

DATE OF DECISION: September 8, 2017

JUDGE: Terrence R. Nealon

ATTORNEYS INVOLVED: Frank J. Tunis, Jr., Esquire, Counsel for Plaintiff
James J. Conaboy, Esquire, Counsel for Defendant

SUMMARY OF OPINION:

Plaintiff commenced an action against his former paramour seeking the repayment of money he loaned to her during the pendency of her divorce proceeding against her ex-husband, and the return of an engagement ring that plaintiff presented to defendant before she became involved in a romantic relationship with another individual. After defendant asserted a counterclaim for intentional infliction of emotional distress (IIED), plaintiff demurred to the counterclaim on the ground of legal insufficiency. To sustain an IIED claim, the conduct "must be so outrageous in character, and so extreme in degree, as to go beyond all bounds of decency, and to be regarded as atrocious and utterly intolerable in a civilized society." It is not enough that the tortfeasor "has acted with intent which is tortious or even criminal, or that he has intended to inflict emotional distress, or even that this conduct has been characterized by 'malice' or a degree of aggravation that would entitle the [claimant] to punitive damages for another tort." Although plaintiff's alleged actions could be characterized as obnoxious, meddlesome, odd and juvenile, they did not rise to the level of heinousness necessary for a claim of IIED. Hence, the demurrer to defendant's counterclaim was sustained.

LACKAWANNA JURIST

JUDICIAL OPINION

CASE NAME AND NUMBER: Santarelli and Sons Oil Co., Inc. v. Western Wayne School District, 2017 WL 4124461 (Lacka. Co. 2017)

DATE OF DECISION: September 12, 2017

JUDGE: Terrence R. Nealon

ATTORNEYS INVOLVED: Joseph S. Toczydlowski, Jr., Esquire, Joan Guari, Esquire,
Stephanie M. Sebastianelli, Esquire, Counsel for Plaintiff
Michael F. Cosgrove, Esquire, Counsel for Defendant, Western Wayne School District
Jonathan P. Riba, Esquire, Counsel for Defendant, Northeastern Educational Intermediate Unit No. 19

SUMMARY OF OPINION:

A fuel supplier, which was selected by the intermediate unit as the successful bidder to provide a member school district with its annual fuel requirements in response to an "invitation to bid" drafted by the intermediate unit, filed suit against the school district and the intermediate unit after the school district purchased 49,381 gallons less than the 125,000 gallons that were identified as the "approximate" amounts needed, thereby allegedly requiring the supplier to sell the surplus fuel oil to other customers at a loss of \$35,571.65 due to fluctuating fuel prices. The intermediate unit filed preliminary objections seeking to dismiss the action on the grounds that: (1) an enforceable contract existed only between the supplier and the school district; (2) the unit did not breach any agreement since the "quantity" provision stated that the "amount needed" was an "approximate;" and (3) the supplier's promissory estoppel claim was legally insufficient since the unit never made a promise to pay for any fuel to be purchased.

When the contract documents were examined as a whole and construed against the intermediate unit as their drafter, a reasonable interpretation of the documents imposed a duty upon the intermediate unit or the school district to pay for the fuel oil to be purchased by the school district. Section 2306(a) of the Pennsylvania Commercial Code requires a party to act in good faith in purchasing a required quantity of material that is less than the stated estimate set forth in the contract, and based upon the allegations of the complaint, neither the intermediate unit nor the school district was entitled to a pleadings determination as a matter of law that either party satisfied the "good faith" requirement of Section 2306(a). Furthermore, inasmuch as the contract documents arguably included a promise by the intermediate unit to "make payment" for any fuel to be purchased by a member school district, and the supplier alleged that it detrimentally relied upon that promise which was expected to induce action, the supplier stated a cognizable claim for promissory estoppel. Therefore, the intermediate unit's demurrers were overruled.

JUDICIAL OPINION

CASE NAME AND NUMBER: Santarelli v. Empire Consumer Services, 2017 WL 4124459 (Lacka. Co. 2017)

DATE OF DECISION: September 15, 2017

JUDGE: Terrence R. Nealon

ATTORNEYS INVOLVED: Roger Mattes, Jr., Esquire, Counsel for Plaintiff
A. James Hailstone, Esquire, Counsel for Defendants

SUMMARY OF OPINION:

In an action arising out of the denial of a vehicle service warranty claim, the warranty administrator and the broker who sold the warranty to the vehicle owner filed preliminary objections asserting an agreement to arbitrate any disputes related to the warranty in accordance with the Federal Arbitration Act (FAA). When a party seeks to dismiss a civil action and to transfer the matter to arbitration pursuant to Pa.R.C.P. 1028(a)(6), the court must determine whether a valid agreement to arbitrate exists, and if so, whether the parties' dispute is within the scope of that agreement. The parties' submissions established that the vehicle service agreement contained a conspicuous arbitration clause that clearly and unambiguously required all vehicle service disputes to be submitted to binding arbitration, and the vehicle owner's warranty claim fell within the scope of that arbitration mandate. Consequently, the claims against the warranty administrator and the broker were required to be submitted to binding arbitration governed by the FAA, as a result of which the preliminary objections under Rule 1028(a)(6) were sustained.

LACKAWANNA JURIST
JUDICIAL OPINION

CASE NAME AND NUMBER: Estate of Charles F. Maddi 35-2015-1429

DATE OF DECISION: 7/25/17

JUDGE: Thomas J. Munley

ATTORNEYS INVOLVED: Kim Thomas, Esq.
Gerry Hanchulak, Esq.

SUMMARY OF OPINION:

In considering the appeal of a Court of Common Pleas of Lackawanna County ruling, made by the Hon. Thomas J. Munley, Judge, the Superior Court found that the lower Court applied the correct legal standard in rebutting the presumption that Descendent destroyed and revoked his Will prior to his death. To prevail over the presumption that a lost Will was revoked or destroyed and to establish the existence of a lost Will, the proponent of the copy of the Will must prove that the testator duly and properly executed the original Will; the contents of the Will were substantially as appears on the copy of the Will presented for probate; and when the testator died, the Will remained undestroyed or revoked by him.

JUDICIAL OPINION

CASE NAME AND NUMBER: 35-2012-00204 Estate of Frances Walsh

DATE OF DECISION: 8/9/17

JUDGE: Thomas J. Munley

ATTORNEYS INVOLVED: Joseph Mariotti, Esq.
Office of Counsel for PA DHS

SUMMARY OF OPINION:

The Common Fund Doctrine applies to situations where an attorney's services protect a common fund for administration or distribution under the direction of the Court, or where such fund has been raised for like purpose, the fund is liable for costs and expenses including counsel fees incurred. This is the case even though the protection given or the raising of the fund results from what may properly be termed as adversary litigation.

JUDICIAL OPINION

CASE NAME AND NUMBER: Dempsey Uniform and Linen Supply, Inc. v. Barracks Row Entertainment Group, et al 2016-CV-6547

DATE OF DECISION: 9/14/17

JUDGE: Thomas J. Munley

ATTORNEYS INVOLVED: Lawrence Durkin, Esq.
Christopher Szewczyk, Esq.

SUMMARY OF OPINION:

A principal is responsible for the authorized and also unauthorized acts of an agent when the principal accepts the benefit of the unauthorized act and thus confirms the authority of the agent to perform that act. Once a court determines that a valid agreement to arbitrate exists and that the dispute falls within the agreement, the court must compel the parties to arbitration.

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SHERIFF'S SALE OF VALUABLE REAL ESTATE ON
TUESDAY, OCTOBER 17, 2017

BY VIRTUE OF CERTAIN WRITS OF EXECUTION ISSUED OUT OF THE COURTS OF COMMON PLEAS OF LACKAWANNA COUNTY, THE SHERIFF WILL EXPOSE AT PUBLIC SALE, BY VENUE OR OUTCRY, ALL THE RIGHT, TITLE AND INTEREST OF THE DESCRIBED LOTS, PIECES OR PARCELS OF LAND TO THE HIGHEST AND BEST BIDDER FOR CASH OR CERTIFIED FUNDS (SUBJECT TO PAYMENT OF ANY UNPAID TAXES) AT THE COURTHOUSE IN THE CITY OF SCRANTON, COUNTY OF LACKAWANNA, AND STATE OF PENNSYLVANIA, ON TUESDAY, OCTOBER 17, 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 1

By virtue of a Writ of Execution filed to No. 14-CV-3027 Federal National Mortgage Association vs. Ligorio Pacheco and Mesias Arias, owners of property situate in Dunmore Borough, Lackawanna County, Pennsylvania being 623 Center St. Dunmore, PA 18512
Front: Depth:
Assessment Map #: 14713010001
Assessed Value figure: \$11,000.00
Improvements thereon: Residential Dwelling
Attorney: Roger Fay, Esquire
Sheriff to collect: \$

SALE 2

By virtue of a Writ of Execution filed to No. 16-CV-1244 Valco Federal Credit Union vs. Estate of Victor Songuiliano, Theresa M. Sowka executrix, owners of property situate in Lackawanna County, Pennsylvania being 536 N. Bromley Ave. Scranton, PA 18504
50' x 150'
Property ID#: 14514 050 007
Assessed Value figure: \$6,000.00
Improvements thereon: \$6,000.00
Attorney: Bresset & Santora, LLC
Sheriff to collect: \$25,064.81

SALE 3

By virtue of a Writ of Execution No. 17-CV-488 Wells Fargo Bank, N.A. v. Christopher Reid, Mary Anne Russo-Reid, a/k/a Mary Ann Russo-Reid, owners of property situate in the Carbondale City, Lackawanna County, Pennsylvania, being 12 Oak Avenue, Carbondale, PA 18407-1633
Dimensions:
Assessment Map #: 04513050031
Assessed Value figure: \$6,000.00
Judgment Amount: \$30,444.75
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 4

By virtue of a Writ of Execution No. 2016-06830 Wells Fargo Bank, NA v. Frank A. Ball a/k/a Frank Ball, Mary Ellen Ball owners of property situate in the JESSUP BOROUGH, Lackawanna County, Pennsylvania, being 231 Cherry Street, A/K/A 231 Cherry ST L 15, Jessup, PA 18434-1419
Dimensions: 50 x 150
Assessment Map #: 11506010010
Assessed Value figure: \$12000
Judgment Amount: \$127,762.47
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 5

By virtue of a Writ of Execution filed to No. 14CV4146 LSF9 MASTER PARTICIPATION TRUST vs. STACEY J. NOLAN, owner(s) of property situate in Township of Newton, Lackawanna County, Pennsylvania, being, 103 Ren Acres Clarks Summit, PA 18411, 11002-010-001,
Assessment Map #: 11002-010-001
Assessed Value Figure: \$17,000.00
Improvements thereon: A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect \$205,325.64
EXHIBIT B

BEGINNING at a corner where the South side of public road leading from Chinchilla to Newton is intersected by the East side of another road. Thirty feet (30') wide, which leads Southerly and Southeasterly through the lands of said R.L. Kile from said Public road; thence South Seven degrees and Twenty-four minutes West (S. 7° 24' W.) along said Kile Road One Hundred Thirty-Four and Thirty-two hundredths feet (134.32') to a corner; thence Southerly and then Southeasterly still along said Kile Road following a curve to the left having a radius of Fifty feet (50') for a length of arc of Fifty-three and Nine-hundredths feet (53.09') to a corner; thence, South Fifty-three degrees and Twenty-six minutes East (S. 53° 26' E.) still along said Kile Road, Forty-Five and Sixteen hundredths feet (45.16') to a corner; thence, leaving said Kile road, South Eighty-two degrees and Thirty-six minutes East (S. 82° 36' E.) along lands conveyed by said R.L. Kile to Marino and Mary Liburdi, Thirty-four and Ninety-three hundredths feet (34.93') to a corner of lands conveyed by said R.L. Kile to Thomas Liburdi; thence North Seven degrees and Twenty-four minutes East (N. 7° 24' E.) along said Thomas Liburdi, Two Hundred feet (200') to a corner on the South side of aforesaid public road leading from Chinchilla to Newton; thence North Eighty-two degrees and Thirty-six minutes West (N. 82° 36' W.) along said road One Hundred feet (100') to the place of beginning. CONTAINING Four-tenths (4) of an acre. All bearings as the needle pointed April 1927.

TOGETHER with the right, power, privilege and easement of using the private roadway hereinabove referred to as the Thirty (30) foot wide road which leads Southerly and then Southeasterly into the land of said R.L. Ole from the aforesaid Public Road leading from Chinchilla to Newton. Said right, power, privilege and easement to be held and used in common owners of other land on said private road. SUBJECT to the same restriction and conditions as are contained in prior deeds forming the chain of title.

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SALE 6

BY VIRTUE of a Writ of Execution filed to No. 2016-CV 4773, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY Vs. ELAINE L. GITTO, 325 Mooney Street, Olyphant, PA 18447, Borough of Olyphant, Lackawanna County, Pennsylvania
Dimensions: 60 x 110 See Deed Book 379 Page 891
Assessment Map: 11407050017
Assessed Value: \$8,000
Improvements thereon: A residential dwelling house
Attorney: Leon P. Haller, Esquire
Purcell, Krug & Haller
Sheriff to collect: \$32,713.49 (Total amount of Judgment)*
*With costs, interest, late charges and taxes, etc. as may accrue.

SALE 7

By virtue of a Writ of Execution No. 2016-06542 CitiMortgage, Inc. v. Deborah L. Miller owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 331-333 10th Ave, a/k/a 331-333 S 10th Avenue, a/k/a 333 10th Ave, Scranton, PA 18504
Dimensions: 30 x 40 x 66
Assessment Map #: 15606050019
Assessed Value figure: \$8,300.00
Judgment Amount: \$72,206.10
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 8

By virtue of a Writ of Execution filed to No. 17-cv-910 Nationstar Mortgage LLC vs. Romeo Olaes, Jr.; Christina Olaes, owner(s) of property situated in Thornhurst Township Lackawanna County, Pennsylvania being 27 Bear Lake Road f/k/a Lot 27 Bear Lake Road, Thornhurst, PA 18424
Assessment Map #: 24902010027
Assessed Value figure: \$29,700.00
Improvement thereon: a residential dwelling
Attorney: Samantha Gable, Esquire
Sheriff to Collect: \$203,833.94

SALE 9

By virtue of a Writ of Execution filed to No. 17 CV 489 U.S. BANK NATIONAL ASSOCIATION vs. Coty Wright, owners of property situate in Greenfield Township, Lackawanna County, Pennsylvania being 219 Pleasant View Drive, Greenfield Township, PA 18407
Assessment Map #: 02304-0500-0905
Assessed Value figure: \$17,000
Improvements thereon: Residential Dwelling
Attorney: Roger Fay, Esquire
Sheriff to collect:

SALE 10

By virtue of a Writ of Execution filed to No. 2776-16-CV Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2004-HE6, Mortgage Pass-Through Certificates, Series 2004-HE6 vs. Gloria Donato, Administrator of the Estate of Joseph A. Donato, Deceased Mortgagor and Real Owner, owners of property situate in South Abington Township, Lackawanna County, Pennsylvania being 121 Parkland Drive Bldg 28, Clarks Summit, PA 18411
Assessment Map #: 0810204002108
Assessed Value figure: \$18,000.00
Improvements thereon: Residential Dwelling

Attorney: Roger Fay, Esquire. Sheriff to collect:

SALE 11

By virtue of a Writ of Execution filed to No. 2015-01924 PNC BANK, N.A. vs. DOUGLAS E. MINCHAK AND PAULA MARIE MINCHAK, owners of property situate in Township of Ransom, Lackawanna County, Pennsylvania, being, 2790 Dark Region Road Clarks Summit, PA 18411, 15301010005, Assessment Map #: 15301010005
Assessed Value Figure: \$34,500.00
Improvements thereon: A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$205,129.71

EXHIBIT B

BEGINNING at a corner lying the Southwesterly side of Dark Region Road, Township Road No. 367, said corner being common of Lots No. 1 and No. 2 upon a plot of lots known as Gambal's Grove;

THENCE along a line of lands common to Lots No. 1 and No. 2 in a South forty degrees forty-eight minutes twenty seconds West (S. 40 degrees 48' 20" W.) direction for a distance of one hundred (100) feet to a corner;
THENCE along a line of lands common to Lots No. 1 and No. 2 in a South seventy-six degrees thirty-four minutes fifty seconds West (S. 76 degrees 34' 50" W.) direction for a distance of one hundred eighty-eight (188) feet to a corner;
THENCE along the rear line of Lot No. 1 in a south thirteen degrees twenty-nine minutes thirty seconds East (S. 13 degrees 29' 30" E.) direction for a distance of two hundred twenty-five (225) feet to a corner;
THENCE along the Southeasterly side of Lot No. 1 in a North seventy-six degrees thirty-four minutes fifty seconds East (N. 76 degrees 34' 50" E.) direction for a distance of two hundred twelve (212) feet to a corner;
THENCE along the center of Dark Region Road in a North Eight degrees fifty-three minutes twenty-five seconds East (N. 08 degrees 53' 25" E.) direction for a distance of one hundred fifty-seven and sixteen hundredths (157.16) feet to corner, then North three degrees fifty-one minutes thirty-four seconds West (N. 03 degrees 51' 34" W.) for a distance of seventy-eight and twenty-one hundredths (78.21) feet to a corner; then North four degrees thirty-three minutes twenty-nine seconds West (N. 04 degrees 33' 29" W.) for a distance of fifty-seven and seventy-one hundredths (57.71) feet to a corner;
THENCE across the right-of-way of Dark Region Road to the Southwesterly sideline of said Road in a South eighty-five degrees twenty-six minutes thirty-one seconds West (S. 85 degrees 26' 31" W.) direction for a distance of twenty-five (25) feet to the place of Beginning.
CONTAINING approximately 1,398 acres (60,866 sq. feet) that includes one-half of the right-of-way width of Dark Region Road fronting said Lot and 1228 acres (53,504 sq. feet) excluding the right-of-way area.

SALE 12

By virtue of a Writ of Execution filed to No. 11 cv 4337 Wells Fargo Bank, N.A. s/l/i/t Wachovia Bank, N.A. vs. Colleen Gilroy-Waddell, Executrix of the Estate of Loretta E. Gilroy, Deceased Mortgagor and Real Owner of property Situate in City of Scranton, LACKAWANNA COUNTY, PENNSYLVANIA BEING 325 Prospect Avenue, Scranton, Pennsylvania 18505
LEGAL DESCRIPTION
ALL the following described lot or parcel of land situate in the City of Scranton in said Lackawanna County and bounded and described as follows, viz:
BEING Lot 7 in Square or Block 89 and situate upon street

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called and known as Prospect Avenue, upon the town Plot of Scranton, intended to be duly registered and recorded; said lot being 40 feet in front and rear and 135 feet in depth. This lot is rectangular in shape with an alley in the rear 16 feet wide for public use with the privilege of using five feet in front of the front line of said lot for yard, porch, piazza, cellarway and bay window, but for no other purpose.

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

DWELLING KNOWN AS: 325 PROSPECT AVENUE,
SCRANTON, PENNSYLVANIA 18505
TAX PARCEL #: 15668-020-003

Title to said premises is vested in John J. Gilroy and Loretta E. Gilroy by deed from Paul J. Gilroy, John J. Gilroy and Loretta E. Gilroy dated July 30, 1997 and recorded August 5, 1997 in Deed Book 1594, Page 305. The said John J. Gilroy died thereby vesting title into Loretta E. Gilroy by operation of law. The said Loretta E. Gilroy died on December 25, 2010. Letters of Administration were granted to Colleen Gilroy Waddell, Executrix of the Estate of Loretta E. Gilroy on January 6, 2011.

Assessment Map #: 15668-020-003

Assessed Value figure: \$

Improvements thereon: Residential Dwelling

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

Sheriff to collect: \$82,942.20

SALE 13

By virtue of a Writ of Execution No. 2016-05510 Wells Fargo Bank, N.A. v. Ronald E. Leshinski a/k/a Ron Leshinski, in His Capacity as Administrator of The Estate of Katherine L.

Engvaldsen a/k/a Kathy Engvaldsen, Shawn Engvaldsen, in His Capacity as Heir of The Estate of Katherine L.

Engvaldsen a/k/a Kathy Engvaldsen, Nicholas Leshinski, in His Capacity as Heir of The Estate of Katherine L.

Engvaldsen a/k/a Kathy Engvaldsen, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Katherine L.

Engvaldsen a/k/a Kathy Engvaldsen, Deceased owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 240 Theodore Street, Scranton, PA 18508-1834

Dimensions: 104 x 25

Assessment Map #: 13412030001

Assessed Value figure: \$7,000

Judgment Amount: \$30,205.01

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 14

By virtue of a Writ of Execution filed to No. 16 CV 6966 American Advisors Group vs. Jack Grier, Known Surviving Heir of Deborah Kozik and Unknown Surviving Heirs of

Deborah Kozik owners of property Situate in Borough of Jessup, LACKAWANNA COUNTY, PENNSYLVANIA BEING 202 Erie Street, Jessup, Pennsylvania 18434

LEGAL DESCRIPTION

ALL THE SURFACE or right of soil of and in all that certain lot, piece or parcel of land situate, lying and being in the Borough of Jessup, County of Lackawanna and Commonwealth of Pennsylvania, described as follows:

BEGINNING at a point in the northwesterly line of Erie Street distant sixty-one- (61) feet measured along said line of Erie Street on a course of north fifty-nine degrees seventeen minutes east (N 59° 17' E) from the easterly corner of a parcel of surface conveyed by Pennsylvania Coal Company to Albert Rosetti by deed dated February 20, 1961; thence

north thirty-four degrees twenty-nine minutes west (N 34° 29' W) one hundred sixty and fifty-nine one hundredths (160.59) feet, more or less, to the southeasterly line of a parcel of surface conveyed by Hillside Coal and Iron Company to Right Reverend Michael J. Hoban, Bishop of Scranton, in Trust for St. James Catholic Congregation of Jessup by deed dated December 5, 1911 and recorded in Lackawanna County Deed Book 256 at Page 331; thence along said last mentioned line north fifty-four degrees six minutes east (N 54° 06' E) seventy and thirteen one hundredths (70.13) feet, more or less, to the southwestly line of an alley; thence along said line of said alley south forty-five degrees thirty-five minutes east (S 45° 35' E) one hundred seventy-two and thirty-four one hundredths (172.34) feet, more or less, to aforesaid northwesterly line of said Erie Street; thence along said line of Erie Street south fifty-nine degrees seventeen minutes west (S 59° 17' W) one hundred three and fifty one hundredths (103.50) feet, more or less, to the place of beginning.

CONTAINING an area of fourteen thousand two hundred fifty (14,250) square feet.

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

DWELLING KNOWN AS: 202 ERIE STREET, JESSUP,
PENNSYLVANIA 18434

TAX PARCEL #: 11506050069

Title to said premises is vested in Deborah Kozik by deed from DEBORAH KOZIK, ADMINISTRATRIX OF THE ESTATE OF JOHN J. KOZIK, dated November 8, 2013 and recorded November 15, 2013 in Deed Book Instrument #201323799.

Assessment Map #: 11506050069

Assessed Value figure: \$

Improvements thereon: Residential Dwelling

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

Sheriff to collect: \$63,759.82

SALE 15

BY VIRTUE OF A WRIT OF EXECUTION Fidelity Deposit & Discount Bank vs. David E. Rose and Michelle A. Weidow, Docket No. 17 cv-1106. David E. Rose and Michelle A. Weidow are the owners of property situate in the City of Scranton, Lackawanna County, Pennsylvania being 304 Whitebirch Drive, L78, Scranton, PA 18504

Assessment Map #: 13401 010 00481

Assessed Value Figure: 23,580

Improvements Thereon: dwelling

Attorney: HOURIGAN, KLUGER & QUINN, PC

600 Third Avenue

Kingston, PA 18704

Sheriff to collect: \$202,584.01 (plus costs)

SALE 16

By virtue of a Writ of Execution filed to No. 17 CV 1252 DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC vs. Mariah Hendry Solely in Her Capacity as Heir of Thomas Hendry Deceased, Sean Hendry Solely in His Capacity as Heir of Thomas Hendry Deceased and Thomas Hendry, Jr. Solely in His Capacity as Heir of Thomas Hendry Deceased, owner(s) of property situate in Scranton City, Lackawanna County, Pennsylvania, being, 118-120 Morris Avenue A/K/A 118-120 Morris Street Scranton, PA 18504, 14513030015

Property ID#: 14513030015

Assessed Value Figure: \$10,000.00

Improvements thereon: A Residential Dwelling

Attorney: KML Law Group, P.C.

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Sheriff to collect: \$102,749.29

EXHIBIT B

BEING all the East part of lots numbers twenty-three (23) and twenty-four (24) in Block number twenty (20) of Price and Pancoast Addition to the Borough of Hyde Park (now City of Scranton) situated on the West side of Morris Street, in the fifth (5th) Ward of the City of Scranton. Said piece of land being (50) feet in front on Morris Street and one hundred nineteen (119) feet deep.

SALE 17

By virtue of a Writ of Execution No. 16-CV-6988 Wells Fargo Bank, NA v. Rosa J. Sanchez owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 1219 Diamond Avenue, Scranton, PA 18508-2258
Dimensions: 30 x 143 x 32 x 146
Assessment Map #: 13420020043
Assessed Value figure: \$6,500.00
Judgment Amount: \$49,490.00
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 18

By virtue of a Writ of Execution filed to No. 2016-04065 First National Bank of PA v. Philip Newcomb, as Believed Heir and/or Administrator of the Estate of Paul J. Newcomb; Michael Newcomb, as Believed Heir and/or Administrator of the Estate of Paul J. Newcomb; Charles Newcomb, as Believed Heir and/or Administrator of the Estate of Paul J. Newcomb; Ann Kilmer, as Believed Heir and/or Administrator of the Estate of Paul J. Newcomb; Jean Cobb, as Believed Heir and/or Administrator of the Estate of Paul J. Newcomb; Mary Taylor, as Believed Heir and/or Administrator of the Estate of Paul J. Newcomb; Margaret Solomon, as Believed Heir and/or Administrator of the Estate of Paul J. Newcomb; Sally Warren, as Believed Heir and/or Administrator of the Estate of Paul J. Newcomb; Unknown Heirs, and/or Administrators of the Estate of Paul J. Newcomb owner(s) of property situate in Borough of Archbald, Lackawanna County, Pennsylvania being 402 1st Street, Eynon, PA 18403
50 x 150
Property ID#: 09418020015
Assessed Value Figure: \$5,500.00
Improvements thereon: Single Family Dwelling
Attorney: Kimberly A. Bonner, Esquire; Scott A Dietterick, Michael E. Carleton
Sheriff to collect: \$31,197.82

SALE 19

By virtue of a Writ of Execution No. 2016-03471 Wells Fargo Bank, N.A. s/b/m Wells Fargo Home Mortgage, Inc. v. Kevin P. Whitford, Individually and in His Capacity as Executor of The Estate and Devisee of The Estate of Joan M. Whitford owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 952 James Avenue, Scranton, PA 18510-1511
Dimensions: 45 x 72 x 50 x 94
Assessment Map #: 15707030017
Assessed Value figure: \$7,000.00
Judgment Amount: \$181,604.26
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 20

By virtue of a Writ of Execution No. 17-CV-1496 Wells Fargo

Bank, N.A. v. Sue Zymblosky owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 2123 Rockwell Avenue a/k/a 2125, Rockwell Avenue L 19 a/k/a 2125 Roc, Scranton PA 18508-1658
Dimensions: 50 x 150
Assessment Map #: 12320-060-036
Assessed Value figure: \$8,000
Judgment Amount: \$133,916.17
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 21

BY VIRTUE OF A WRIT OF EXECUTION issued by THE DIME BANK, 2015-cv-7459 My House, LLC, is the owner of property situate in the Borough of Olyphant, Lackawanna County, Pennsylvania being 712 Susquehanna Avenue, Olyphant, PA
Assessment Map #: 11407 040 045
11407 040 045 01
Assessed Value Figure: 10,000
1,000
Improvements Thereon: single dwelling
Attorney: HOURIGAN, KLUGER & QUINN, PC
600 Third Avenue
Kingston, PA 18704
Sheriff to collect: \$273,891.01 (plus costs)

SALE 22

BY VIRTUE OF A WRIT OF EXECUTION issued by THE DIME BANK, 2015-7428 My House, LLC, is the owner of property situate in the City of Carbondale, Lackawanna County, Pennsylvania being 103 Gordon Avenue, Carbondale, PA 18407
Assessment Map #: 05416 010 010
Assessed Value Figure: 4,000
Improvements Thereon: residential single dwelling
Attorney: HOURIGAN, KLUGER & QUINN, PC
600 Third Avenue
Kingston, PA 18704
Sheriff to collect: \$273,891.01 (plus costs)

SALE 23

BY VIRTUE of a Writ of Execution filed to No. 2017-CV-00718 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY Vs. ANDREW CORDERO, 1309 Farr Street, Scranton, PA 18504, City of Scranton, Lackawanna County, Pennsylvania
Dimensions: 40 x 136
See Deed Book 637 Page 832
Assessment Map: 14507020040
Assessed Value: \$10,000
Improvements thereon: A residential dwelling house
Attorney: Leon P. Haller, Esquire
Purcell, Krug & Haller
Sheriff to collect: \$49,777.44 (Total amount of Judgment)*
*With costs, interest, late charges and taxes, etc. as may accrue.

SALE 24

By virtue of a Writ of Execution No. 16-CV-3432 Federal National Mortgage Association ("Fannie Mae"), A Corporation Organized and Existing Under The Laws of The United States of America v. June Coggins owners of property situate in the JESSUP BOROUGH, Lackawanna County, Pennsylvania, being 310-312 Hand Street, Jessup, PA 18434-1016
Dimensions: 55 x 64 x 74 x 62 x 150

LACKAWANNA JURIST

Assessment Map #: 11506050024
Assessed Value figure: \$9,600.00
Judgment Amount: \$66,173.33
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 25

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, owners 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 26

By virtue of a writ of Execution filed to No. 17CV2474 Reynold's Road Realty, LLC vs Heirs, Successors, Administrator, Assigns and any and All persons, Firms or Associations Claiming Right, Title or Interest from or under Hildegard Summa, Deceased, owner of property situate in 601 Pamela Drive, Clarks Summit, PA 18411, Lackawanna County, Pennsylvania
100 x 114 Residential Building and Land
Property ID#: 101.14-010-001.48
Assessed Value Figure: \$32,000
Improvements thereon: Residential Building
Attorney: Shawn P. Quinnan, Esquire
Sheriff to Collect: \$335,293.09

SALE 27

By virtue of a Writ of Execution No. 2012-06767 Federal National Mortgage Association v. Mary Spinosi, Richard Spinosi owners or property situate in the TOWNSHIP OF JEFFERSON, Lackawanna County, Pennsylvania, being 731 Jefferson Boulevard, Jefferson Township, PA 18436-3413
Dimensions: 150 x 267
Assessment Map #: 1390301001105
Assessed Value figure: \$20,000
Judgment Amount: \$293,392.76
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 28

By virtue of a Writ of Execution No. 13-CV-224 Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, Not Individually But as Trustee for Pretium Mortgage Acquisition Trust v. Scott G. Black, Chastity L. Black owners of property situate in the JERMYN BOROUGH, Lackawanna County, Pennsylvania, being 642 Jefferson Avenue, Jermyrn, PA 18443-1605
Dimensions:
Assessment Map #: 07312040027
Assessed Value figure: \$5,500.00
Judgment Amount: \$93,287.36
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 29

By virtue of a Writ of Execution filed to No. 16-CV-5421 Christiana Trust, et al. vs. Timothy P. Carroll. Timothy P. Carroll, owner(s) of property situate in Second Ward of the Borough of Archbald, Lackawanna County, Pennsylvania

being 185 Chestnut Street, Archbald, PA 18403
Dimensions: 45 x 150
Assessment Map #: 09518-040-009
Assessed Value figure: \$12,500.00
Improvements thereon: A single family dwelling
Attorney: Kristine M. Anthou
Sheriff to collect: \$166,858.01

SALE 30

By virtue of a Writ of Execution No. 16-CV-2399 OCWEN Loan Servicing, LLC v. Kathleen Snyder a/k/a/ Kathleen M. Snyder owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 1208 Foster Street, Scranton, PA 18508-2125
Dimensions: 33 x 80
Assessment Map #: 13419040033
Assessed Value figure: \$7,000.00
Judgment Amount: \$59,081.18
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 31

By virtue of a Writ of Execution No. 2016-06610 Wells Fargo Bank, NA v. Jo Anna Reed, in Her Capacity as Executrix and Devisee of The Estate of Louis S. Deangeles, Jr a/k/a Louis S. DE Angeles a/k/a Louis DE Angeles owners of property situate in the ARCHBALD BOROUGH, Lackawanna County, Pennsylvania, being 318 Wayne Street, Archbald, PA 18403-2241
Dimensions: 50 x 78
Assessment Map #: 09517030007
Assessed Value figure: \$7,000.00
Judgment Amount: \$102,232.67
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 32

By virtue of a Writ of Execution filed to No. 15 CV 4586 Federal National Mortgage Association, by First National Bank of Pennsylvania, successor to Community Bank & Trust Co., Agent vs. Teresa Craig a/k/a Teresa McGee. Teresa Craig a/k/a Teresa McGee owner(s) of property situate in Borough of Archbald, Lackawanna County, Pennsylvania, being 108 Wisteria Lane, Unit 4A, Archbald, PA 18403
Dimensions:
Assessment Map #: 09517110013
Assessed Value figure: \$19,500.00
Improvements thereon: Townhouse Unit
Attorney: Kristine M. Anthou
Sheriff to collect: \$187,660.68

SALE 33

BY VIRTUE OF A WRIT OF EXECUTION PEOPLES SECURITY BANK & TRUST, SUCCESSOR BY MERGER TO PENN SECURITY BANK & TRUST CO. V. LOIS COSENTINI, Docket No. 17-CV-02369. Lois Cosentini is the owner of property situate in the City of Scranton, Lackawanna County, Pennsylvania being 832 Hemlock Street, Scranton, PA 18505
Assessment Map #: 15761 020 028
Assessed Value figure: \$6,000.00
Improvements thereon: dwelling
Attorney: HOURIGAN, KLUGER & QUINN, PC
600 Third Avenue
Kingston, PA 18704
Sheriff to collect: \$109,309.96 (plus costs)

LACKAWANNA JURIST

SALE 34

BY VIRTUE OF A WRIT OF EXECUTION NBT Bank, NA, formerly Pennstar Bank, a division of NBT Bank, NA vs. Harold L. Piasecki, Jr., Docket No. 17-CV-136. Harold L. Piasecki, Jr. is the owner of property situate in the Borough of Olyphant, Lackawanna County, Pennsylvania being 719 E. Pine Street, Olyphant, PA 18447
Assessment Map #: 11415 050 016
Assessed Value figure: \$9,500.00
Improvements thereon: dwelling
Attorney: HOURIGAN, KLUGER & QUINN, PC
600 Third Avenue
Kingston, PA 18704
Sheriff to collect: \$64,690.86 (plus costs)

SALE 35

By virtue of a Writ of Execution filed to No. 2016-CV-6379, Fidelity Deposit & Discount Bank, Plaintiff, vs. David W. Amori and Judy Amori, Defendants and Owners of the properties situate in the City of Scranton, Lackawanna County, Pennsylvania, being known as 1525 1527 Farr Street, Scranton, PA 18504 and 1601 Farr Street, Scranton, PA 18504. The Dimensions of the property located at 1525 1527 Farr Street are 40' x 136' more or less, and the Dimensions of the property located at 1601 Farr Street are 40' x 80' more or less.
Property ID#: 14506020025 and 14506020026
Assessed Value: \$16,450.00
Improvements Thereon: Improved with Combination Store/Apartment
Attorney: Rocco Haertter, Esquire
Sheriff to Collect: \$32,686.22

SALE 36

By virtue of a Writ of Execution filed to No. 17-CV-1378, LSF9 Master Participation Trust v. Lisa White and Neil White, 119 Jefferson Street, Simpson, PA 18407, owner of property situate in Lackawanna, Lackawanna County, Pennsylvania, being known as 119 Jefferson Street, Simpson, PA 18407.
Property ID#: 03511-040-028
Assessed Value Figure: \$3,742.00
Improvements thereon: Single Family Residence
Attorney: Richard M. Squire & Associates, LLC
Sheriff to collect: \$2,000.00

SALE 37

By virtue of a Writ of Execution filed to No. 16 cv 7079, Pacific Union Financial LLC vs. Alfred J. Temple, Jr. and Tina Cumber, owners of property situate in Township of Greenfield, LACKAWANNA COUNTY, PENNSYLVANIA, BEING 163 Decker Road, Jermyn, Pennsylvania 18433. ALL that certain lot, piece or parcel of land situate in the Township of Greenfield, County of Lackawanna, and Commonwealth of Pennsylvania, bounded and described as follows:
BEGINNING at a corner in the centerline of Twp. Rd. No. 562, being line of lands now or formerly of Walter Zabrowski, et ux;
THENCE along line of lands n/f of Walter Zabrowski, et ux, North 32 degrees, West 301.5 feet through an iron pipe found on the North side of Twp. Rd. No. 562 to a corner;
THENCE continuing along the line of lands n/f of Walter Zabrowski, et ux, North 62 degrees, 15 minutes West 51.20 feet to a corner which falls in the right of way of U.S. Rt. No. 81;
THENCE North 25 degrees, 09 minutes East 10.63 feet to a corner in the Southeasterly right of way line of U.S. Rt. No.

81;

THENCE along the Southeasterly right of way line of U.S. Rt. No. 81 North 13 degrees, 44 minutes 23 seconds East 287.12 feet to a corner;

THENCE along an agreement line shown on the map herein attached the following two (2) courses: (1) South 65 degrees, 46 minutes 53 seconds East 223.02 feet to an iron pin set for a corner, and (2) South 42 degrees, 44 minutes, 35 seconds East 163.73 feet through an iron pin set on line to a corner in the North side of the cartway of Twp. Rd. No. 562;

THENCE along Twp. Rd. No. 562 the following two (2) courses: (1) South 48 degrees, 32 minutes, 07 seconds West 19.60 feet, and (2) South 26 degrees West 382.0 feet to the place of beginning.

CONTAINING 2.676 acres according to a survey prepared by Joseph P. Barrett, P.L.S., a copy of which is filed of record in Deed Book 1348, page 206. DWELLING KNOWN AS: 163 DECKER ROAD, JERMYN, PENNSYLVANIA 18433.
TAX PARCEL #: 01203-020-003

Title to said premises is vested in Alfred J. Temple, Jr and Tina Cumber by deed from HENRY A. SOBOLAK, III AND LAURA S. SOBOLAK dated June 13, 2014 and recorded June 17, 2014 in Deed Book, Instrument #201408843.

Assessment Map #: 01203-020-003

Assessed Value figure: \$

Improvements thereon: Residential Dwelling

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

Sheriff to collect: \$167,916.35

SALE 38

By virtue of a Writ of Execution filed to No. 12CV1747, MTGLQ INVESTORS. LP vs. DAVID FLYNN, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, Pennsylvania, being 2321-2323 Boulevard Avenue Scranton, PA 18509, 135.10-060-021

Assessment Map #: 135.10-060-021

Assessed Value Figure: \$14,000

Improvements thereon: A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$79,757.46

EXHIBIT B

SAID LOT being "F" upon the plot of lots known as the "Subdivision of Robert Von Storch's Plot into lots by William E. Bright and George A. Cure", First, now Twenty-third Ward, Scranton, Pennsylvania, a map of which plot is recorded in the Office of the Recorder of Deeds in and for Lackawanna County, Pennsylvania, in Map Book No. 2, at Page 80. Said Lot "F" having a frontage of thirty-eight and sixty-six one hundredths (38.66) feet on Boulevard Avenue, and a depth of one hundred and ninety-one (191) feet on the Northeastly side, and running back to the Lackawanna River, thence in the rear along the Lackawanna River a distance of about one-hundred sixteen (116) feet, more or less, and a distance of seventy-seven (77) feet along the dividing line between the said lot "F" and the said lot "C" on said plot and at right angles to the Boulevard; thence along the rear lots of "D" and "E" and parallel with Boulevard Avenue a distance of seventy-seven and thirty-four one hundredths (77.34) feet to a corner; and thence Southeasterly along the dividing line between lots "E" and "F" at right angles to Boulevard Avenue, a distance of one hundred and eleven (111) feet. 135.10-060-021

SALE 39

By virtue of a Writ of Execution filed to No. 17CV939, LAKEVIEW LOAN SERVICING, LLC vs. DEBORAH A.

LACKAWANNA JURIST

HARDIK and JESSICA M. POUCH, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being, 138 South Sumner Avenue, Scranton, PA 18504, 14517050067

Assessment Map #: 14517050067

Assessed Value Figure: \$7,500.00

Improvements thereon: A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect \$130,151.55

EXHIBIT B

BEING Lots Nos. 39 and 40 in square or block No. 7 and fronting on South Sumner Avenue, said lots being together 50 feet in width in front on said Avenue by 150 feet in depth, according to a plan or map entitled Price, Pancoast and Throop's Map of Addition to the City of Scranton, and is the land conveyed by Eli K. Price, et al. to Martha M. Goodrich in Deed Book #202 at pages 257, etc. All improved with a two-story frame dwelling house and other outbuildings thereon.

SALE 40

By virtue of a Writ of Execution No. 17-CV-1495, Ditech Financial LLC f/k/a Green Tree Servicing LLC v. Patrick F. Battle owners of property situate in the CARBONDALE CITY, 3RD, Lackawanna County, Pennsylvania, being 94 7th Avenue, Carbondale, PA 18407-2435

Dimension: 38 x 60 = 2,280 sq ft

Assessment Map #: 05505050047

Assessed Value figure: \$9,700

Judgment Amount: \$51,288.25

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 41

By virtue of a Writ of Execution filed to No. 2017-00933, DITECH FINANCIAL LLC vs. MICHAEL JAMES HALAPIN, owner(s) of property situate in Borough of Moscow, Lackawanna County, Pennsylvania, being, 107 Brook Street, Moscow, PA 18444, 19802050011

Assessment Map #: 19802050011

Assessed Value Figure: \$8,000.00

Improvements thereon: A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$138,604.52

EXHIBIT B

BEGINNING at a point in center of VanBrunt Stream, on the Easterly side of Brook Street, (said point being marked on Ballister wall of concrete bridge over said stream); thence in a Northerly direction along side Brook Street 74.5 feet more or less to a point in line of lands of Adelaide Maroney; thence at right angles to Brook Street and in an Easterly direction to a corner on line of lands formerly owned by Sarah Ann Swarts Estate about 90 feet; thence in a Southerly direction along said line of land 74.5 feet or there about to a point in the center of the above mentioned VanBrunt Stream; thence in a Westerly direction along the center of said Stream about ninety (90) feet to the place of beginning.

SALE 42

By virtue of a Writ of Execution filed to No. 14 CV 7926, CITIFINANCIAL SERVICING LLC, A DELAWARE LIMITED LIABILITY COMPANY vs. Jacquelyn Ann Lavelle a/k/a Jacquelyn A. Lavelle, Mark A. Lavelle a/k/a Mark Anthony Lavelle a/k/a Mark Lavelle, Individually and as Known Heir of Shirley M. Lavelle, Deceased Mortgagor and Real Owner, William D. Lavelle Known Heir of Shirley M. Lavelle, Deceased Mortgagor and Real Owner, Tammie Lynn Lavelle Known Heir of Shirley M. Lavelle, Deceased Mortgagor and Real Owner, Craig A. Lavelle Known Heir of Shirley M.

Lavelle, Deceased Mortgagor and Real Owner, Gary S.

Lavelle Known Heir of Shirley M. Lavelle, Deceased Mortgagor and Real Owner and Unknown heirs, successors, assigns, and all persons, firms, or associations claiming right, title, or interest from or under Shirley M. Lavelle, Deceased, owners of property situate in Ransom Township, Lackawanna County, Pennsylvania being 3110 Division Street a/k/a Division Street, Scranton PA 18504

Front: Depth:

Assessment Map #: 14401-020-017 & 14401-020-018

Assessed Value figure: \$

Improvements thereon: Residential Dwelling

Attorney: Roger Fay, Esquire

Sheriff to collect: \$

SALE 43

By virtue of a Writ of Execution file to No. 2010CV1584, U.S. Bank Trust Association as Trustee of the Igloo Series II Trust vs. George Pegula & Barbara Pegula, owners of property situate in Scott Township, Lackawanna County, Pennsylvania, being 50 Pegula Lane, Scott Township, PA 18447

Dimensions: 1.7A

Property ID#: 08204010013

Assessed Value Figure: \$1,500

Improvements thereon: Vacant Lot (Less Than 10A)

Attorney: Patrick J. Wesner/Parker McCay PA

Sheriff to collect: \$1,083,485.32

SALE 44

By virtue of a Writ of Execution No. 14-CV-6199, Wilmington Savings Fund Society, FSB, Doing Business as Christiana Trust, Not in Its Individual Capacity But Solely as Trustee for Bcat 2014-4Tt v. German Munoz, owner of property situate in SCRANTON CITY, Lackawanna County, Pennsylvania, being 800-802 Quincy Avenue, a/k/a 800 Quincy Avenue, Scranton, PA 18510-1118

Dimensions: 80 x 50

Assessment Map #: 14678020021

Assessed Value figure: \$14,000

Judgment Amount: \$243,954.70

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 45

By virtue of a Writ of Execution filed to No. 17 CV 341, Nationstar Mortgage LLC vs. David J. Utter and Christine Utter fka Christine Swaha, owners of property situate in Jessup Borough, Lackawanna County, Pennsylvania, being 1007 Spring Street, Jessup, PA 18434

Front: Depth:

Assessment Map #: 11511020023

Assessed Value figure: \$8,000.00

Improvements thereon: Residential Dwelling

Attorney: Roger Fay, Esquire

Sheriff to collect: \$

SALE 46

By virtue of a Writ of Execution No. 2016-04180, Wells Fargo Bank, NA v. Mark Sheridan, owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 2105 Price Street, Scranton, PA 18504-1614

Dimensions: 25 x 150

Assessment Map #: 14509010009

Assessed Value figure: \$4,500.00

Judgment Amount: \$46,071.47

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

LACKAWANNA JURIST

SALE 47

By virtue of a Writ of Execution filed to No. 2014-04852, WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR CARLSBAD FUNDING MORTGAGE TRUST vs. KEVIN J. FAHERTY and DENISE M. FAHERTY, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being, 528 Wintermantle Drive Scranton, PA 18505, 16805-030-061
Assessment Map #: 16805-030-061
Assessed Value Figure: \$12,600.00
Improvements thereon: A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$168,868.12

EXHIBIT B

PARCEL ONE; Being Lot Number Fourteen (14) In Block Number Three (3) And Situate Upon A Street Called And Known As Wintermantle Avenue Upon The Plot Known As Wintermantle Addition To The City Of Scranton, Duly Registered And Recorded In Map Book 2 At Page 82 In The Office Of The Recorder Of Deeds Of Lackawanna County, Said Lot Being Forty (40) Feet In Front On Wintermantle Avenue; The Same Width In Rear And One Hundred Twenty-Five (125) Feet In Depth. PARCEL TWO: Being Lot Number Fifteen (15) In Square Of Block No. Three (3) And Situate Upon Street Called And Known As Wintermantle Avenue, Upon The Plot Of Wintermantle's Addition To The City Of Scranton, A Map Of Which Plot Is Duly Recorded In Lackawanna County In Map Book No. 2 Page 82, Etc. Said Lot Being Forty (40) Feet In Front On Wintermantle Avenue, Forty (40) Feet In Rear, And One Hundred Twenty-Five (125) Feet In Depth To An Alley In The Rear Sixteen (16) Feet Wide For Public Use. No Building To Be Erected Within Fifteen (15) Feet Of The Front Line Of Said Lot On Wintermantle Avenue.

SALE 48

By virtue of a Writ of Execution filed to No. 10-CV-8854, VOLT Participation Trust 2011-NPL2 vs. ALLEN JOSEPH EXETER, JR, owner(s) of property situate in Borough of Old Forge, Lackawanna County, Pennsylvania, being 1 Fred Street Old Forge, PA 18518, 18505020028
Assessment Map #: 18505020028
Assessed Value Figure: \$16,800.00
Improvements thereon: A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$264,776.28

EXHIBIT B

BEGINNING at a point on the easterly side of Fred Street, said point being seventy-five (75) feet distance from the intersection of Fred Street with Carbon Street; thence South one degree three minutes zero seconds West (S 1 degree 03 minutes 00 seconds W) along the easterly side of Fred Street a distance on one hundred fifty (150) feet to a point on the dividing line between Lot numbers 1 and 2 of the Anthony G. Calabrese and Ann M. Calabrese Subdivision; thence along said dividing line North eighty-eight degrees seven minutes zero seconds West (N 88 degrees 07 minutes 00 seconds W,) a distance of one hundred forty (140) feet to a point common to the lands of Louis Pagnotti, Jr.; thence along said Pagnotti lands North one degree three minutes zero seconds East (N 1 degree 03 minutes 00 seconds E) a distance of one hundred fifty (150) feet to a point at the dividing line of Lot numbers 2 and 3 of the Calabrese Subdivision; thence South eighty-eight degrees seven minutes zero seconds East (S 88 degrees 07 minutes 00

seconds E) a distance of one hundred forty (140) feet along the dividing line between Lot numbers 2 and 3 of the Calabrese Subdivision to a point on the Easterly side of Fred Street, said point being the place of BEGINNING.
BEING all of Lot Number 2 on the map of the Subdivision of lands of Anthony G. Calabrese and Ann M. Calabrese, his wife, as prepared by Ceccoli Surveying dated October 22, 1999 recorded at Lackawanna County Map Book 21 Page 103 containing 20,997.78 square feet of land more or less. SUBJECT to the exceptions and reservations as are contained in the former deeds in the line of title.

SALE 49

By virtue of a Writ of Execution filed to No. 2017-02051, Carrington Mortgage Services, LLC vs. Kathleen Materio; Frank Materio, owner(s) of property situated in Scranton, Lackawanna County, Pennsylvania, being 1706 Brick Avenue, Scranton, PA 18508
Dimensions: 150 x 43 x 153 x 20
Assessment Map #: 13412-020-038
Assessed Value figure: \$12,000.00
Improvement thereon: a residential dwelling
Attorney: Samantha Gable, Esquire
Sheriff to Collect: \$87,166.00

SALE 50

By virtue of a Writ of Execution No. 12-CV-1506, U.S. Bank National Association, as Trustee for The Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2006-Bc4 v. Ana Davies owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 1300 Luzerne Street, Scranton, PA 18504-2542
Dimensions: 50 x 100
Assessment Map #: 15605030010
Assessed Value figure: \$14,000
Judgment Amount: \$140,702.61
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 51

By virtue of a Writ of Execution No. 17-CV-1775, Pennymac Loan Trust 2011-Npl1 v. Kimberly Davis, Robert Davis II owners of property situate in the OLYPHANT BOROUGH, Lackawanna County, Pennsylvania, being 662 E Lackawanna St a/k/a 662 E Lackawanna Ave L 40 a/k/a 662 E Lackawanna Ave, Olyphant, PA 18447-1925
Dimensions: 50 x 150
Assessment Map #: 11415020050
Assessed Value figure: \$7,500.00
Judgment Amount: \$73,560.45
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 52

By virtue of a Writ of Execution filed to No. 2017-3148, NATIONSTAR MORTGAGE LLC vs. LINDA CAPRISTO Solely in Her Capacity as Heir of Elizabeth P. Lichtenberger a/k/a Elizabeth Lichtenberger, Deceased, GAIL HLAIVENKA Solely in Her Capacity as Heir of Elizabeth P. Lichtenberger a/k/a Elizabeth Lichtenberger, Deceased, ROBERT LICHTENBERGER Solely in His Capacity as Heir of Elizabeth P. Lichtenberger a/k/a Elizabeth Lichtenberger, Deceased and WILLIAM LICHTENBERGER Solely in His Capacity as Heir of Elizabeth P. Lichtenberger a/k/a Elizabeth Lichtenberger, Deceased, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 913-15 Snyder Avenue Scranton, PA

LACKAWANNA JURIST

18504, 15614010022

Property ID #: 15614010022

Assessed Value Figure: \$11,750.00

Improvements thereon: A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$67,781.07

EXHIBIT B

BEING Lot No. 44 of Plat of lands at Bellevue, said lot is rectangular in shape, measuring 40 feet in front on Avenue "B" formerly Maple Street now known as Snyder Avenue and, according to City Assessor's being numbered Lot 8 in Block No. 19, Sixth Ward, Scranton).

The same width on the rear and 100 feet in depth as delineated on said plat which said plat is intended for record by the Delaware, Lackawanna and Western Railroad Company. All improved with a 2-story double frame dwelling and numbered 913-915 Snyder Avenue, Scranton, Pennsylvania.

SALE 53

By virtue of a Writ of Execution filed to No. 15 CV 4694, M&T BANK vs. ROBERT CARAMANNO; UNITED STATES OF AMERICA C/O U.S. ATTORNEY FOR THE MIDDLE DISTRICT OF PA; UNITED STATES OF AMERICA C/O U.S. ATTORNEY GENERAL. ROBERT CARAMANNO owner(s) of property situate in CITY OF SCRANTON, County of Lackawanna, Pennsylvania, BEING known as 1101 S. MAIN AVENUE, SCRANTON, PA 18504. ALL THAT CERTAIN lot of land situate in the Sixth Ward of the City of Scranton, County of Lackawanna, State of Pennsylvania. BEING a part of Lots 1, 2 or 3 in Block NO. 1 on the map of the Keystone Land Company known as Lincoln Heights Annex, which map is recorded in the Office of the Recorder of Deeds of Lackawanna County in Map Book 1, Page 83.

Property ID #: 15613-080-001

Assessed Value Figure: \$15,751.00

Improvements thereon: Residential dwelling

Attorney: ROBERT W. WILLIAMS, Esq

Sheriff to Collect: \$136,930.18

SALE 54

By virtue of a Writ of Execution filed to No. 17 CV 1733, American Advisors Group vs. John Paul Thomas, Known Surviving Heir of Charlene Thomas, Carol L. Roman, Known Surviving Heir of Charlene Thomas, Claire Louise Serowinski, Known Surviving Heir of Charlene Thomas and Unknown Surviving Heirs of Charlene Thomas owners of property Situate in LACKAWANNA COUNTY, PENNSYLVANIA, BEING 811 Grandview Street, Scranton, Pennsylvania 18509.

ALL THE SURFACE OR RIGHT OF SOIL ONLY OF IN AND TO ALL THAT CERTAIN PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE FIRST WARD OF THE CITY OF SCRANTON, COUNTY OF LACKAWANNA AND STATE OF PENNSYLVANIA, KNOWN AND DESIGNATED AS LOT NUMBER SEVEN (7) IN SQUARE OR BLOCK NUMBER SIX (6) UPON A PLOT OF LOTS LAID OUT AND OPENED BY THE J.W. BROWNING LAND COMPANY, KNOWN AS "ARLINGTON HEIGHTS", WHICH SAID PLOT IS ENTERED OF RECORD IN SAID LACKAWANNA COUNTY IN MAP BOOK NO. 1, PAGES 7L-1/2. SAID LOT BEING FORTY (40) FEET IN WIDTH IN FRONT ON THE NORTHERLY SIDE OF GRANDVIEW STREET OR AVENUE, ON SAID PLOT, THE SAME WIDTH IN REAR AND ONE HUNDRED FIFTY (150) FEET IN DEPTH AND RECTANGULAR IN SHAPE. DWELLING KNOWN AS: 811 GRANDVIEW STREET, SCRANTON, PENNSYLVANIA 18509.

TAX PARCEL #: 13514050007

Title to said premises is vested in Charlene Thomas by deed from Charlene Thomas and Claire Serowinski dated August 29, 2014 and recorded September 29, 2014 in Deed Book Instrument No. 201415042. The said Charlene Thomas died on November 10, 2016 without a will or appointment of an Administrator.

Dimensions:

Assessment Map #: 13514050007

Assessed Value figure: \$

Improvements thereon: Residential Dwelling

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

Sheriff to collect: \$75,860.05

SALE 55

By virtue of a Writ of Execution filed to No. 2017-01282 P, PNC BANK, NATIONAL ASSOCIATION vs. MARY LOUISE CURE A/K/A MARY L. CURE, owner(s) of property situate in CITY OF CARBONDALE, Lackawanna County, Pennsylvania, 39 Spring Street, Carbondale, PA 18047

Dimensions:

Assessment Map #: 04578-030-010

Assessed Value figure: \$3,300.00

Improvements thereon: RESIDENTIAL DWELLING

Attorney: BRETT A. SOLOMON, ESQ., MICHAEL C.

MAZACK, ESQ., TUCKER ARENSBERG, P.C.

Sheriff to collect: \$48,037.37

SALE 56

By virtue of a Writ of Execution filed to No. 2017-CV-1358, Penn Security Bank & Trust Company n/b/m Peoples Security Bank & Trust Company, versus Joseph F. Chermak, Jr. and Carol A. Chermak, owners of property situate in South Abington Township, Lackawanna County, Pennsylvania, being known as 711-715 North State Street, Clarks Summit, PA 18411, Lackawanna County, PA 18441

PINs: 09014-030-002, 09014-030-003, 09014-030-004,

09014-030-001.02

Assessed value figures: \$20,000.00, \$11,871.00,

\$32,000.00, \$3,400.00

Dimensions: 192 x 86 x 194 x 57, 0.51A, 0567A, 57 x 62 x

49 x 62

Improvements thereon: yes

Attorney: Joseph L. DeNaples, Esquire

Sheriff to collect: \$1,225,204.17

SALE 57

By virtue of a Writ of Execution filed to No. 2016-06650, Nationstar Mortgage LLC v. Cady Tenore, AKA Cady J. Tenore owner(s) of property situate in Borough of Moscow, Lackawanna County, Pennsylvania, being 106 Horseshoe Drive, Moscow, PA 18444 AKA 106 Horseshoe Road, Moscow, PA 18444

Dimensions: 101x91x136x117

Property ID #: 19810020003

Assessed Value Figure: \$15,000.00

Improvements thereon: Single Family Dwelling

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

Sheriff to collect: \$122,927.06

SALE 58

By virtue of a Writ of Execution No. 15-CV-7038, Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association v. Geri A. Canavan owners of property situate in the CLARKS SUMMIT BOROUGH, Lackawanna County, Pennsylvania,

LACKAWANNA JURIST

being 509 Gladiola Drive, Clarks Summit, PA 18411-2115
Assessment Map #: 10015030015
Assessed Value figure: \$19,000
Judgment Amount: \$83,266.60
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 59

By virtue of a Writ of Execution filed to No. 2017-02084, LSF9 Master Participation Trust v. Kristina J. Wilbur and Todd M. Marz, 639 Grant Street a/k/a 639 East Grant Street, Olyphant, PA 18447, owner of property situate in Borough of Olyphant, Lackawanna County, Pennsylvania, being known as 639 Grant Street a/k/a 639 East Grant Street, Olyphant, PA 18447.

Property ID #: 11415020014
Assessed Value figure: \$10,000
Improvements thereon: Single Family Residence
Attorney: Richard M. Squire & Associates, LLC
Sheriff to collect: \$2,000.00

SALE 60

By virtue of a Writ of Execution filed to No. 16-CV-6186, Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2006-HE4, Mortgage Pass-Through Certificates, Series 2006-HE4 vs. Milan Christopher Ward Getting, in his capacity as Heir of Milan J. Getting, Deceased, Gabrielle Elizabeth Getting, in his capacity as Heir of Milan J. Getting, Deceased, Jonathan David Alan Getting, in his capacity as Heir of Milan J. Getting, Deceased, Timothy Nathan Thomas Getting, in his capacity as Heir of Milan J. Getting, Deceased, Samantha Wales Getting Paradinha, in his capacity as Heir of Milan J. Getting, Deceased, Amanda Thomas Getting Fuctola, in his capacity as Heir of Milan J. Getting, Deceased, The Unknown Heirs, Successors, Assigns, and all Persons, Firms or Associations Claim Right, Title or Interest from or under Milan J. Getting, Deceased 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 #: 1562003002910
Assessed Value figure: \$11,000
Improvements thereon: Residential Real Estate
Attorney: M. Troy Freedman, Esq.
Sheriff to collect: \$

SALE 61

By virtue of a Writ of Execution No. 2016-02288, Lsf9 Master Participation Trust v. Brenda Kreidler, in Her Capacity as Heir of Benjamin H. Williams, Deceased, Ben Williams, in His Capacity as Heir of Benjamin H. Williams, Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Benjamin H. Williams, Deceased owners of property situate in the ARCHBALD BOROUGH 1ST, Lackawanna County, Pennsylvania, being 426 Second Street, Eynon, PA 18403

Dimensions: 50 x 150
Assessment Map #: 09418020021
Assessed Value figure: \$5,500.00
Judgment Amount: \$24,428.55
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 62

By virtue of a Writ of Execution filed to No. 2017-01050, Wells Fargo Bank, N.A. v. Kevin P. Noone owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 1405 Cherry Street, Scranton, PA 18505

Dimensions: 80 x 150
Property ID #: 16803010038
Assessed Value Figure: \$12,000.00
Improvements thereon: Single Family Dwelling
Attorney: Kimberly A. Bonner, Esquire; Scott A. Dietterick, Kimberly J. Hong, Michael E. Carleton, Meredith H. Wooters, Justin F. Kobeski, Matthew P. Curry, Cristina L. Connor, Holly N. Wolf and Karina Velter
Sheriff to collect: \$106,005.53

SALE 63

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

Front: Depth:
Assessment Map #: 17508020046
Assessed Value Figure: \$5,225.00
Improvements thereon: Residential Dwelling
Attorney: Roger Fay, Esquire
Sheriff to collect: \$

SALE 64

By virtue of a Writ of Execution No. 17-CV-1497, The Bank of New York Mellon fka The Bank of New York as Trustee for The Certificateholders Cwabs, Inc. Asset-Backed Certificates, Series 2004-13 v. Christopher B. Petrewski, Ami L. Petrewski f/k/a Ami L. Vancoski owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 955 North Irving Avenue a/ka/, 955 957 North Irving Avenue, Scranton, PA 18510-1317

Dimensions: 40 x 100 x 36 x 62 x 4 x 38
Assessment Map #: 14618050059
Assessed Value figure: \$15,751.00
Judgment Amount: \$125,619.35
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 65

By virtue of a Writ of Execution filed to No. 16-CV-6318, First National Bank of Pennsylvania, successor by merger to Community Bank & Trust Co. vs. Harold Brister, Matthew Brister and Michele Brister owner(s) of property situate in City of Carbondale, Lackawanna County, Pennsylvania, being 27 Havanna Street, Carbondale, PA 18407

Dimensions:
Property ID #: 05412040025
Assessed Value figure: \$1,000.00 (Land) + \$14,500.00 (Bldg) = \$15,500.00
Improvements thereon: single family dwelling
Attorney: Kathryn L. Mason, Esquire
Sheriff to collect: \$95,425.90, plus interest, tax and costs

SALE 66

By virtue of a Writ of Execution filed to No. 16 CV 4965, WELLS FARGO BANK, N.A. v. NICHOLAS DeGEORGE AND MARY E. KARSNAK, owner(s) of property situate in SCRANTON, Lackawanna County, Pennsylvania, being 228 GREENBUSH STREET, Scranton, PA 18508.

Dimensions: 50 x 150
Property ID #: 124.03-010-017

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Assessed Value figure: \$7,000
Improvements thereon: Residential Property
Attorney: Powers, Kim & Associates, LLC
Sheriff to collect: \$123,456.89

SALE 67

By virtue of a Writ of Execution filed to No. 17 cv 1246, BANK OF AMERICA, N.A. v. Mary Ellen Cardamone, Individually and as Administratrix of the Estate of Joseph P. Cardamone A/K/A Joseph Patrick Cardamone A/K/A Joseph Cardamone, Deceased, owner(s) of property situate in Lackawanna County, Pennsylvania, being 1307 Wood St 1309, Scranton, PA 18508.

Dimensions: 21 x 50
Property ID #: 13415030002 and 1341503000201
Assessed Value figure: \$5,200.00 and \$4,951.00
Improvements thereon: Residential property
Attorney: Powers, Kim & Associates, LLC
Sheriff to collect: \$6,244.47

SALE 68

By virtue of a Writ of Execution filed to No. 16 CV 7046 Ocwen Loan Servicing, LLC v. James Healey and Mary Jean Sullivan, owner of property situate in the City of Scranton, Lackawanna County, Pennsylvania, being 104 Penwood Drive, Scranton, PA 18505

Dimensions: 75x94x103x86x43
Property ID #: 17706020005
Assessed Value figure: \$13,000
Improvements thereon: Residential Real Estate
Attorney: Jessica N. Manis, Esquire
Sheriff to collect: \$76,583.63

SALE 69

By virtue of a Writ of Execution file to No. 2016-5338, U.S. Bank N.A., et al vs. Donald Stott and Balaji Investments, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 1744 McDonough Avenue, Scranton, PA 18508

Dimensions: 40 x 150
Property ID #: 134.08-010-027
Assessed Value figure: \$9,000.00
Improvements thereon: Single Dwelling
Attorney: Richard J. Nalbandian, III/Eckert Seamans
Sheriff to collect: \$181,571.03

SALE 70

By virtue of a Writ of Execution filed to No. 1802 CV 2016 Lake Breeze Properties, LLC, A Michigan Limited Liability Company v. Lindsay Yetter, owner of a property situate in the City of Carbondale, Lackawanna County, Pennsylvania being 100 Spring Street, Carbondale, Pennsylvania 18407

Dimensions: 43x75x43x77
Property ID #: 05505-030-024
Assessed Value: \$5,000.00
Attorney: Scott M. Amori, Esq.
513 Sarah Street
Stroudsburg, PA 18360
Sheriff to collect: \$69,100 plus interest from 4/3/2017

SALE 71

BY VIRTUE of a Writ of Execution filed to No. 2017-CV-719, PENNSYLVANIA HOUSING FINANCE AGENCY Vs. BRITTANY CONFORTI A/K/A BRITTANY A. CONFORTI And STEPHEN F. CONFORTI, 528 South Keyser Avenue, Taylor, PA 18517, Borough of Taylor, Lackawanna County, Pennsylvania

Dimensions: 85x146x122x150

See Instrument #: 2013-16480
Assessment Map: 15514030033
Assessed Value: \$6,500

Improvements thereon: A residential dwelling house
Attorney: Leon P. Haller, Esquire
Purcell, Krug & Haller

Sheriff to collect: \$112,946.70 (Total amount of Judgment)*
*With costs, interest, late charges and taxes, etc. as may accrue.

SALE 72

By virtue of a Writ of Execution filed to No. 15-CV-7465 Springleaf Home Equity, Inc. vs. Timothy C. Ferrone aka Timothy Ferrone and Dana M. Ferrone, owners of property situate in Jessup Borough, Lackawanna County, Pennsylvania being 343 Atlantic Street, Jessup, PA 18434

Front: Depth:
Assessment Map #: 11510030010
Assessed Value figure: \$6,750.00
Improvements thereon: Residential Dwelling
Attorney: Roger Fay, Esquire
Sheriff to collect: \$

SALE 73

BY VIRTUE of a Writ of Execution filed to No. 2016 CV 1623 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY Vs. WILLIAM F. TRATTEN AND DIANE M. TRATTEN, 617 PENN AVENUE, MAYFIELD, PA 18433, Borough of Mayfield, Lackawanna County, Pennsylvania

Dimensions: 35 x 150
See Deed Book 1581, Page 0610
Assessment Map: 07405-040-007
Assessed Value: \$9,757.00

Improvements thereon: A residential dwelling house
Attorney: Leon P. Haller, Esquire

Purcell, Krug & Haller
Sheriff to collect: \$40,347.28 (Total amount of Judgment)*
*With costs, interest, late charges and taxes, etc. as may accrue.

SALE 74

By virtue of a Writ of Execution filed to No. 14 CV 6538 U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2006-EQ1 vs. Allen J. Exeter, Jr., owners of property situate in Moosic Borough, Lackawanna County, Pennsylvania being 1310 Springbrook Avenue, Moosic, PA 18507 aka 1310 Springbrook Avenue, Taylor, PA 18517

Front: Depth:
Assessment Map #: 1850303001301
Assessed Value figure: \$6,500.00
Improvements thereon: Residential Dwelling
Attorney: Roger Fay, Esquire
Sheriff to collect: \$

SALE 75

By virtue of a Writ of Execution filed to No. 14-CV-5321 Wells Fargo Bank, N.A., not in its individual capacity but solely as Trustee for the RMAC Pass-Through Trust Series 2011-A vs. Beth A. Howells, John A. Howells, Sr. a/k/a John A. Howells and the USA, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 1447 Dickson Avenue, Scranton, PA 18509

Property ID #: 13517-010-060
Assessed Value Figure: \$10,000
Improvements thereon: Residential Dwelling
Attorney: Stephen M. Hladik, Esquire at Hladik, Onorato &

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Federman, LLP-298 Wissahickon Avenue, North Wales, PA 19454

Sheriff to collect: \$55,776.05 plus costs, expenses, attorneys' fees and additional interest.

SALE 76

By virtue of a Writ of Execution filed to No. 14CV4633 BANK OF AMERICA, N.A. vs. Christine Taylor a/k/a Christine Moranko Taylor and Gerard J. Taylor a/k/a Gerard Joseph Taylor, owners of property Situate in City of Scranton, LACKAWANNA COUNTY, PENNSYLVANIA BEING 1309-1311 Blair Avenue, Scranton, Pennsylvania 18508. DWELLING KNOWN AS 1309-1311 BLAIR AVENUE, SCRANTON, PENNSYLVANIA 18508.

TAX PARCEL #: 134.20-040-014

Title to said premises is vested in Christine Taylor a/k/a Christine Moranko Taylor and Gerard J. Taylor a/k/a Gerard Joseph Taylor, husband and wife, by deed from LISA A. MILLS AND BRIAN MILLS, HER HUSBAND, AND GERARD JOSEPH TAYLOR AND CHRISTINE MORANKO TAYLOR, HIS WIFE dated April 24, 2003 and recorded May 1, 2003 in Deed Book 919, Page 821.

Dimensions:

Assessment Map #: 13420040014

Assessed Value figure: \$

Improvements thereon: Residential Dwelling

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

Sheriff to collect: \$105,488.50

SALE 77

By virtue of a Writ of Execution filed to No. 17-cv-134 U.S. Nationstar Mortgage LLC 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.

Kowalski, 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; Keith Comstock known heir of Robert Russell Comstock a/k/a Russell R. Comstock a/k/a Robert R. Comstock, deceased, owner(s) of property situated in City of Scranton, Lackawanna County, Pennsylvania being 1721 Brick Avenue, Scranton, PA 18508

Dimension:

Assessment Map #: 13408-020-031

Assessed Value figure: \$5,000.00

Improvements thereon: a residential dwelling

Attorney: Samantha Gable, Esquire

Sheriff to collect: \$133,912.40

SALE 78

By virtue of a Writ of Execution filed to No. 16CV2704 Bank of America N.A. vs. Dvora Weinreb and Shlomo Z. Weinreb, owners of property Situate in City of Scranton, LACKAWANNA COUNTY, PENNSYLVANIA BEING 812 Monroe Avenue, Scranton, Pennsylvania 18510

All that certain piece, parcel or message of land lying and being situate in the City of Scranton, County of Lackawanna (formerly part of Luzerne County) and State of Pennsylvania, more particularly described as follows, to wit:

BEING City Lot Number Three (3) in Block or Square Number Two Hundred and Eleven (211) on the Southeastly side of Monroe Avenue as laid down on the Map of Jones' Addition to the City of Scranton, intended to be duly registered and recorded and being forty (40) feet wide on said Monroe Avenue and the same width on an alley, by one hundred and fifty (150) feet deep to said alley by a measurement commencing ten (10) feet from the sidewalk on said Monroe Avenue.

CONTAINING an area of six thousand (6,000) square feet superficial measure.

THIS lot is rectangular with an alley in the rear sixteen (16) feet wide for common and public passage for no other purpose, with the privilege of using ten (10) feet in front of the front line of said on Monroe Avenue for yard, porch, piazza, bay window or vaults, but for no other purpose. COAL and minerals excepted and reserved as the same are excepted and reserved in the several deeds forming the chain of title to premises.

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

DWELLING KNOWN AS: 812 MONROE AVENUE, SCRANTON, PENNSYLVANIA 18510

TAX PARCEL #: 14678020002

Title to said premises is vested in Dvora Weinreb by deed from SHLOMO Z. WEINREB and DVORA WEINREB dated January 15, 2015 and recorded March 26, 2015 in Deed Book Instrument No. 201504128.

Dimensions:

Assessment Map #: 14678020002

Assessed Value figure: \$

Improvements thereon: Residential Dwelling

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

Sheriff to collect: \$146,295.29

SALE 79

By virtue of a Writ of Execution filed to No. 16CV1992 CIT Bank, N.A. vs. Joseph Dzwielski, Jr., Known Surviving Heir of Rose Tokarz, Unknown Surviving Heirs of Rose Tokarz and Francis J. Dzwielski, Sr., Known Surviving Heir of Rose Tokarz, owners of property Situate in Township of Jefferson, LACKAWANNA COUNTY, PENNSYLVANIA BEING 715 Cortez Road, Lake Ariel a/k/a Jefferson Township, Pennsylvania 18436

ALL THAT CERTAIN lot, piece or parcel of land situate, lying and being in the Township of Jefferson, County of Lackawanna and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center of Pennsylvania Legislative Route 35006, leading from Mt. Cobb to Cortez and approximately two and three tenths (2.3) miles from Mt. Cobb on the Easterly side of the lands now or formerly of Frederick Schele; thence through a one inch (1") rebar approximately twenty-five (25) feet off the center line of said Pennsylvania Legislative Route 35006 and along the center line of a stone wall and the Easterly side of lands of said Frederick Schele, North forty-one (41) degrees forty-two (42) minutes West, a distance of eight hundred four and fifty-five hundredths (804.55) to a one inch (1") rebar on the Southerly fifty (50) foot right-of-way line of the former Pennsylvania Coal Company Gravity Railroad to Hawley; thence along the Southerly right-of-way line of said courses and distances; North seventy-five (75) degrees fifty-six (56) minutes East, a distance of nine hundred sixty-two and eighty-six hundredths (962.86) feet to a one (1") rebar, South eighty-five (85) degrees fifteen (15) minutes East, a distance of one hundred

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fifty and eighty-six hundredths (150.86) feet to a one (1") rebar, and South fifty-seven (57) degrees fifty-four (54) minutes East, a distance of twenty (20) feet to a point in the center of an unpaved access road, the Northwestern corner of lands of Joseph J. and Madlyn D. Kamora, as found in Lackawanna County Deed Book 626, Page 351, recorded August 25, 1966; thence along the center of said access road and the westerly side of lands of said Kamora, the following courses and distances: South Eighteen (18) degrees twenty-nine (29) minutes West, a distance of seventy-seven and one one hundredths (77.01) feet, South ten (10) degrees one (01) minutes West a distance of one hundred twenty-six and fifty hundredths (126.50) feet, and South zero (00) degrees fifty-nine (59) minutes East, a distance of two hundred ninety-six and sixty hundredths (296.60) feet to a point in the center of said Pennsylvania Legislative Route 35006; South fifty-seven (57) degrees thirty-eight (38) minutes West, a distance of four hundred thirty-one and seventy-six hundredths (431.76) feet and South sixty-one (61) degrees thirty-seven (37) minutes West, a distance of one hundred eighty-two and four hundredths (182.04) feet to the place of BEGINNING.

CONTAINING twelve and thirty-one hundredths (12.31) acres of land, more or less, and being the Westerly portion of a Fourteen (14.0) acre tract of land shown on a Map of Survey, dated May 7, 1971 by Harold W. Rist, P.E.

Excepting and reserving from the above described premise a .589 acre of land as recorded in Lackawanna County Deed Book 1276 Page 579, granted and conveyed unto Arthur Enslin and Marion Enslin deed dated February 8, 1989 and recorded February 10, 1989.

DWELLING KNOWN AS: 715 CORTEZ ROAD, LAKE ARIEL A/K/A JEFFERSON TOWNSHIP, PENNSYLVANIA 18436.

TAX PARCEL #: 12804010023

Title to said premises is vested in Rose Tokarz, Individual by deed from ROSE L. TOKARZ, WIDOW dated October 8, 2009 and recorded October 22, 2009 in Deed Book, Instrument # 200926519. The said Rose Tokarz died on June 22, 2016 without a will or appointment of an Administrator.

Dimensions:

Assessment Map #: 12804010023

Assessed Value figure: \$

Improvements thereon: Residential Dwelling
Attorney: McCabe, Weisberg and Conway, P.C.

Sheriff to collect: \$258,981.01

SALE 80

By virtue of a Writ of Execution filed to No. 16CV5007 BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY vs. Edward J. Oldakosi Individually and in His Capacity as Heir of Adeline L. Oldakosi, Deceased and Geraldine Matthey, Deceased, Jaclyn Ann Mroczka Solely in Her Capacity as Heir of Adeline L. Oldakosi, Deceased and Geraldine Matthey, Deceased, Daniel Matthey Solely in His Capacity as Heir of Adeline L. Oldakosi, Deceased and Geraldine Matthey, Deceased and Frances Oldakosi Solely in Her Capacity as Heir of Adeline L. Oldakosi, Deceased and Geraldine Matthey, Deceased, owner(s) of property situate in Borough of Dickson, Lackawanna County, Pennsylvania, being, 937 Pancoast Street Dickson City, PA 18519, 11308-010-005, Property ID#: 11308-010-005

Assessed Value Figure: \$4,000.00

Improvements thereon: A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$34,961.83

EXHIBIT B

BEING Lot lettered 'A' upon plot of lots being subdivision of Lots Numbers Thirteen (13) and Fourteen (14) and Fifteen (15) in Block Number Forty-Six now or formerly of Joseph Prorock of Dickson City, which allotment is recorded in Lackawanna County in Map Book No. 4, page 122. Said lot is Forty-five (45) feet in front upon Street known as Pancoast Street, and One Hundred Fifty (150) feet in depth. Being a corner of lot at the intersection of Pancoast and Dimmick Streets.

SALE 81

By virtue of a Writ of Execution filed to No. 2017-00310 U.S Bank National Association, as Trustee for RBSGC Mortgage Loan Trust 2005-A, Mortgage Loan Pass-Through Certificates, Series 2005-A c/o Ocwen Loan Servicing, LLC v. Robert J. Notari and Amy L. Notari, owner of property situate in the Borough of Old Forge, Lackawanna County, Pennsylvania being 214 Orchard Street, Old Forge, PA 18518.

Dimensions: 100x150

Property ID #: 18408030016

Assessed Value figure: \$7,000

Improvements thereon: Residential Real Estate

Attorney: Jessica N. Manis, Esquire

Sheriff to collect: \$105,493.91

SALE 82

By virtue of a Writ of Execution No. 17-CV-1383, Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association v. George P. Lavelle owners of property situate in the OLD FORGE BOROUGH, Lackawanna County, Pennsylvania, being 1200 South Main Street, Old Forge, PA 18518-2314

Dimensions: 101X68X102X76

Assessment Map #: 184111-010-038

Assessed Value figure: \$11,000

Judgment Amount: \$88,848.02

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 83

By virtue of a Writ of Execution filed to No. 15 CV 4063, GREEN TREE SERVICING LLC vs. JOHN J. KENNEDY JR., owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being, 323 Warren Street Scranton, PA 18508, 13412 020 030, Assessment Map #: 13412 020 030

Assessed Value Figure: \$5,500.00

Improvements thereon: A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$125,896.21

EXHIBIT B

BEGINNING at the most Northerly corner of lot of land conveyed by W.W. Winton, et ux. to William R. Williams by Deed dated the 5th date of September A.D. 1885, and recorded in Lackawanna County, Pennsylvania, Deed Book No. 40 at Page 449 &c., on the south side of Warren Street; thence along said side of said Warren Street southerly twenty-nine (29) feet to a stake; thence South seventy-one degrees twenty-five minutes West (S. 71° 25' W.), forty-seven and five-tenths (47.5) feet to a stake; thence South fifty-six degrees thirty minutes West (S. 56° 30' W.) sixty-one (61) feet to a stake; thence North eighteen minutes West (N. 18' W.) twenty-five (25) feet to a stake; and thence North sixty-one degrees East (N. 61° E.) one hundred eight and five-tenths (108.5) feet to the place of beginning. Being Lot "A" on Map of Heirs of W.R. Williams, Deceased, located in the Second Ward, Scranton, Pennsylvania recorded in Map Book 3, Page 46.

LACKAWANNA JURIST

Subject to the same exceptions, reservations and conditions including coal and mineral as are contained in prior Deeds.

SALE 84

By virtue of a Writ of Execution filed to No. 2017-CV-2246, SDO Fund II D32, LLC vs. 417 Lackawanna Avenue, LLC 417 Lackawanna Avenue, LLC, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 411-417, 419-421 Lackawanna Avenue
Dimensions: Irregular Lot
Property ID #: 156-36-010.014
156-35-010-013.01
Assessed Value figure: \$800,000
Improvements thereon: Office building
Attorney: James W. Hennessey, Esquire
Sheriff to collect: \$5,126,278.39

SALE 85

By virtue of a Writ of Execution filed to No. 16 CV 1588, JPMorgan Chase Bank, National Association vs. Gail K. Milbut; David Milbut, owner(s) of property situated in Borough of Moscow, Lackawanna County, Pennsylvania, being 924 Clearview Road, Moscow, PA 18444
Dimensions: 0
Assessment Map #: 19801-01000121
Assessed Value figure: \$25,000.00
Improvements thereon: a residential dwelling
Attorney: Samantha Gable, Esquire
Sheriff to Collect: \$285,839.55

SALE 86

By virtue of a Writ of Execution filed to No. 17 CV 1324, AmeriHome Mortgage Company, LLC vs. Charles King, Jr. and Lauren J. Danko owners of property Situate Township of Lehigh n/k/a Thornhurst, LACKAWANNA COUNTY, PENNSYLVANIA, BEING 356 Fir Lane, Thornhurst, Pennsylvania 18424
ALL THAT CERTAIN lot of land situate in the Township of Lehigh n/k/a Thornhurst, County of Lackawanna and Commonwealth of Pennsylvania more particularly designated as Lot No. 356, Phase Two on a plot of lots made as a result of a survey by Ebeco Associates Inc. which survey is recorded in the Office of the Recorder of Deeds in and for Lackawanna County, Pennsylvania in Map Book Volume 6A, Page 88 and is described as Lots of Thornhurst County Club Estates. DWELLING KNOWN AS: 356 FIR LANE, THORNHURST, PENNSYLVANIA 18424.
TAX PARCEL #24103030007
Title to said premises is vested in Charles King, Jr. and Lauren J. Danko by deed from SOLOMON PAVLOU dated May 25, 2016 and recorded June 7, 2016 in Deed Book, Instrument #201608351.
Dimensions:
Assessment Map #: 24103030007
Assessed Value figure: \$
Improvements thereon: Residential Dwelling
Attorney: McCabe, Weisberg and Conway, P.C.
Sheriff to collect: \$88,824.92

SALE 87

By virtue of a Writ of Execution filed to No. 17 CV 864, Nationstar Mortgage LLC d/b/a Champion Mortgage Company vs. Barbara M. Marinucci, Known Surviving Heir of Anthony Marinucci and Unknown Surviving Heirs of Anthony Marinucci, owners of property Situate in Jefferson Township, LACKAWANNA COUNTY, PENNSYLVANIA, BEING 819 Lake Spangenberg Road, Lake Ariel, Pennsylvania 18436

ALL THAT CERTAIN piece, parcel or tract of land, lying and situate in Jefferson Township, Lackawanna County, and Commonwealth of Pennsylvania as follows:

PARCEL ONE: Beginning at a pipe corner in line of lands of Carl Bell, and being a corner of lands of Jacque Petherick; thence along the same North sixteen degrees and two minutes East (N16-02'E) one hundred forty one and ninety-five one hundredths (141.95) feet to a pipe corner, thence through lands now or formerly of George L. Spangenberg et ux, South twenty-seven degrees and four minutes East (S 27-04'E) one hundred fifty-seven and sixty-five one hundredths (157.65) feet to a pipe corner; thence; along lands of Bell North eighty-seven degrees and fifty-seven minutes West (N87 57'W) one hundred eleven (111.0) feet to the place of beginning.

CONTAINING 7,645 square feet

PARCEL TWO: Beginning at an iron pin for a corner on the South Westerly side of Spangenberg Lake, The said corner being also South 24 degrees 50 minutes East 170.3 feet from the Southeasterly corner of a lot to be conveyed to Redding; Thence along the said Spangenberg Lake South 49 degrees 05 minutes East 50 feet to an iron pin for a corner. Thence, South 16 degrees 02 minute West 141.95 feet to an iron pin for a corner in a thence line of lands of the said Carl Bell, et ux, and along the said fence North 87 degrees 57 minutes West 94.9 feet to a point in the center of the Township road; Thence along the said Township road, North 24 degrees 098 minutes West 49.4 feet to a point for a corner in the said Township road; Thence, North 43 degrees 58 minutes East 167.75 feet to the point or place of beginning.

CONTAINING 15,000 square feet of land, more or less EXCEPTING and reserving nevertheless unto the Grantor herein their heirs and assigns, all mineral rights as to any minerals underlying the said premises, with a right of removal thereof in them, together with a right in the said Grantors, their heirs and assigns to install and maintain a water pipeline through the central or center part or portion of the subject lots, as well as a roadway thereat, reserving unto themselves, their heirs and assigns, a right of way with a right of ingress egress and regress across fifteen feet thereof those purposes, the said Grantee covenanting further on behalf of himself, his heirs and assigns that no well for water will be drilled on the subject premises. DWELLING KNOWN AS: 819 LAKE SPANGENBERG ROAD, LAKE ARIEL, PENNSYLVANIA 18436.

TAX PARCEL #: 14003030084

Title to said premises is vested in Anthony Marinucci by deed from BARBARA MARINUCCI, dated July 21, 2008 and recorded August 4, 2008 in Deed Book, Instrument # 2008-19446. The said Anthony Marinucci died on September 1, 2016 without a will or appointment of an Administrator.

Dimensions:
Assessment Map #: 14003030084

Assessed Value figure: \$
Improvements thereon: Residential Dwelling
Attorney: McCabe, Weisberg and Conway, P.C.
Sheriff to collect: \$305,726.84

SALE 88

By virtue of a Writ of Execution filed to No. 17-CV-1467, CIT Bank, N.A. vs. Stephen P. Nathan, Known Surviving Heir of Melba Nathan, Betsy M. Nathan, Known Surviving Heir of Melba Nathan, Ann Nathan, Known Surviving Heir of Melba Nathan and Unknown Surviving Heirs of Melba Nathan owners of property Situate in City of Scranton, LACKAWANNA COUNTY, PENNSYLVANIA, BEING 550

LACKAWANNA JURIST

Clay Avenue, Apartment 9C, Scranton, Pennsylvania, 18510
DWELLING KNOWN AS: 550 CLAY AVENUE, APARTMENT
9C, SCRANTON, PENNSYLVANIA 18510
TAX PARCEL #: 15705-C0N-003

SCRANTON, PA. 18503
JULY 10, 2017

Title to said premises is vested in Melba Nathan by deed from GOLDYE WEINBERGER AND MURRAY WEINBERGER, HER HUSBAND dated May 10, 2001 and recorded May 11, 2001 in Deed Book 423, Page 682. Thereafter, the said Melba Nathan departed this life on September 28, 2016. No estate has been opened. Title vested unto Stephen P. Nathan, Known Surviving Heir of Melba Nathan, Betsy M. Nathan, Known Surviving Heir of Melba Nathan, Ann Nathan, Known Surviving Heir of Melba Nathan and Unknown Surviving Heirs of Melba Nathan

Dimensions:

Assessment Map #: 15705-C0N-003

Assessed Value figure: \$19,000

Improvements thereon: Residential Dwelling

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

Sheriff to collect: \$140,980.83

SALE 89

By virtue of a Writ of Execution filed to No. 17CV1299 Finance of America Mortgage LLC vs. Paul J. Shotto and Tara N. Shotto owner of property situate lying and being on Willow St. Lackawanna County, Pennsylvania being 81 Elderberry Drive, Thornhurst, PA 18424
Front: irregular Depth: irregular
Property ID #: 2410305000107
Assessed Value figure: \$17,000
Improvements thereon: Residential Real Estate
Attorney: M. Troy Freedman, Esq.
Sheriff to collect: \$

NOTICE

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A SCHEDULE OF DISTRIBUTION OF ONLY HIGH BID SALES WILL BE FILED BY THE SHERIFF NOT LATER THAN NOVEMBER 17, 2017 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

ATTEST:

BOB MOORE

REAL ESTATE DEPUTY

SHERIFF'S DEPARTMENT

LACKAWANNA JURIST

ESTATES

First Notice

RE: **ESTATE OF MARY AIGELDINGER**, late of Dunmore, Pennsylvania (died June 15, 2017). Notice is hereby given that Letters Testamentary for the Estate of Mary Aigeldinger have been issued to John P. Aigeldinger, Executor of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to the Executor at 719 W. Lackawanna Avenue, Dickson City, PA 18519 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 THERESA L. BOBERSKY**, late of Moosic, Pennsylvania (Died August 23, 2017). Notice is hereby given that Letters Testamentary on the above Estate have been granted to Andrea Marie Kipp on September 11, 2017. 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 above or to Eugene Daniel Lucas, Esquire, 207 Lackawanna Avenue, Olyphant, PA 18447.

IN RE: **ESTATE OF FRANCIS XAVIER BORUSIEWICZ, SR.**, late of Dickson City, Pennsylvania, died February 18, 2017. Notice is hereby given that Letters of Administration, on the above estate have been granted to Deborah Bojarsky. All persons indebted to the said Estate are required to make payment and those having claims to present the same without delay to the Administrator named above or to Theresa J. Malski-Pezak, Esquire, 907 Church Street, Jessup, Pennsylvania 18434, Attorney for the Estate.

ESTATE OF JEAN A. CALABRO, AKA JEAN ANN ROSE CALABRO, AKA JEAN ANN ROSE SIMANSKY, AKA JEAN SIMANSKY, Deceased late of Archbald, PA LACKAWANNA COUNTY: Died September 17, 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 Brian J. Calabro, Executor, 855 East Scott Street, PA 18447.

ESTATE OF PETER A. CASTELLANO, late of the Borough of Dunmore, Lackawanna County, Pennsylvania (died December 23, 2016). Personal Representative is Frank P. Castellano. Attorney for the Estate is Nancy M. Barrasse, Esquire, 224 Adams Avenue, Scranton, Pennsylvania 18503.

ESTATE OF JOSEPH KARL CUCURA, late of Jermyn, Pennsylvania (Died: September 3, 2017). Joseph Nicholas Cucura, Executor or Albert E. Nicholls, Jr., Attorney for the Estate, 1421 E. Drinker Street, Dunmore, Pennsylvania 18512.

ESTATE OF DOROTHY JEAN DAWSON, Deceased late of Olyphant, PA LACKAWANNA COUNTY: Died September 15, 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 Howard E. Heater, Executor, 111 Jackson Street, Olyphant, PA 18447.

ESTATE OF JOSEPH DUBAS, Deceased late of Clarks Summit, PA LACKAWANNA COUNTY: Died July 8, 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

Marie Dubas, Administrator, 2012 Laurel Hill Road, Clarks Summit, PA 18411.

ESTATE OF ANN FERENCHAK A/K/A ANNA FERENCHAK, late of Jermyn, PA (died August 12, 2017) Letters Testamentary were granted to Janet Frank, Executrix. Elaine C. Geroulo, Esq., Attorney for the Estate, 411 Jefferson Avenue, Scranton, PA 18510.

ESTATE OF VINCENT W. FITCH A/K/A VINCENT WILLARD FITCH late of Covington Township, Lackawanna County, Pennsylvania (died August 31, 2017). Notice is hereby given that Letters Testamentary for the Estate of VINCENT W. FITCH A/K/A VINCENT WILLARD FITCH have been issued to Samantha Fitch-Chumard, 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 SAMANTHA FITCH-CHUMARD, c/o Jule Gaige, Attorney for the Estate, 615 Clay Avenue, Third Floor, Scranton, PA 18510, 570-350-5225.

Notice is hereby given that Letters Testamentary have been granted in the **ESTATE OF JOSEPHINE MARIE FORDIANI A/K/A JOSEPHINE M. FORDIANI A/K/A JOSEPHINE FORDIANI**, late of Scranton, Lackawanna County, Pennsylvania, who died on August 11, 2017, Estate No. 35-17-1065 by the Register of Wills of Lackawanna County to Elaine Donahue on September 12, 2017. All persons indebted to the said Estate are required to make payment and those having claims or demands must present the same without delay to the above named Executrix, c/o Angela F. Stevens, Esquire, 400 Third Avenue, Suite 101, Kingston, Pennsylvania 18704.

ESTATE OF EDWARD J. GHILARDI, DECEASED, late of 150 EDELLA RD., CLARKS SUMMIT, PA 18411, (Died SEPTEMBER 13, 2017) THERESA FEHLINGER, Executrix; Dante A. Cancelli, Esquire, Suite 401, 400 Spruce Street, Scranton, Pennsylvania 18503, Attorney.

RE: **ESTATE OF NAN P. MCNULTY**, late of Dunmore, PA, who died August 30, 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: Mary Alice Acquaviva, Executrix, or to Daniel L. Penetar, Jr., Esquire, 116 North Washington Avenue, Suite 2A, Scranton, PA 18503.

ESTATE OF ROBERT M. MORAN A/K/A ROBERT M. MORAN SR. A/K/A ROBERT MORAN late of 628 Alder Street, Scranton, Lackawanna County, Pennsylvania (died August 23, 2017). Letters Testamentary having been granted, all persons having claims or demands against estate of decedent shall make them known and present them, and all persons indebted to said decedent shall make payment thereof without delay to Robert M. Moran, Jr., Executor, 1423 E. Elm Street, Scranton, Pennsylvania 18505, or to James J. Gillotti of Oliver, Price & Rhodes, Attorney for the Estate, 1212 S/ Arlington Road, Clarks Summit, PA 18411.

ESTATE OF ROSE M. NAPOLITANO, late of Scranton, Lackawanna County, Pennsylvania (died September 9, 2017). Notice is hereby given that Letters Testamentary have been issued to Tina Marino, Executrix of the Estate. All persons having claims against the Estate or indebted to the Estate shall present claims or make payment without delay to Donna Davis, Attorney for the Estate, 651 Simpson Street, Throop, PA 18512.

LACKAWANNA JURIST

ESTATE OF MARY F. RICHARD, Deceased late of Scranton, PA LACKAWANNA COUNTY: Died August 30, 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 Stephanie Richards, Administrator, 16734 Morrison, Encino, CA 91436.

ESTATE OF HAROLD SOLSMAN, Deceased late of Clarks Summit, PA LACKAWANNA COUNTY: Died November 13, 2009. 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 Marjorie Solsman, Administrator, 434 Sheridan Avenue, Clarks Summit, PA 18411.

RE: ESTATE OF EUGENE G. STEC, late of Dalton, PA, who died August 19, 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: Helen Stec, Executrix, or to Ernest J. Gazda, Jr., Esquire, 116 North Washington Avenue, Suite 2A, Scranton, PA 18503.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF PHILIP A. TOCHELLI, A/K/A PHILIP AUGUST TOCHELLI, SR.**, Deceased, late of 630 Jefferson Avenue, Jermyn, Lackawanna County, Pennsylvania 18433, who died on August 16, 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, Philip A. Tochelli, or Michael N. Krisa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447.

Second Notice

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the following Estate. 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 the Executrix and Attorney named below. **ESTATE OF A. JAMES GROVE**, late of Scranton, Lackawanna County, Pennsylvania (died August 21, 2017). Executrix – Melanie L. Karcher. Attorney – Bruce J. Warshawsky, Esquire, Cunningham, Chernicoff & Warshawsky, P.C., 2320 North Second Street, Harrisburg, PA 17110.

ESTATE OF MARY J. HORN A/K/A MARIE J. HORN, late of Dickson City, Lackawanna County, PA, (died July 15, 2017) Letters Testamentary were granted to Jaclyn Bennett, Executrix. Creditors present claims and debtors make payment to the Executrix, or to Kim A. Giombetti, Esq., The Ritz Building, 222 Wyoming Avenue, Scranton, PA 18503, Attorney for the Estate.

ESTATE OF EDWARD LOVENDUSKI, of 509 South Main Street, Old Forge, County of Lackawanna, Pennsylvania – died April 16, 2017, Letters Testamentary on said estate having been granted to the undersigned. All persons indebted thereto are requested to make payment immediately, and all those having claims/demands against the same will present them without delay, to the Executor Lou Ann Marks, or the Sebelin Law Offices, P.C., 120 S. First St., Lehighton, PA 18235.

ESTATE OF MARY KAY OKAVAGE late of Scranton, Lackawanna County, Pennsylvania, who died April 3, 2017. Grant of 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: Nancy Luciani, Executrix, c/o Paul J. LaBelle, Esquire, 3703 Birney Avenue, Moosic, Pennsylvania 18507.

ESTATE OF JOSEPH J. SILVA late of Clarks Summit, Lackawanna County, Pennsylvania, who died July 18, 2017. Grant of 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: Joseph J. Silva, III, Executor, c/o Paul J. LaBelle, Esquire, 3703 Birney Avenue, Moosic, Pennsylvania 18507.

Third Notice

Notice is hereby given that Letters Testamentary have been granted in the **ESTATE OF JULIA AGNONE**, late of Clarks Summit, Lackawanna County, Pennsylvania (died August 16, 2017) to Marianne Gambucci and Edward D. McLane, Michael H. Roth, Esquire, Attorney, 116 N. Washington Avenue, P.O. Box 234, Scranton, Pennsylvania 18501-0234. 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 the Executors named above.

Estate Notice is Hereby Given that Letters of Administration have been Granted in the **ESTATE OF JOSEPH J. CHMIELEWSKI**, late of Covington Township, Lackawanna County, Pennsylvania, who died 8/10/2017. All persons indebted to said Estate are requested to make payment and those having claims to present the same, without delay, to the Administrators, Mark Chmielewski, 177 Center Street, Covington Township, PA 18424 and Michael Chmielewski, 973 Drinker Turnpike, Covington Township, PA 18424. Justin J. Sulla, Esq.

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted in the **ESTATE OF THOMAS FRENCHKO, A/K/A THOMAS FRENCHKO, JR.**, Deceased, late of 524 Cemetery St., Jermyn, Lackawanna County, Pennsylvania 18433, who died on July 26, 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 Administratrix, Delores T. Frenchko, or Michael N. Krisa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely Pennsylvania 18447.

RE: ESTATE OF MARICHRIS GARDNER, late of Waverly, Lackawanna County, Pennsylvania (died July 23, 2017). Notice is hereby given that Letters Testamentary for the Estate of Marichris Gardner have been issued to Karen Jones and Michael Gardner, Co-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 Co-Executors, or to John J. McGovern, Jr., Attorney for the Estate, 321 Spruce Street-Suite 201, Scranton, PA 18503.

ESTATE OF ARLENE E. GERRITY, Deceased, Late of Scranton, Pennsylvania (Died August 19, 2017). All persons indebted to said Estate are required to make payment, and those having claims or demands to present the

LACKAWANNA JURIST

same, without delay, to Donna A. Gerrity or Paul R. Gerrity, Co-Administrators, c/o Attorney Joseph F. Gaughan, 300 Mulberry Street, Suite 303, Scranton, PA 18503.

ESTATE OF PAULINE HISTED A/K/A PAULINE A. HISTED, deceased July 29, 2017, late of Archbald, Lackawanna County, Pennsylvania. Letters Testamentary 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 his 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 affidavit setting forth an address within the county where notice may be given to claimant. Girard M. Histed, Executor, 199 Columbus Drive, Archbald, PA 18403. JOHN J. McGEE, Esq., Suite 302, 400 Spruce Street, Scranton, PA 18503.

ESTATE OF JOSEPHINE MARIE HODOWANITZ, A/K/A JOSEPHINE HODOWANITZ, late of Scranton, Pennsylvania (died 06/16/2017). Notice is hereby given that Letters of Testamentary on the above estate have been granted to Joan Hodowanitz, of Scranton, 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.

WILLARD E. KNOWLES, deceased, late of South Abington Twp., PA (died August 1, 2017). Letters 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 to Andrea M. Garofalo or to Raymond W. Ferrario, Attorney for the Estate, Suite 528, Scranton Life Building, 538 Spruce Street, Scranton, PA 18503-1816.

Notice is hereby given that Letters Testamentary have been granted in the **ESTATE OF BASTIANO A. MARCHESE, A/K/A BASTIANO MARCHESE**, deceased, late of Dunmore, Lackawanna County, Pennsylvania who died on August 29, 2017. All persons indebted to the estate are required to make payment and those having claims or demands are to present the same, without delay, to John Marchese, Executor, or to Donald P. Dolan, Esquire, Attorney for the estate, 425 S. Blakely Street, Dunmore, PA 18512.

ESTATE OF ANN ROSS A/K/A ANN MARIE ROSS late of Dunmore, Lackawanna County, PA (died August 27, 2017). Letters Testamentary having been granted, all persons having claims or demands against estate of decedent shall make them known and present them, and all persons indebted to said decedent shall make payment thereof without delay to Michael Ross, 8819 Greenarbor Road N.E., Albuquerque, NM 87122, Executor, or to Jane M. Carlonas, Esquire of Oliver, Price & Rhodes, Attorney for the Estate, 1212 S/ Abington Road, Clarks Summit, PA 18411.

Notice is hereby given that Letters of Administration have been granted in the **ESTATE OF JAMES R. SPAKOWSKY**, late (DATE OF DEATH: 1/11/2013) of Covington Township, Lackawanna County, Pennsylvania. 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, James B. Evans, c/o Olivetti Law, LLC 201 Franklin Ave., 3rd Fl., Scranton, PA 18503 or Johnathan Olivetti, Esq., attorney for the Estate, 201 Franklin Ave., 3rd Fl., Scranton, PA 18503.

Notice is hereby given that Letters Testamentary have been granted to Sheila M. Winer, Executrix of the **ESTATE OF JOSEPH J. SPALLUTO**, late of Scranton, PA, who died on August 7, 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 Executrix or to Raymond C. Rinaldi, II, Esquire, Rinaldi & Poveromo, P.C., P.O. Box 826, Scranton, PA, 18501.

ARTICLES OF INCORPORATION

Notice is hereby given that Vycom Corp., a foreign business corporation, has applied for a Statement of Registration to do business in the Commonwealth of Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act. The corporation is incorporated under the laws of the State of Delaware. The address of its principal office under the laws of said jurisdiction is 1209 Orange St, Wilmington, DE 19808 and subject to section 109 (relating to name of commercial registered office provider in lieu of registered address), the address, including street and number, if any, of its proposed registered office in Pennsylvania is CT Corporation System, 600 N 2nd Street, Suite 401, Harrisburg, PA 17101.

T1 - Oct 6

FICTITIOUS NAME

Notice is hereby given that a Registration of Fictitious Name was filed in the Commonwealth of Pennsylvania for **RATECentric** with a principal place of business located at 50 Alberigi Drive, Jessup PA 18434 in Lackawanna County. The entity interested in the business is Howell Benefit Technologies, LLC with a commercial registered office provider in care of Cogency Global Inc. in Dauphin County. This is filed in compliance with 54 Pa.C.S. 311.

T1 - Oct 6

LACKAWANNA JURIST

NOTICE

IN THE COURT OF COMMON PLEAS OF LACKAWANNA COUNTY
CIVIL ACTION - LAW
JURY TRIAL DEMANDED
No. 17-CV-3565

CHRISTOPHER GRZYWACZ and
SUZETTE GRZYWACZ, his wife
Plaintiffs

v.

TROY MYERS
HOTEL SCRANTON I, L.P. d/b/a
TOWNE PLACE SUITES BY MARRIOTT
HOTEL SCRANTON I GP, LLC d/b/a
TOWNE PLACE SUITES BY MARRIOTT
KEYSTONE HOTEL PARTNERS, L.P.
d/b/a TOWNE PLACE SUITES BY
MARRIOTT
STARWOOD CAPITAL GROUP, LLC
d/b/a STARWOOD CAPITAL GROUP
GLOBAL, LLC
Defendants

NOTICE

TO: Troy Myers: Be advised that Plaintiffs Christopher Grzywacz and Suzette Grzywacz instituted an action against you for injuries sustained in a motor vehicle accident on July 24, 2015.

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take action within 20 days after this complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

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

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

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

Munley Law, P.C.
The Forum Plaza
227 Penn Avenue
Scranton, PA 18503
570-346-7401