

LACKAWANNA JURIST

JUDICIAL OPINION

CASE NAME AND NUMBER: Com. v. Voglino, 2018 WL 4080065 (Lacka. Co. 2018)

DATE OF DECISION: August 24, 2018

JUDGE: Terrence R. Nealon

ATTORNEYS INVOLVED:

Rebecca A. Elo, Esquire, Simquita Bridges, Esquire, Counsel for the Commonwealth
Joseph R. D'Andrea, Esquire, Counsel for Defendant

SUMMARY OF OPINION:

In this prosecution that has been initiated by the Attorney General against a former prison guard for the alleged sexual assault of a female inmate, defendant filed a motion to compel the District Attorney to comply with a records subpoena served upon him seeking the production of county grand jury materials relating to an earlier county investigation of alleged sexual assaults of female inmates, including the alleged victim in this case, by prison guards. Although the Attorney General neglected to respond to defendant's motion to compel, the District Attorney argued that his office no longer possessed any of the county grand jury materials since they were forwarded to the Attorney General in compliance with an Order issued by the President Judge of Lackawanna County. Under the Investigating Grand Jury Act and Pa.R.Crim.P. 229, the supervising judge of the grand jury controls the secrecy and dissemination of grand jury transcripts and information, and in accordance with Pa.R.Crim.P. 230, any motions seeking the production of evidence or materials presented to a grand jury must be submitted to the supervising judge. Therefore, defendant's demand for production of the county grand jury materials had to be submitted to the supervising judge for the county grand jury, or in the event that those same county materials were presented to the statewide investigating grand jury, to the supervising judge for the state grand jury. In the interim, and inasmuch as a records custodian cannot be required to produce records that are not in its possession, defendant's motion to compel the District Attorney's compliance with the records subpoena was denied.

JUDICIAL OPINION

CASE NAME AND NUMBER: DSP II, L.P. v. Dr. Matt M. Vegari 2012 Irrevocable Trust, 2018 WL 4365888 (Lacka. Co. 2018)

DATE OF DECISION: September 13, 2018

JUDGE: Terrence R. Nealon

ATTORNEYS INVOLVED:

Brice C. Paul, Esquire, Counsel for Plaintiff
Marshall E. Anders, Esquire, Counsel for Defendant

SUMMARY OF OPINION:

The Lackawanna County purchaser of Monroe County commercial property filed an action against the Montgomery County seller seeking damages for alleged breaches of express warranties and representations in their sale agreement relating to the condition of the property. The seller filed preliminary objections asserting improper venue in Lackawanna County and challenging the legal sufficiency and factual specificity of the purchaser's damages claims. Under Pa.R.C.P. 2179(a)(4), venue is proper in any county "where a transaction or occurrence took place out of which the cause of action arose," and in an action seeking relief based upon the terms of a contract, the county where the offer was accepted constitutes a "transaction or occurrence" sufficient to establish venue. Since the purchaser averred that it had accepted the seller's offer in Lackawanna County by executing its proffered sale agreement there, venue was deemed proper under Rule 2179(a)(4). Moreover, inasmuch as the purchaser stated a viable claim for loss of business income as a consequential damage, and the factual averments of the amended complaint were sufficiently specific to place the seller on notice of the claims against which it had to defend, the remaining preliminary objections under Rule 1028(a)(3) and (4) were also overruled.

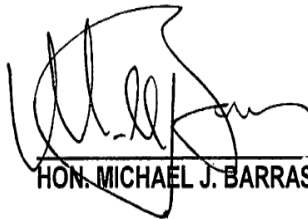
IN RE: : IN THE COURT OF COMMON
 LANDLORD-TENANT NOTICE OF : PLEAS OF LACKAWANNA
 APPEAL FROM MAGISTERIAL : COUNTY
 DISTRICT JUDGE :
 : 2018—MISC—1

ORDER

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

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

BY THE COURT:



HON. MICHAEL J. BARRASSE, P.J

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

LACKAWANNA JURIST

BY VIRTUE OF CERTAIN WRITS OF EXECUTION ISSUED OUT OF THE COURTS OF COMMON PLEAS OF LACKAWANNA COUNTY, THE SHERIFF WILL EXPOSE AT PUBLIC SALE, BY VENUE OR OUTCRY, ALL THE RIGHT, TITLE AND INTEREST OF THE DESCRIBED LOTS, PIECES OR PARCELS OF LAND TO THE HIGHEST AND BEST BIDDER FOR CASH OR CERTIFIED FUNDS (SUBJECT TO PAYMENT OF ANY UNPAID TAXES) AT THE COURTHOUSE IN THE CITY OF SCRANTON, COUNTY OF LACKAWANNA, AND STATE OF PENNSYLVANIA, ON TUESDAY, OCTOBER 16, 2018 AT TEN O'CLOCK IN THE FORENOON OF SAID DAY.

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

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

SALE 76

By virtue of a Writ of Execution filed to No. 2017-CV-2280 Landmark Community Bank vs. J.B. Real Estate Development Group, owner(s) of property situate in Dunmore, Lackawanna County, Pennsylvania being Dunham Drive, Dunmore, PA 18512

Dimensions: 64 x 30 x 226 x 224 x 24 x 133 x 103 x 64 x 253
Property ID#: 14704-020-003.02
Assessed Value figure: \$32,875.00
Improvements thereon: \$5,075.00
Attorney: Myles R. Wren, Esquire
Sheriff to collect: \$3,662,359.47

SALE 77

By virtue of a Writ of Execution filed to No. 2017-CV-2279 Landmark Community Bank vs. Estate of William K. Nasser, Sr., owner(s) of property situate in Taylor, Lackawanna County, Pennsylvania being vacant acreage at 10 South Keyser Avenue, Scranton, PA

Dimensions: 22.96 Acres
Property ID#: 15503-030-001
Assessed Value figure: \$13,500.00
Improvements thereon:
unknown/vacant
Attorney: Myles R. Wren
Sheriff to collect: \$1,166,721.74

SALE 78

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

SALE 79

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

SALE 80

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

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

SALE 125

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

LACKAWANNA JURIST

SALE 1

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

SALE 2

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

SALE 3

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

SALE 4

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

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

SALE 5

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

SALE 6

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

SALE 7

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

LACKAWANNA JURIST

SALE 8

By virtue of a Writ of Execution filed to No. 2662-2018-CV Wayne Bank vs. Mary Clair Sawicki, Thomas Sawicki, owner(s) of property situate in Borough of Blakely, Lackawanna County, Pennsylvania being 1106 Myers Avenue, Peckville, PA 18452
Dimensions: 50 X 150
Property ID#: 10320 010 011
Assessed Value figure: \$22,000.00
Improvements thereon:
Single Residential Dwelling
Attorney: Kimberly D. Martin, Esq
Sheriff to collect: \$117,145.97

SALE 9

By virtue of a Writ of Execution No. 2018-CV-1984 Citibank, N.A., Not in Its Individual Capacity, But Solely as Trustee of Nrz Pass-Through Trust VI v. Clara Loftus, in Her Capacity as Administratrix Cta and Heir of The Estate of Mary E. Hughes, Deneed E. Brown a/k/a Deneed Ellen Brown, in her Capacity as Devisee of The Estate of Mary E. Hugher owners of property situate in the SCRANTON CITY, Lackawanna County, PA, being 919 Ferdinand Street a/k/a, 919 Ferdinand, Scranton, PA 18508-1719
Dimensions: 50X170
Assessment Map #: 13401020023
Assessed Value figure: \$5,500.00
Judgment Amount: \$51,000.50
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 10

By virtue of a Writ of Execution No. 2018-CV-1431 U.S. Bank National Association v. Stacey Stefano, Warren Stefano owners of property situate in the OLD FORGE BOROUGH, Lackawanna County, Pennsylvania, being 117 Church Street, Old Forge, PA 18518-1309
Dimensions: 48X150
Assessment Map #: 17512-020-054
Assessed Value figure: \$10,000.00
Judgment Amount: \$68,882.94
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 11

By virtue of a Writ of Execution filed to No. 18-CV-1771 DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC vs. AMANDA WEBB, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being, 520 Hampton Street Scranton, PA 18504, 15610050012,
Assessment Map #: 15610050012
Assessed Value Figure: \$4,600.00
Improvements thereon:
A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$78,967.38

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

SALE 12

By virtue of a Writ of Execution No. 17-CV-3966 Deutsche Bank National Trust Company, as Trustee for Saxon Asset Securities Trust 2007-3, Mortgage Loan Asset Backed Certificates, Series 2007-3 v. Steven E. Leschinsky, Karla D. Leschinsky owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 1123 West Gibson Street, Scranton, PA 18504-1147
Dimensions: 39X170X40X170
Assessment Map #: 14507030060
Assessed Value figure: \$10,000.00
Judgment Amount: \$106,261.09
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 13

By virtue of a Writ of Execution filed to No. 2018 CV 138 LSF9 Master Participation Trust vs. Erica M. Defreitas and David J. Defreitas a/k/a David J. De Freitas. Erica M. Defreitas and David J. Defreitas a/k/a David J. De Freitas, owners of property situate in City of Scranton, Lackawanna County, Pennsylvania being 1415 Luzerne Street, Scranton, PA 18504
Dimensions: 50X150, Residential Single Dwelling
Property ID#: 15605010038
Assessed Value figure: \$14,000.00
Improvements thereon: Residential Single Dwelling
Attorney: Kevin J. Cummings, Esquire, PA ID# 209660, Weltman, Weinberg & Reis Co., L.P.A.
Sheriff to collect: \$140,538.63

SALE 14

By virtue of a Writ of Execution filed to No. 17-CV-2941 The Bank of New York Mellon f/k/a The Bank of New York as successor trustee for JPMorgan Chase Bank, N.A., as Trustee for the benefit of the Certificateholders of Equity One ABS, Inc. Mortgage Pass-Through Certificates Series 2002-1 vs. EDWARD R. SCHULTZ. EDWARD R. SCHULTZ, owner(s) of property situate in Township of Covington, Lackawanna County, Pennsylvania. Being RR#1 Box 1361 n/k/a 610 Drinker Turnpike, Covington Township, PA 18424
Dimensions: 389 X 199 X 362 X 100 X 360
Assessment Map #: 21902-040-009
Assessed Value Figure: \$8,285.00
Improvements thereon: Improved w/single family dwelling
Attorney: Udren Law Offices, P.C.
Sheriff to collect: \$73,986.40

LACKAWANNA JURIST

SALE 15

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

Municipality: Dickson City Borough Lackawanna County, Pennsylvania

Dimensions: 20 X 180

See Deed Book 2, Page 849

Assessment Map:

Assessed Value:

Improvements thereon:

A residential dwelling house

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

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

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

SALE 16

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

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

Assessment Map #: 17515060027

Assessed Value figure: \$4,000.00

Judgment Amount: \$62,749.11

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 17

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

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

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

Improvements thereon:

Single family dwelling

Attorney: Kathryn L. Mason, Esq

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

SALE 18

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

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

Assessment Map #: 19810010001

Assessed Value figure: \$26,000.00

Judgment Amount: \$316,550.12

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 19

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

ACREAGE: 3.67 acres

Dimensions: 400 X 400

Assessment Map #: 19602-030-00202

Assessed Value figure: \$4,000.00

Attorney: CHARITON, SCHWAGER & MALAK

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

SALE 20

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

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

TAX PARCEL NUMBER: PIN #: 14618100009

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

Assessment Map #: PIN#: 14618100009

Assessed Value figure: \$4,000.00

Improvements thereon: Residential Dwelling

Attorney: McCabe, Weisberg & Conway, LLC

Sheriff to collect: \$58,795.67

SALE 21

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

Assessment Map #: 16708060045

Assessed Value Figure: \$10,500.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$64,690.05

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

LACKAWANNA JURIST

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

SALE 22

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

Dimensions: 1.004 acres

Assessment Map #: 20702 010 001

Assessed Value figure: \$18,600.00

Improvements thereon:

SINGLE FAMILY RESIDENCE

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

Sheriff to collect: \$83,652.92

SALE 23

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

Dimensions: 80X120

Assessment Map #: 16714020056

Assessed Value figure: \$13,000.00

Improvement thereon:

A residential dwelling

Attorney: Stephanie A. Walczak

Sheriff to collect: \$124,585.14

SALE 24

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

Dimensions: 50X178

Property ID#: 15606050036

Assessed Value Figure: \$9,300.00

Improvements thereon:

Single family dwelling

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

Sheriff to collect: \$45,587.99

SALE 25

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

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

Dimensions: 1.14

Assessment Map #: 23403010010

Assessed Value figure: \$6,600.00

Improvement thereon:

A residential dwelling

Attorney: Katherine M. Wolf, Esquire

Sheriff to collect: \$102,726.99

SALE 26

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

Dimensions: 88 x 30 x 82 x 84

Property ID#: 17516-020-017

Assessed Value figure: 41315

Improvements thereon: Commercial Building

Attorney: Fred P. Rinaldi, Esquire

Sheriff to collect: \$28,808.02

SALE 27

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

Front: irregular Depth: irregular

Property ID#: 12517020016

Assessed Value figure: \$7,000.00

Improvements thereon: Residential Real Estate

Attorney: Edward J. McKee, Esq.

Sheriff to collect: \$112,198.47

SALE 28

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

Dimensions: 40 x 142

See Instrument #: 200621811

Assessment Map #: 14412-040-015

Assessed Value: \$9,000

Improvements thereon:

A residential dwelling house

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

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

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

LACKAWANNA JURIST

SALE 29

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

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

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

SALE 30

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

Assessment Map #: 1550802000203

Assessed Value figure: \$18,000.00

Improvement thereon:

A residential dwelling

Attorney: Katherine M. Wolf, Esq

Sheriff to collect: \$176,019.96

SALE 31

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

Dimensions: 85X52, Commercial Combination Store/Apartment

Property ID#: 13420030024

Assessed Value figure: \$18,000.00

Improvement thereon: Commercial Combination Store/Apartment

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

Sheriff to collect: \$179,821.15

SALE 32

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

Dimensions: 0.28 acres

Assessment Map #: 07904030016

Assessed Value figure: \$16,500.00

Judgment Amount: \$190,217.42

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 33

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

Assessment Map #: 20203010005

Assessed Value Figure: \$19,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$184,303.61

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

SALE 34

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

Front: irregular Depth: irregular

Property ID#: 13407030032

Assessed Value figure: \$15,000.00

Improvements thereon: Residential Real Estate

Attorney: Edward J. McKee, Esq.

Sheriff to collect: \$77,551.74

SALE 35

By virtue of a Writ of Execution filed to case number 1879-CV-2018 out of the Court of Common Pleas of Lackawanna County by ESSA Bank & Trust vs. Defendant, Veuy Keononeia, owner of the property situate at 901 Luzerne Street, Scranton, PA 18504, in the City of Scranton, County of Lackawanna, Commonwealth of Pennsylvania (55x57x53x57).

BEING PROPERTY ID#: 15606-040-047

Assessed Value Figure: \$5,800.00

LACKAWANNA JURIST

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

Improvements thereon: Residential Dwelling

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

Sheriff to collect: \$

SALE 36

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

Assessment Map #: 104.14-050-00109 & 104.14-050-00202

Assessed Value Figure: \$18,500.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$129,521.73

SALE 37

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

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

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

Dimensions: 27X160

Assessment Map #: 157.09-050-016

Assessed Value Figure: \$11251

Improvements thereon: Improved w/single family dwelling

Attorney: Udren Law Offices, P.C.

Sheriff to collect: \$125,892.08

SALE 38

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

Dimensions: 50 x 75

See Instrument #: 200921891

Assessment Map #: 05509060017

Assessed Value: \$7,757

Improvements thereon:

A residential dwelling house

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

Sheriff to collect: \$93,469.38 (Total amount of Judgment)*

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

SALE 39

By virtue of a Writ of Execution filed to No. 2018-CV-1813 MTGLQ INVESTORS, L.P. vs. HELEN D. MOROHOVECH AKA HELEN MOROHOVECH and ALAN G. MOROHOVECH, owner(s) of property situate in Borough of Taylor, Lackawanna County, Pennsylvania, being, 205 Rinaldi Drive Taylor, PA 18517, 1550102000224,

Assessment Map #: 1550102000224

Assessed Value Figure: \$20,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$92,744.24

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

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

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

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

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

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

SALE 40

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

LACKAWANNA JURIST

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

Property ID#: 10113-020-01101

Assessed Value Figure: \$45,000

Improvements Thereon: Commercial Office Building

Attorney: Shaan S. Chima, Esq.

Sheriff to Collect: \$468,246.59

SALE 41

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

BEING PROPERTY ID#: 14614 010 00500

Assessed Value Figure: \$8,000.00

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

Improvements thereon: Residential Dwelling

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

Sheriff to collect: \$

SALE 42

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

Dimensions: 50X165, Residential Single Dwelling

Property ID#: 12415030011

Assessed Value figure: \$7,500.00

Improvements thereon: Residential Single Dwelling

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

Sheriff to collect: \$160,977.33

SALE 43

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

Assessment Map #: 0210101000206

Assessed Value Figure: \$12,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$95,116.86

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

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

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

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

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

CONTAINING 5.16 acres, more or less.

SALE 44

By virtue of a Writ of Execution filed to No. 17-CV-6014 Bank of America, N.A. vs. FRANK JARGIELLO, III, KNOWN HEIR OF PAULINE ROSE JARGIELLO, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER PAULINE ROSE JARGIELLO,

FRANK JARGIELLO, III, KNOWN HEIR OF PAULINE ROSE JARGIELLO, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER PAULINE ROSE JARGIELLO, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania. Being 1600 Bulwer Street a/k/a 1600-02 Bulwer St, Scranton, PA 18504

Dimensions: 40X112

Assessment Map #: 13419010061

Assessed Value Figure: \$12,000

Improvements thereon: Improved w/single family dwelling

Attorney: Udren Law Offices, P.C.

Sheriff to collect: \$136,519.47

SALE 45

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

Dimensions: 43X38X99X36X40X130

Assessment Map #: 13419020009

Assessed Value figure: \$12,000.00

Improvement thereon:

A residential dwelling

Attorney: Katherine M. Wolf, Esq

Sheriff to collect: \$110,046.22

SALE 46

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

LACKAWANNA JURIST

AMERICA, DEPARTMENT OF THE TREASURY –
INTERNAL REVENUE SERVICE,

JASON HARRIS A/K/A JASON MICHAEL HARRIS,
SHIRLEY L. HARRIS, owner(s) of property situate in City of
Scranton, Lackawanna County, Pennsylvania. Being 710-
712 N Bromley Avenue, Scranton, PA 18504

Dimensions: 40 X 120

Assessment Map #: 14511-010-020

Assessed Value Figure: \$14000

Improvements thereon: Improved w/single family dwelling

Attorney: Udren Law Offices, P.C.

Sheriff to collect: \$93,636.92

SALE 47

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

Assessment Map #: 0901503000300

Assessed Value Figure: \$21,642.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$189,590.94

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

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

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

SALE 48

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

Assessment Map #: 17508020046

Assessed Value figure: \$5,225.00

Improvements thereon: Residential Dwelling

Attorney: Roger Fay, Esquire

Sheriff to collect: \$

SALE 49

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

Dimensions: 50X170X50X176

Property ID#: 13419050066

Assessed Value Figure: \$15,000.00

Improvements thereon:

Single family dwelling

Attorney: Kimberly A. Bonner, Esquire; Scott A. 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: \$106,545.60

SALE 50

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

Dimensions: Residential Single Dwelling 50X150

Property ID#: 10319030043

Assessed Value figure: \$5,000.00

Improvements thereon: Residential Real Estate

Attorney: Jessica N. Manis, Esq

Sheriff to collect: \$65,440.65

SALE 51

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

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

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

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

Assessed Value figure: \$22,000.00

Improvements thereon: Residential Dwelling

Attorney: McCabe, Weisberg & Conway, LLC

Sheriff to collect: \$235,879.05

LACKAWANNA JURIST

SALE 52

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

Dimensions: 40x175

Property ID#: 135 14-050-038

Assessed Value figure: \$11,000.00

Improvements thereon: Residential property

Attorney: Powers, Kim & Associates, LLC

Sheriff to collect: \$115,039.10

SALE 53

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

Property Address 901 George Street, Throop, PA 18512

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

Improvements thereon consist of a residential dwelling.

Judgment Amount: \$91,605.65

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

SALE 54

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

Dimensions: Residential dwelling – one acre

Property ID#: 08001030014

Assessed Value figure: \$40,250 - total

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

Attorney: Myles R. Wren, Esquire

Sheriff to collect: \$341,974.66

SALE 55

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

Dimensions: ***salepkg fluff acreage***

Assessment Map #: 18802-020-006

Assessed Value figure: \$14,000.00

Improvements thereon:

A residential dwelling

Attorney: Daniel T. Lutz, Esquire

Sheriff to collect: \$145,264.63

SALE 56

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

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

Dimensions: 171X116X237X66

Property ID#: 0480103000302, 0480103000301

Assessed Value Figure: \$7,620.00

Improvements thereon:

Single family dwelling

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

Sheriff to collect: \$51,424.66

SALE 57

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

Dimensions: 90 x 143 x 90 x 144

Property ID#: 13408030024

Assessed Value Figure: \$17,000.00

Improvements thereon: Residential Single Dwelling

Attorney: Janet L. Gold, Esquire

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

SALE 58

By virtue of a Writ of Execution filed to No. 2018cv589PNCBANK, NATIONAL ASSOCIATION vs. ROBERT J. BOCZAR, JR. owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, PA 707 DEACON STREET, SCRANTON, PA 18509

Assessment Map #: 13514010006

Assessed Value Figure: \$8,150.00

Improvements Thereon: RESIDENTIAL DWELLING

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

Sheriff to collect: \$45,493.84

SALE 59

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

Assessment Map #: 17516030038

Assessed Value figure: \$8,500.00

Improvements thereon: Residential Dwelling

Attorney: Roger Fay, Esquire

Sheriff to collect: \$

SALE 60

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

Dimensions: 168X150

LACKAWANNA JURIST

Assessment Map #: 09518050009

Assessed Value figure: \$18,000.00

Improvement thereon:

A residential dwelling

Attorney: Katherine M. Wolf, Esq

Sheriff to collect: \$161,653.58

SALE 61

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

Dimensions: 90X180X90X180

Property ID#: 1471303000103

Assessed Value Figure: \$26,000.00

Improvements thereon:

Single family dwelling

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

Sheriff to collect: \$286,345.81

SALE 62

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

Property ID#: 06812 010 00900 and 06812 010 01000

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

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

Improvements thereon:

Single family dwelling

Attorney: Kathryn L. Mason, Esq

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

SALE 63

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

Dimensions: 3.43 Acres

Assessment Map #: 2110402000107

Assessed Value figure: \$17,300.00

Judgment Amount: \$159,112.31

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 64

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

Dimensions: 100 ft x 150 ft

Property ID#: 13510-080-015

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

Improvements thereon:

A single family home

Attorney: Daniel D. Stofko, Esq

Sheriff to collect: \$201,797.36

SALE 65

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

Dimensions: 50' x 118'

Assessed Map #: 06406-030-022

Assessed Value figure: \$7,500.00

Improvements thereon: Residential Dwelling

Attorney: Nicholas D. Gregory, Esq

Sheriff to collect: \$74,945.86

SALE 66

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

Dimensions: 50 X 119

Property ID#: 14615040003

Assessed Value Figure: \$6000

Improvements thereon: Residential Single Dwelling

Attorney: Patrick J Wesner/Parker McCay PA

Sheriff to collect: \$112,475.19

SALE 67

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

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

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

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

Assessment Map #: PIN# 13510-050-049

LACKAWANNA JURIST

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

SALE 68

By virtue of a Writ of Execution filed to No. 17 CV 5530 U.S. Bank, N.A., successor trustee to LaSalle Bank National Association, on behalf of the holders of Bear Stearns Asset Backed Securities I Trust 2007-HE1, Asset-Backed Certificates Series 2007-HE1 vs. John Jenkins, Known Heir of Margie M. Jenkins, Deceased, Edward Jenkins, Known Heir of Margie M. Jenkins, Deceased, Thomas Jenkins, Known Heir of Margie M. Jenkins, Deceased, Jeffrey Jenkins, Known Heir of Margie M. Jenkins, Deceased, Todd Jenkins, Known Heir of Margie M. Jenkins, Deceased and Unknown heirs, successors, assigns, and all persons, firms or associations claiming right, title or interest from or under Margie M. Jenkins, Deceased, owners of property situate in South Abington Township, Lackawanna County, Pennsylvania being 110 Williams Street, Clarks Summit aka South Abington Township, PA 18411
Assessment Map #: 11206010016
Assessed Value figure: \$8,000.00
Improvements thereon: Residential Dwelling
Attorney: Roger Fay, Esquire
Sheriff to collect: \$

SALE 69

By virtue of a Writ of Execution filed to No. 16 CV 3616, Wilmington Savings Fund Society, FSB, doing business as Christiana Trust, not in its individual capacity, but solely as trustee for BCAT 2015-14BTT vs. Forrest M. Swaydis a/k/a Forest M. Swaydis, owner of property situate in the Borough of Old Forge, and Lackawanna County, Pennsylvania being 168 Railroad Street, Old Forge, PA 18518.
Front: irregular Depth: irregular
Property ID#: 17512030009
Assessed Value figure: \$5,000.00
Improvements thereon: Residential Real Estate
Attorney: Edward J. McKee, Esq.
Sheriff to collect: \$102,526.41

SALE 70

By virtue of a Writ of Execution No. 2017-6730 Ditech Financial LLC v. Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Janice Lita, Deceased owners of property situate in the SCRANTON CITY, 23, Lackawanna County, Pennsylvania, being 418 Finn Street, Scranton, PA 18509
Dimensions: 25X150X23X150
Assessment Map #: 13501030026
Assessed Value figure: \$6,250.00
Judgment Amount: \$19,862.16
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 71

By virtue of a Writ of Execution filed to No. 13-CV-5167 U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR NRZ PASS-THROUGH TRUST IV vs. JAMES SCARANTINO and MARIA S. SCARANTINO, owner(s) of property situate in TOWNSHIP OF MADISON, Lackawanna County, PA, being, 2250 Reservoir Road Madison Township, PA 18444, 19101020001,
Assessment Map #: 19101020001
Assessed Value Figure: \$27,000.00
Improvements thereon:
A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect \$436,447.76

SALE 72

By virtue of a Writ of Execution No. 18-CV-1485 Freedom Mortgage Corporation v. Brandi A. Cortazar, Thomas Cortazar a/k/a Thomas A. Cortazar owners of property situate in the DUNMORE BOROUGH, Lackawanna County, PA, being 557 Chestnut Street, Dunmore, PA 18512-2930
Dimensions: 64 X 150
Assessment Map #: 14620020036
Assessed Value figure: \$13,500.00
Judgment Amount: \$177,315.19
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 73

By virtue of a Writ of Execution No. 18-CV-673 U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2006-Bc6 v. James V. Evans, Jason Evans owners of property situate in the CLARKS SUMMIT BOROUGH, Lackawanna County, PA, being 820 Hilltop Drive, Clarks Summit, PA 18411-2702
Dimensions: 75 X 158
Assessment Map #: 10015-010-00800
Assessed Value figure: \$25,000.00
Judgment Amount: \$114,829.10
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 74

By virtue of a Writ of Execution No. 2016-52418 Abington Heights School District vs. David Gleason. David Gleason, owner(s) of property situate in Waverly Township, Lackawanna County, Pennsylvania, being: Carbondale Road
Dimensions: 6.17A
Property ID#: 07003-010-00801
Assessed Value Figure: \$29,000.00
Improvements thereon: RESIDENTIAL MULTI DWELLING PROPERTY
Attorney: ROBERT P. DADAY, Esquire, Portnoff Law Associates, Ltd., (866)211-9466
Sheriff to Collect: \$8,270.17

LACKAWANNA JURIST

SALE 75

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

Dimensions: 2.74A

Property ID#: 06202-020-020

Assessed Value Figure: \$23,600.00

Improvements thereon: COMMERCIAL OTHER PROPERTY

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

Sheriff to Collect: \$5,928.84

SALE 76

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

Dimensions: 50X155X47X155

Property ID#: 19811-080-012

Assessed Value Figure: \$21,000.00

Improvements thereon: RESIDENTIAL SINGLE DWELLING PROPERTY

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

Sheriff to Collect: \$6,123.44

SALE 77

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

Dimensions: 102X115X102X172

Property ID#: 09204-020-00704

Assessed Value Figure: \$14,000.00

Improvements thereon: RESIDENTIAL SINGLE PROPERTY

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

Sheriff to Collect: \$5,754.16

SALE 78

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

Dimensions: 2.20A

Property ID#: 10014-020-01600

Assessed Value Figure: \$32,000.00

Improvements thereon: RESIDENTIAL SINGLE DWELLING PROPERTY

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

Sheriff to Collect: \$8,806.46

SALE 79

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

Dimensions: 90x125

Property ID#: 09103-020-00202

Assessed Value Figure: \$24,000.00

Improvements thereon: RESIDENTIAL PROPERTY

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

Sheriff to Collect: \$7,373.80

SALE 80

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

Dimensions: 125X195X112X389

Property ID#: 09204-050-014

Assessed Value Figure: \$17,000.00

Improvements thereon: RESIDENTIAL SINGLE DWELLING PROPERTY

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

Sheriff to Collect: \$7,533.99

SALE 81

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

Dimensions: 100X200

Property ID#: 18902-040-012

Assessed Value Figure: \$23,000.00

Improvements thereon: RESIDENTIAL SINGLE DWELLING PROPERTY

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

Sheriff to Collect: \$7,082.59

SALE 82

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

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

TAX PARCEL #: 12415020022

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

LACKAWANNA JURIST

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

Assessment Map #: 12415020022

Assessed Value figure: \$5,500.00

Improvements thereon: Residential Dwelling

Attorney: McCabe, Weisberg & Conway, LLC

Sheriff to collect: \$104, 839.41

SALE 83

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

Assessment Map #: 14653010024

Assessed Value figure: \$12,000.00

Judgment Amount: \$118,506.40

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 84

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

Dimensions: 60X77

Assessment Map #: 10316060008

Assessed Value figure: \$8,500.00

Judgment Amount: \$81,990.16

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 85

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

Dimensions: 18X125

Assessment Map #: 15609020023

Assessed Value figure: \$5,000.00

Judgment Amount: \$43,700.91

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 86

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

Assessment Map #: 15652030017

Assessed Value Figure: \$12,400.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$123,953.93

SALE 87

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

Dimensions: 110X115X91X81

Assessment Map #:14402-010-006

Assessed Value figure: \$7,000.00

Improvement thereon:

A residential dwelling

Attorney: Samantha Gable, Esq.

Sheriff to Collect: \$44,542.92

SALE 88

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

Dimensions: 1.1A

Assessment Map #: 0630101000601

Assessed Value figure: \$13,000.00

Judgment Amount: \$69,011.72

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 89

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

Dimensions: 40 X 125

Assessment Map #: 15609070054

Assessed Value Figure: \$8600

Improvements thereon: Improved w/single family dwelling

Attorney: Udren Law Offices, P.C.

Sheriff to collect: \$100,013.25

SALE 90

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

Dimensions: 40X60

Assessment Map #: 16809020013

Assessed Value figure: \$6,500.00

Improvement thereon:

LACKAWANNA JURIST

A residential dwelling
Attorney: Samantha Gable, Esq.
Sheriff to collect: \$84,222.57

SALE 91

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

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

PARCEL I:

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

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

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

PARCEL II:

BEGINNING at an iron pin corner located at the Southeasterly side of Margaret Avenue also being a former common corner of lands now or formerly of Roger and Doris Keene and lands now or formerly of Kevin and Judy Day; thence along the said lands now or formerly of Roger and Doris Keene, South forty-eight (48) degrees thirty-eight (38) degrees minutes East, sixty-four (64) feet to an iron pin corner;

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

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

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

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

Property ID#: 13505-030-013

Assessed Value figure: \$10,900.00

Improvements thereon: Residential Dwelling
Attorney: Martha E. Von Rosenstiel, P.C.
Sheriff to collect: \$99,520.18, plus interest and costs

SALE 92

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

Assessment Map #: 15610010015

Assessed Value Figure: \$7,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$43,609.53

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

SALE 93

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

Dimensions: 47X150X35X31X150

Assessment Map #: 13510070006

Assessed Value figure: \$8,500.00

Judgment Amount: \$88,834.61

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 94

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

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

Assessment Map #: 17706020003

Assessed Value figure: \$16,000.00

Judgment Amount: \$110,585.62

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

LACKAWANNA JURIST

SALE 95

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

Dimensions: 53 X 65

Assessment Map #: 14605010012

Assessed Value figure: \$7,500.00

Improvements thereon:

A residential dwelling

Attorney: Samantha Gable, Esq.

Sheriff to Collect: \$71,311.39

SALE 96

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

Assessment Map #: 23301010009

Assessed Value Figure: \$8,500.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$32,380.58

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

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

SALE 97

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

Assessment Map #: 04509020022

Assessed Value Figure: \$12,500.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$163,261.44

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

SALE 98

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

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

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

Assessment Map #: PIN# 11418-010-023

Assessed Value figure: \$8,500.00

Improvements thereon: Residential Dwelling

Attorney: McCabe, Weisberg & Conway, LLC

Sheriff to collect: \$125,928.74

SALE 99

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

LACKAWANNA JURIST

Property ID #: 04578040042
Assessed Value Figure: \$0.00 (Land) + \$6,000.00 (Bldg) = \$6,000.00
Improvements thereon:
Single family dwelling
Attorney: Kathryn L. Mason, Esq
Sheriff to collect: \$29,293.46, plus interest, tax and costs

SALE 100

By virtue of a Writ of Execution filed to No. 2013-02664, U.S. Bank National Association, as Trustee for the registered holders of GSRPM 2004-1, Mortgage Pass-Through Certificates by its Attorney-in-fact Owcen Loan Servicing, LLC v. Larri O. Desouza and Patricia C. Desouza, owner of property situate in the City of Scranton, Lackawanna County, Pennsylvania being 819 Orchard Street, Scranton, PA 18505
Dimensions: 40X101

Property ID #: 1576102002201
Assessed Value figure: \$4,000
Improvements thereon: Residential Real Estate
Attorney: Jessica N. Manis, Esq.
Sheriff to collect: \$45,946.64

SALE 101

By virtue of a Writ of Execution No. 17-CV-4992 Ditech Financial LLC v. Patrick J. Moran owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 720 Theodore Street, Scranton, PA 18508
Dimensions: 50 X 107

Assessment Map #: 13407020054
Assessed Value figure: \$11,000.00
Judgment Amount: \$43,113.06
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 102

By virtue of a Writ of Execution filed to No. 2018-CV-438, US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR CREDIT SUISSE FIRST BOSTON MORTGAGE SECURITIES CORP., HOME EQUITY ASSET TRUST 2005-7, HOME EQUITY PASS-THROUGH CERTIFICATES, SERIES 2005-7 C/O WELLS FARGO BANK, N.A. v. MICHAEL G. POLCHA AKA MICHAEL POLCHA and LISA M. POLCHA AKA LISA POLCHA, owner(s) of property situate in GREENFIELD, Lackawanna County, Pennsylvania, being 195 DECKER ROAD, JERMYN, PA 18433
Dimensions: 14.27 acres

Property ID #: 01201010005
Assessed Value figure: \$29,670
Improvements thereon: Residential Property
Attorney: Powers, Kirm & Associates, LLC
Sheriff to collect: \$201,324.24

SALE 103

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

Dimensions: 4.992 acres more or less
Property ID #: 09003-010-01501
Assessed Value: \$58,000.00
Improvements Thereon: Residential Single Dwelling
Attorney: Rocco Haertter, Esquire
Sheriff to Collect: \$947,829.95

SALE 104

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

Dimensions: 50 feet by 150 feet
Assessment Map #: 10315-050-048
Assessed Value: \$7,000.00
Improvements thereon:
Single family dwelling
Attorney: CHARITON, SCHWAGER & MALAK
Sheriff to collect: \$43,001.94 plus costs as of July 10, 2018

SALE 105

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

TAX PARCEL #: 16718-030-020
Title to said premises is vested in Jennifer A. McPhillips by deed from GARY T. MCPHILLIPS, JR. AND JENNIFER A. MCHUGH, NOW BY MARRIAGE JENNIFER A MCPHILLIPS dated June 28, 2004 and recorded July 15, 2004 in Deed Book 1274, Page 175.
Assessment Map #: 16718-030-020
Assessed Value figure: \$15,500.00
Improvements thereon: Residential Dwelling
Attorney: McCabe, Weisberg & Conway, LLC
Sheriff to collect: \$131,376.05

SALE 106

By virtue of a Writ of Execution filed to No. 2014-07727 U.S. Bank National Association, as Indenture Trustee, for Springleaf Mortgage Loan Trust 2013-1 vs. Lauren Moody; Joseph Gregorski, owner(s) of property situated in City of Scranton Lackawanna County, Pennsylvania being 1351 Penn Avenue, Scranton, PA 18509
Dimensions: 36x167
Assessment Map #: 14605-030-030
Assessed Value figure: \$0,348.00

LACKAWANNA JURIST

Improvement thereon:

A residential dwelling

Attorney: Samantha Gable, Esq.

Sheriff to Collect: \$126,839.07

SALE 107

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

Dimensions: 3.04A

See Deed Book 2005 Page 12565

Assessment Map: 19901-020-00703

Assessed Value: \$19,000

Improvements thereon:

A residential dwelling house

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

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

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

SALE 108

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

Dimensions: 11 X 163 X 91 X 184

Assessment Map #: 12408010006

Assessed Value figure: \$10,100.00

Judgment Amount: \$95,148.61

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 109

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

Assessment Map #: 13505-030-020

Assessed Value Figure: \$7,500.00

Improvements Thereon: RESIDENTIAL DWELLING

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

Sheriff to collect: \$80,492.23

SALE 110

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

Dimensions: Residential Single Dwelling 71X100X72X108

Property ID#: 17615010023

Assessed Value figure: \$14,000

Improvements thereon: Residential Real Estate

Attorney: Jessica N. Manis, Esq.

Sheriff to collect: \$162,651.48

SALE 111

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

Dimensions: 27X155X23X156

Assessment Map #: 13505030007

Assessed Value figure: \$12,000.00

Judgment Amount: \$12,044.23

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 112

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

Dimensions: 11,250 square feet

Property ID#: 09401-020-012

Assessed Value figure: \$20,000.00

Improvements thereon: Residential property

Attorney: Law Office of Gregory Javardian, LLC

Sheriff to collect: \$327,070.41

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

Dimensions: 11,250 square feet

Property ID#: 09401-020-01201

Assessed Value figure: \$1,000.00

Improvements thereon: Residential property

Attorney: Law Office of Gregory Javardian, LLC

Sheriff to collect: \$327,070.41

LACKAWANNA JURIST

SALE 113

By virtue of a Writ of Execution filed to No. 2017-01381, The Bank of New York, et al vs. Julie Lisowski & Christopher Lisowski, owner(s) of property situate in Township of Clifton, Lackawanna County, Pennsylvania, being 1954 East Creek View, Gouldsboro, PA 18424
Dimensions: 74X244X123X251
Property ID#: 233210013
Assessed Value Figure: \$16,000
Improvements thereon:
Single Dwelling
Attorney: Patrick J Wesner/Parker McCay PA
Sheriff to collect: \$64,250.18

SALE 114

By virtue of a Writ of Execution No. 17-CV-4700 Ditech Financial LLC v. Robert B. Meoni owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 1424 Amherst Street, Scranton, PA 18504-3007
Dimensions: 40 X 125
Assessment Map #: 15512020012
Assessed Value figure: \$5,000.00
Judgment Amount: \$54,982.01
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 115

By virtue of a Writ of Execution filed to No. 17-CV-5987 Bayview Loan Servicing, LLC, a Delaware Limited Liability Company vs. Marilyn Gleason a/k/a Marilyn D. Gleason, owner(s) of property situated in Borough of Dunmore Lackawanna County, Pennsylvania being 604 North Blakely Street, Dunmore f/k/a Scranton, PA 18512
Dimensions: 50X150
Assessment Map #: 13520-010-008
Assessed Value figure: \$12,000.00
Improvement thereon:
A residential dwelling
Attorney: Samantha Gable, Esq.
Sheriff to Collect: \$204,795.42

SALE 116

By virtue of a Writ of Execution filed to No. 18-CV-771, Citizens Savings Bank vs. Linda A. McHale, a/k/a Linda McHale, owner of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 630 East Market Street
Dimensions: 41 x 140
Property ID#: 135.13-030-010
Assessment Value: \$11,000.00
Improvements thereon: Single Dwelling
Attorney: David K. Brown, Esquire KREDER BROOKS HAILSTONE LLP 200 Penn Avenue, Suite 200 Scranton, PA 18503
Sheriff to collect: \$54,258.60*
*Plus additional interest, costs, escrow advances, late charges, attorneys' fees and other costs through date of payment.

SALE 117

By virtue of a Writ of Execution filed to No. 232-CV-2018. Evergreen Property Group LLC v. Lindsay Yetter, owner of property situate in the City of Carbondale, Lackawanna County, Pennsylvania, known as 21 Grove Street.
Dimensions: roughly 33' x 75'
Property ID#: 04518060046
Assessed Value Figure: Land = \$750, Improvements = \$5,250, Total Value = \$6,000
Improvements thereon: Single-Family Dwelling
Attorney: THOMAS J. MacNEELY, ESQUIRE Attorney I.D. # 78044 DANIEL A. TAROLI, ESQUIRE Attorney I.D. # 323695 15 South Franklin Street Wilkes-Barre, PA 18711 (570)826-5678 Attorneys for Plaintiff, Evergreen Property Group LLC
Sheriff to Collect: \$79,946.40*
*Plus continuing interest and costs as provided in the Writ of Execution

SALE 118

By virtue of a Writ of Execution filed to No. 231-CV-2018. Evergreen Property Group LLC v. Lindsay Yetter, owner of property situate in the City of Carbondale, Lackawanna County, Pennsylvania, known as 6 Drummond Avenue.
Dimensions: roughly 27' x 60'
Property ID#: 04510030018
Assessed Value Figure: Land = \$700, Improvements = \$6,300, Total Value = \$7,000
Improvements thereon:
Single-Family Dwelling
Attorney: THOMAS J. MacNEELY, ESQUIRE Attorney I.D. # 78044 DANIEL A. TAROLI, ESQUIRE Attorney I.D. # 323695 15 South Franklin Street Wilkes-Barre, PA 18711 (570)826-5678 Attorneys for Plaintiff, Evergreen Property Group LLC
Sheriff to Collect: \$87,152.48*
*Plus continuing interest and costs as provided in the Writ of Execution

SALE 119

By virtue of a Writ of Execution filed to No. 230-CV-2018. Evergreen Property Group LLC v. Lindsay Yetter, owner of property situate in the City of Carbondale, Lackawanna County, Pennsylvania, known as 20 Clark Avenue.
Dimensions: roughly 26' x 60'
Property ID#: 04510040021
Assessed Value Figure: Land = \$400, Improvements = \$4,600, Total Value = \$5,000
Improvements thereon: Single-Family Dwelling
Attorney: THOMAS J. MacNEELY, ESQUIRE Attorney I.D. # 78044 DANIEL A. TAROLI, ESQUIRE Attorney I.D. # 323695 15 South Franklin Street Wilkes-Barre, PA 18711 (570)826-5678 Attorneys for Plaintiff, Evergreen Property Group LLC
Sheriff to Collect: \$66,093.32*
*Plus continuing interest and costs as provided in the Writ of Execution

LACKAWANNA JURIST

SALE 120

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

Dimensions: 26 X 140

Assessment Map #: 13501020004

Assessed Value figure: \$6,500.00

Judgment Amount: \$73,389.81

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 121

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

Assessment Map #: 15202010001

Assessed Value figure: \$11,157.00

Judgment Amount: \$200,035.75

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 122

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

Front: 34 feet, Depth: 75 feet, containing

Assessment Map #: 05505060029

Assessed Value figure: \$9,000.00

Judgment Amount: \$110,007.54

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 123

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

Dimensions: 85X55X65X24X20X30

Assessment Map #: 15613040040

Assessed Value figure: \$14,000.00

Improvement thereon:

A residential dwelling

Attorney: Samantha Gable, Esq.

Sheriff to Collect: \$113,020.65

SALE 124

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

Dimensions: 55X169X71X166

Assessment Map #: 04509030015

Assessed Value figure: \$7,500.00

Judgment Amount: \$80,977.67

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 125

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

Dimensions: 50X150

Assessment Map #: 17519060004

Assessed Value figure: \$9,000.00

Judgment Amount: \$85,518.47

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 126

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

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

TAX PARCEL #: PIN#: 0230404000604

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

Assessment Map #: PIN# 0230404000604

Assessed Value figure: \$9,500.00

Improvements thereon: Residential Dwelling

Attorney: McCabe, Weisberg & Conway, LLC

Sheriff to collect: \$70,888.30

LACKAWANNA JURIST

SALE 127

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

Dimensions: 200X228X200X228

Property ID#: 18002-030-003

Assessed Value Figure: \$29,000.00

Improvements thereon: RESIDENTIAL SINGLE DWELLING PROPERTY

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

Sheriff to Collect: \$8,492.26

NOTICE TO ALL PARTIES IN INTEREST AND CLAIMANTS:

A SCHEDULE OF DISTRIBUTION OF ONLY HIGH BID SALES WILL BE FILED BY THE SHERIFF NOT LATER THAN NOVEMBER 16, 2018 AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH SAID SCHEDULE UNLESS EXCEPTIONS ARE FILED THERETO WITHIN TEN DAYS AFTER THE FILING OF THE PROPOSED SCHEDULE.

MARK P. MCANDREW
SHERIFF OF LACKAWANNA COUNTY

ATTEST:

BOB MOORE
REAL ESTATE DEPUTY
SHERIFF'S OFFICE
SCRANTON, PA. 18503
APRIL 16, 2018

ESTATES

First Notice

Notice is hereby given that Letters Testamentary have been granted to Lisa M. Bauer in the **ESTATE OF WILLIAM M. BAUER, SR.**, late of Scranton, Pennsylvania, who died on September 14, 2018. All persons indebted to the Estate are requested to make payment and those having claims or demands are to present the same without delay to Lisa M. Bauer, Executrix c/o John P. Finnerty, Esquire, 75 Glenmaura National Boulevard, Moosic, Pennsylvania 18507.

NOTICE is hereby given that Letters of Administration have been given in the **ESTATE OF LEONARD M. BERKOWITZ**, late of the City of Scranton, Lackawanna County, Pennsylvania, who died July 20, 2018. All persons indebted to said Estate are required to make payment, and those having claims or demands, to present the same without delay to the Administratrix, Esther Elefant, and her attorneys, Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704.

ESTATE OF FRANK V. BRILLA, late of Scranton, Pennsylvania (Died: August 23, 2018). Kathleen Snyder, Executrix or Barbara J. O'Hara, Esquire, Attorney for the Estate, 1421 E. Drinker Street, Dunmore, Pennsylvania 18512.

ESTATE OF ENRICO FIORE, late of Throop, Lackawanna County, Pennsylvania, (died September 5, 2018). Notice is hereby given that Letters Testamentary on the estate have been issued to Kristina Fiore, Executrix of the Estate. **MARIANNE M. STIVALA, ESQUIRE, BRIAN J. CALI & ASSOCIATES**, 103 EAST DRINKER STREET, DUNMORE, PENNSYLVANIA 18512.

RE: **ESTATE OF ANNA M. GERRITY**, late of Clarks Summit, Lackawanna County, Pennsylvania (died September 5, 2018). Notice is hereby given that Letters Testamentary for the Estate of Anna M. Gerrity have been issued to Margaret Felton and David Gerrity, Executors of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to the Executors, or to John J. McGovern, Jr., Attorney for the Estate, 321 Spruce Street-Suite 201, Scranton, PA 18503.

ESTATE OF PHILOMENA M. GODOWSKI, Dunmore, PA (died August 16, 2018), Carol Godowski, Administrator. Paul A. Kelly Jr., Esq. 201 Lackawanna Avenue, Suite 306, Scranton, PA 18503.

ESTATE OF VALERIA SEPELYAK AKA. VALERIA JUSTICK, ESTATE NUMBER 35-2018-1100, DECEASED LATE OF MOOSIC, LACKAWANNA COUNTY, PA: DIED JUNE 11, 2018. NOTICE IS HEREBY GIVEN THAT LETTERS TESTAMENTARY HAVE 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 MICHELLE L. NYZIO, 3312 BIRNEY AVENUE MOOSIC PA 18507.

ESTATE OF ELIZABETH M. KOCHIS A/K/A ELIZABETH MARGARET KOCHIS, late of South Abington Twp., Pennsylvania, died 07/15/2018. Notice is hereby given that Letters of Testamentary on the above Estate have been granted to Gabriel F. Kochis, of Flanders, NJ 07836, Executor. All persons indebted to the said Estate are required to make payment and those having claims to present the same without delay to the Executor named herein, or to Nicholas D. Tellie, Esquire, Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

Notice is hereby given that Letters Testamentary have been granted to Leslie Robyn Nichols, Executrix of the **ESTATE OF JAMES ALBERT NICHOLS**, late of Benton Township, PA, who died on June 30, 2018. All persons indebted to the Estate are required to make payment and those having claims or demands are to present the same without delay to the Executrix or to Carl J. Poveromo, Esquire, Rinaldi & Poveromo, P.C., P.O. Box 826, Scranton, PA 18501.

ESTATE OF HARRY W. SEXTON late of Scranton, Lackawanna County, Pennsylvania (died January 11, 2016). Notice is hereby given that Letters of Administration for the Estate of HARRY W. SEXTON have been issued to DAVID SEXTON, Administrator 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 DAVID SEXTON, c/o John J. McGee, Attorney for the Estate, 400 Spruce St., Suite 320 Scranton, PA 18503.

ESTATE OF COLETTE DALTON AKA. COLETTE TERRY AKA. COLETTE TERESCavage, ESTATE NUMBER 35-2018-1132, DECEASED LATE OF COVINGTON TOWNSHIP, LACKAWANNA COUNTY, PA: DIED SEPTEMBER 6, 2018. NOTICE IS HEREBY GIVEN THAT LETTERS TESTAMENTARY HAVE 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 FRANCINE BONEZKOWSKI, 215 JACKSON AVENUE DUNELLEN NJ 08812.

RE: **ESTATE OF FRANK P. TRADER**, late of Archbald, Lackawanna County, PA (died 08/02/2018), Letters of Administration have been granted to the undersigned, who requests all persons having claims or demands against the Estate of the Decedent to make known the same, and all persons indebted to the Decedent to make payment without delay to: Dawn Marie Koehler and Sean Arthur Bell, Co-Administrators, or to their attorney: Thomas J. Jones, Jr., Esquire, 410 Spruce Street, Suite 301, Scranton, Pennsylvania 18503.

Second Notice

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

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

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

LACKAWANNA JURIST

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

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

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

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

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

NOTICE is hereby given that Letters Testamentary have been granted in the **ESTATE OF RICHARD R. VILLEGAS, SR.**, late of the Borough of Jessup, Lackawanna County, who died June 23, 2018. All persons indebted to said Estate are requested to make payment and those having claims to present the same, without delay, to the Executrix, JOHNA VILLEGAS and her Attorneys. SAPORITO, FALCONE & WATT, 490 North Main Street, Pittston, PA 18640.

Third Notice

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

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

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

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

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

ESTATE OF HENRY T. PEKO A/K/A HENRY THOMAS PEKO, Deceased, late of Throop, Lackawanna County, Pennsylvania. Letters Testamentary have been granted to the below Executrix, who requests all persons having claims or demands against the Estate of the Decedent to make known the same, and all persons indebted to the Decedent to make payments without delay to: Executrix: Estelle R. Hanis, Estate of Henry T. Peko a/k/a Henry Thomas Peko c/o Fitzpatrick Lentz & Bubba, P.C., 4001 Schoolhouse Lane, P.O. Box 219, Center Valley, PA 18034-0219.

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

NOTICE is hereby given that Letters Testamentary have been given in the **ESTATE OF JOAN C. SHARPE, A/K/A JOAN SHARPE**, late of the City of Scranton, Lackawanna County, Pennsylvania, who died August 1, 2018. All persons indebted to said Estate are required to make payment, and those having claims or demands, to present the same without delay to the Executor, Thomas Sharpe and his attorneys, Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704.

ESTATE OF CAROL SUKITZ, A/K/A SR. CAROL SUKITZ, IHM, late of 2300 Adams Avenue, Scranton, Lackawanna County, Pennsylvania (died July 4, 2018). Letters Testamentary having been granted, all persons having claims or demands against estate of decedent shall make them known and present them, and all persons indebted to said decedent shall make payment thereof without delay to Sr. Ellen Maroney, IHM, Executor, 2300 Adams Avenue, Scranton, PA 18509, or to Jenna M. Kraycer of Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, PO Box 240, Clarks Summit, PA 18411.

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

LACKAWANNA JURIST

ARTICLES OF INCORPORATION

NOTICE IS HEREBY GIVEN that **Gabriela M. Yurkanin, DPM, PC** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

ROSENN, JENKINS, & GREENWALD, L.L.P.
T1-10/5

ARTICLES OF INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation – For Profit were filed with and approved by the Department of State, Commonwealth of Pennsylvania, On September 25, 2018, in accordance with the Business Corporation law of December 21, 1988, No.177, as amended, for the incorporation of **Keystone Steel Fabricators, Inc.** The purpose for which the corporation has been organized is to engage in and do any lawful act concerning any and all lawful business for which Corporations may be incorporated under the Business Corporation law of December 21, 1988, as amended and supplemented.

Justin J. Sulla
T1-10/5

ARTICLES OF INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation – For Profit were filed with and approved by the Department of State, Commonwealth of Pennsylvania, On September 21, 2018, in accordance with the Business Corporation law of December 21, 1988, No.177, as amended, for the incorporation of **John F. Glinsky Funeral Home, Inc.** The purpose for which the corporation has been organized is funeral directing only for which Corporations may be incorporated under the Business Corporation law of December 21, 1988, as amended and supplemented.

Justin J. Sulla
T1-10/5

FICTITIOUS NAME

An application for registration of the fictitious name **CW Outfitters**, 139 Lincoln Ave, Carbondale, PA 18407 has been filed in the Department of State at Harrisburg, PA, File Date 08/19/2018 pursuant to the Fictitious Names Act, Act 1982-295. Parties to the registration are C & D Firearms LLC and Christopher L Wood, located at 139 Lincoln Ave, Carbondale, PA 18407.

T1-10/5

FICTITIOUS NAME

An application for registration of the fictitious name **Yoga with Joy**, 408 Route 6, Mayfield, PA 18433 has been filed in the Department of the State at Harrisburg, PA, with file date 09/21/2018 pursuant to the Fictitious Names Act, Act 1982-295. The name and address of the person who is a party to the registration is Joy Zazzera, RR 1 Box 1268, Carbondale, PA 18407.

T1-10/5

CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on the 25th day of September, 2018, the Petition of Frances Linda Riviello, a/k/a, Frances Linda Talerico, a/k/a, Frances L. Talerico, a/k/a, Franny L. Talerico was filed in the Lackawanna County Court of Common Pleas at No. 2018 CV 5127, seeking to change the name of Petitioner to Franny Talerico. The Court has fixed Friday, November 30, 2018 at 9:00 A.M. in Courtroom 3 at the Lackawanna County Courthouse as the date for the hearing of the Petition. All persons interested in the proposed change of name may appear and show cause, if any they may have, why the prayer of the Petitioner should not be granted. Robert C. Trichilo, Esq., Trichilo Law Firm, LLC, 117 W. Drinker St. Dunmore, PA 18512, (570) 703-0682.

T1-10/5

CERTIFICATE OF ORGANIZATION

NOTICE IS HEREBY GIVEN THAT a Certificate of Organization for **CICCO REALTY LLC**, a Pennsylvania limited liability company, either have or will file with the Secretary of the Commonwealth on the 14th day of September, 2018, in accordance with the provisions of the Commonwealth of Pennsylvania Limited Liability Company Law of 1994, 15 PA C.S.A., Section 8901, as amended.

Zaydon & Zaydon
T1-10/5

LACKAWANNA JURIST

NOTICE

NOTICE OF ACTION TO QUIET TITLE IN THE COURT OF
COMMON PLEAS OF LACKAWANNA COUNTY, PENNSYLVANIA
NO.: 18-CV-2650

EVE HOLDING LLC
Plaintiff

JAMES P. ROSS
Defendant

NOTICE IS HEREBY GIVEN TO JAMES P. ROSS, and any and all executors, administrators, trustees, heirs and assigns, and all those claiming under or through them, Defendants, that on May 9, 2018, Eve Holding LLC filed a Quiet Title Complaint endorsed with a Notice to Defend against you in the Lackawanna County Court of Common Pleas to No.: 18-CV-2650 seeking to quiet title to the following unimproved real property commonly known as Everson and Linda Court, Blakely; PIN: 10312-030-020; and more particularly described at Lackawanna County Instrument No.: 200810821.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a judgment will be entered against you and the Plaintiff will be decreed to be the owner of the above described real property. If you wish to defend, you must enter written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

North Penn Legal Services
33 North Main Street
Suite 100
Pittston, PA 18640
(570) 299-4100

Lackawanna County Bar Association
233 Penn Avenue
Scranton, PA 18503
(570) 969-9161

Ernest A. Sposto Jr., Esq.
108 N. Washington Avenue
Suite 701
Scranton, PA 18503
(570) 340-1556

T1-10/5

LACKAWANNA JURIST

NOTICE

IN THE COURT OF COMMON PLEAS
OF LACKAWANNA COUNTY
CIVIL ACTION - LAW
ACTION IN MORTGAGE FORECLOSURE

CITIZENS SAVINGS BANK

vs.

PAUL K. SAPAK, also known as PAUL SAPAK, TRUSTEE OF THE PHYLLIS HEINZ LIVING TRUST DATED NOVEMBER 15, 2016, and ALL UNKNOWN HEIRS, devisees, executors, administrators, personal representatives, grantees, successors, assigns and all persons, firms, associations or legal entities claiming right, title or interest from, under or through PHYLLIS L. HEINZ deceased

No. 18-CV-4771

TO: ALL UNKNOWN HEIRS, devisees, executors, administrators, personal representatives, grantees, successors, assigns and all persons, firms, associations or legal entities claiming right, title or interest from, under or through PHYLLIS L. HEINZ deceased

You are notified that on August 31, 2018, the Plaintiff, Citizens Savings Bank, filed a Mortgage Foreclosure Complaint, endorsed with a Notice to Defend, against you in the Court of Common Pleas of Lackawanna County, Pennsylvania, docketed to No. 18-CV-4771, whereby the Plaintiff seeks to foreclose its mortgage lien encumbering the property located at 86 Joleona Drive, Scott Township, Lackawanna County, Pennsylvania 18411-7732 where upon the property would be sold by the sheriff of Lackawanna County.

The Plaintiff was authorized to serve the Complaint on you by publication pursuant to an Order dated September 27, 2018.

NOTICE

If you wish to defend you must take action within twenty (20) days after this notice is published, by entering a written appearance personally or by an 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 RATE OR NO FEE.

Northern Pennsylvania Legal Services
33N. Main Street, Suite 200
Pittston, PA 18640
Phone (570) 299-4100
Toll Free (855) 236-6405
Fax (570) 824-0001

Lawyer Referral Service
Lackawanna County Bar Association
233 Penn Avenue
Scranton, PA 18503
Phone (570) 969-9161
Fax (570) 969-9170

David K. Brown, Esquire
KREDER BROOKS
HAILSTONE LLP
220 Penn Avenue, Suite 200
Scranton, PA 18503
(570) 346-7922

T1-10/5