

Lackawanna Jurist

Official Legal Journal for Lackawanna County
The Forty-Fifth Judicial District of Pennsylvania

Vol. 119

January 26, 2018

No. 4

www.lackawannabar.org

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Owned and Published by the
LACKAWANNA BAR ASSOCIATION

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Scranton, PA 18503
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LBA Office Hours: Mon. – Fri. 8:30 a.m.-5:00 p.m.

LACKAWANNA JURIST
LACKAWANNA BAR ASSOCIATION

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Announcement

Lackawanna Bar Association – Dates to Remember

Board Meetings - 3rd Thursday, Monthly at noon

YLD Board Meetings - 2nd Tuesday, Monthly

Date	Event
January/February	Mock Trials
March	Bridge the Gap/Meet the Judges
May	Law Day Ceremony
May	Interfaith Prayer Service
May	Harold Miller Luncheon
May	YLD Benefit
August 17, 2018	Golf Outing and Clambake
September	Dinner Dance
October 5, 2018	Red Mass
October	Thomas M. Holmes, Esq. Bench Bar Conference
November 21, 2018	Memorial Service
December 7, 2018	New Lawyer Induction
December	YLD Boot and Holiday Party
December	Past Presidents' Dinner
December	Operation Dear Santa

LACKAWANNA JURIST
LACKAWANNA BAR ASSOCIATION CLE CALENDAR

Unless otherwise noted, all CLE seminars are video replays.
LBA Members - \$25.00 fee for each hour increment.

Non- members are welcome to attend courses. Non- Members - \$60.00 fee per hour increment

JANUARY/FEBRUARY 2018 CLE CALENDAR

January 29

11:00-12:00 What Everyone Should Know About the Supreme Court 1 SUB

January 30

12:00-1:00 Crime Online Bench Bar 2016 1 SUB

January 31

2:00-3:00 The Rise of Constitutional Veneration 1 SUB

February 1

11:30-12:30 Advanced Technology in Accident Reconstruction for Attorneys 1 SUB

February 2

10:00-12:00 2016 Pennsylvania Practice 2 ETH



The advertisement features a smartphone on the left displaying the PA CLE MOBILE app interface. The app screen shows the PA CLE logo, the text 'Pennsylvania Continuing Legal Education Board', and a login form with fields for 'Email Address' and 'Password', a 'Forgot My Login ID' link, and a 'Login' button. Below the login form are links for 'Forgot Password' and 'Register'. To the right of the phone, the text reads 'PA CLE MOBILE' in large green and blue letters, followed by 'IT IS NOW FAST, EASY AND FREE TO MANAGE CLE COMPLIANCE ON YOUR IOS DEVICE.' in smaller blue and green text. At the bottom right is the 'Download on the App Store' logo.

PLEASE REMEMBER

In-house CLE credits for members - \$25.00 per hour.

Non-members - \$60.00 per hour.

Payment for CLE credit is due on the day you attend the course. Your credits will be reported to the PA CLE Board. Reporting of credit is made only after full payment is received.

The LBA does not invoice for CLE credit.



MOCK TRIAL VOLUNTEERS NEEDED!

Trial Dates:

Round I

Tuesday, January 30, 2018 at 6:00 p.m.

Round II

Wednesday, February 7, 2018 at 6:00 p.m.

Semi-Finals

Tuesday, February 20, 2018 at 6:00 p.m.

Finals

Wednesday, February 28, 2018 at 6:00 p.m.

Please contact Ryan Campbell at hrlaw04@gmail.com
or Katie Nealon at knealon@munley.com
to volunteer or for more information.

MOCK TRIAL VOLUNTEERS

Interested Volunteers can read a great Article
“The Benefits of Participation in the Mock Trial Competition – Mentor the
next generation of lawyers and improve your own litigation skills”
from one of our very own LBA Members, Daniel E. Cummins, Esq., in the
Pennsylvania Lawyer January/February 2018 Edition.

You can access the article on the LBA website
on the home page under Forms and Materials.

LACKAWANNA JURIST

**THE MIDDLE DISTRICT OF PENNSYLVANIA CHAPTER
OF THE FEDERAL BAR ASSOCIATION**

ANNUAL MEETING, CLE PROGRAM AND RECEPTION

Tuesday, February 20, 2018 – 3:30 p.m.
(Registration begins at 3:00 p.m.)

Hilton Harrisburg
1 North Second Street
Harrisburg, PA 17101

FEATURING:

ONE-HOUR CONTINUING LEGAL EDUCATION PROGRAM

(1.0 Substantive Hour)

*Getting to Know the Middle District of Pennsylvania: A Roundtable Discussion with
the United States Attorney, Federal Public Defender, and Judges of the MDPA*

Featuring a Panel of Esteemed Jurists and Attorneys:

Member(s) of the Bench of the United States District Court for the MDPA
David J. Freed, Esq. – United States Attorney, U.S. District Court for the MDPA
Heidi R. Freese, Esq. – Federal Public Defender, U.S. District Court for the MDPA
Robert J. Tribeck, Esq. – Chief Legal Officer, Post Acute Medical, LLC

CHAPTER ANNUAL MEETING AND COCKTAIL RECEPTION

(begins at 4:30 p.m.)

Remarks by Outgoing President, Jennifer Menichini of Greco Law Associates, P.C.
Inauguration of Incoming President, Robert J. Tribeck of Post Acute Medical, LLC
Election of Chapter Officers

THE HONORABLE CHRISTOPHER C. CONNER, CHIEF JUDGE
U.S. DISTRICT COURT FOR THE MIDDLE DISTRICT OF PENNSYLVANIA
Remarks and Swearing in of Incoming President

Members \$30.00 (**\$25 if registered by February 5, 2018**)
Non-Members \$50.00 (**\$45 if registered by February 5, 2018**)

Please RSVP by February 12, 2018

The nominating committee has nominated the following candidates for Chapter offices:

PRESIDENT-ELECT Matthew M. Haar	VICE PRESIDENT Brian J. Bluth	TREASURER Michael A. O'Donnell	SECRETARY Chad Sweigart
---	---	--	-----------------------------------

If you wish to place another name in nomination for any of the Chapter positions, please notify current Chapter President-Elect Robert Tribeck no later than Monday, February 13, 2018 at rtribeck@postacutecorporate.com.

Please send this form, along with a check made payable to "The Middle District of PA Chapter of the Federal Bar Association" to [Bridget Montgomery, Esq. Eckert Seamans, 213 Market Street 8th Floor, Harrisburg, PA 17101](mailto:Bridget.Montgomery@eckertseamans.com). Please contact Robert Tribeck at 717-317-9304 or by email at Rrtribeck@postacutecorporate.com with any questions about the program.

I will attend the MDPA Chapter's CLE and Annual Meeting on Tuesday, February 20, 2018.

Name: _____ PA Supreme Court ID No. _____

Telephone Number: _____ Email Address: _____

LACKAWANNA JURIST

The Lackawanna Bar Foundation

Michael F. Cosgrove, Esq.,
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Treasurer

Melinda C. Ghilardi, Esq.,
Vice President

Timothy J. Maloney, Esq.,
Secretary

Jeanne A. Bovard
Joseph X. Garvey, Jr., *M.S., CPA*

Michael A. Genello, Esq.
Armand E. Olivetti, Esq.
Joseph G. Price, Esq.

Please consider making a tax deductible donation by completing the following information and returning it to 233 Penn Avenue, Scranton, PA 18503. Donations are often made with the following intentions:

- in memory of a friend or family member who has passed;
- to honor a milestone such as a birthday, passing the bar, receiving an award or an appointment, a birth or a marriage.

If you have any questions, contact Lee Ann Munley at 969-9161.

Mission Statement:

The Lackawanna Bar Foundation will promote access to justice and will strive to enhance community understanding of the legal system through education and law related projects in Northeastern Pennsylvania.

Donation Information

Name:

Address:

Telephone:

Amount of Donation:

Name of person to be honored:

Address:

Please state the occasion that is being recognized by the donation:

If the person you are honoring is deceased

Name of Family:

Address of family:

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Publisher
233 Penn Avenue
Scranton, Pennsylvania 18503
(570) 969-9161 - Telephone • (570) 969-9170 – Fax
Jurist@lackawannabar.org – E-mail
www.lackawannabar.org

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Library of Congress Catalog Number: 17-25005

Annual Subscription - \$95.00

PUBLICATION DEADLINES

News & Information - 12 p.m. Friday preceding publication date • Legal Advertisements - 12 p.m. Friday preceding publication date - Payment for ad required in full prior to publication • Multi-Page Advertisements (i.e. Trial Lists, Sheriff Sales, Treasurer Sales) - contact the *Jurist* at jurist@lackawannabar.org or 570-969-9161.

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LACKAWANNA COUNTY OFFICIALS

President Judge: Michael J. Barrasse
Judges: Trish Corbett, Vito P. Geroulo, James A. Gibbons, Andrew J. Jarbola, Margaret Bisignani Moyle, Julia K. Munley, Thomas J. Munley, Terrence R. Nealon
Orphans' Court Judge: Vito P. Geroulo
Senior Judges: Chester Harhut, Robert A. Mazzoni, Carmen D. Minora
Court Administrator: Frank Castellano, *Deputy Administrators:* Claire Czaykowski, Stacey Harris, Jeffrey McLane
Sheriff: Mark McAndrew
Clerk of Judicial Records: Mauri B. Kelly; Michele Chellino, *Deputy, Criminal Court;* Debbie Rotell, *Deputy, Civil and Family Court*
Recorder of Deeds: Evie Rafalko McNulty
Treasurer: Edward Karpovich
Register of Wills and Clerk of Orphans' Court: Frances Kovaleski, Tracy Diskin Doherty, *Deputy*
Commissioners: Jerry Notarianni, Patrick M. O'Malley, Lauren A. Cummings
Solicitor: Donald J. Frederickson, Jr.
District Attorney: Mark J. Powell; *Assistants:* Judith Price, Daniel Pillets, David Coyne, Jamie Lynn Davis, John Hart, Brian Gallagher, Michael Goffer, Mariclare Hayes, Andrew L. Krowiak, P.J. LaBelle, Ruth Lenahan, Anthony Martinelli, Jennifer L. McCambridge, James Mulligan, Jack Price, Gene Riccardo, William Rinaldi, C.J. Rotteveel, Lisa Swift, Suzanne S. Tierney, Cathy Tully
Magisterial District Judges: Kipp E. Adcock, Joanne Corbett, Terrence V. Gallagher, Alyce Hailstone-Farrell, Paul Keeler, Sean P. McGraw, John P. Pesota, George E. Seig, Laura Turlip, Paul J. Ware
Chief Public Defender: Lawrence J. Moran; *First Assistant:* Joseph P. Kalinowski; *Assistants:* David P. Cherundolo, Jamie A. Dench, Donna De Vita, Daniel B. Lipson, Curt Parkins, Jeffrey J. Poplawsky, Sandra M. Stepkovich, Keri N. Taylor, Robert C. Trichilo, Douglas Vanston
Conflict Counsel: Jim Elliot, Kevin McNicols
PCRA Counsel: Kurt Lynott;
Court Stenographers: Monique Gliem, Lisa Graff, Angela Hunsinger, Elizabeth Johnson, Linda Krehel, Casie Lynott, Maria McCool, Cathene Nardozzi, Nicole Pisarski, Lorissa Senczakowicz, Janet Smith, Michelle Smolskis, Erin Walker, Mark Wozniak

LACKAWANNA JURIST

2018-0000

COURT OF COMMON PLEAS OF LACKAWANNA COUNTY,
PENNSYLVANIA

ORPHANS' COURT

AND NOW, this TH 16 day of January, 2018 the following listed fees are hereby approved as a fee schedule changeable by the Register of Wills and Clerk of Orphans' Court of Lackawanna County, effective February 1, 2018.

Register of Wills and Clerk of Orphans' Court

ACCOUNTS- filing, advertising, audit in Estate (GROSS VALUE) not exceeding:

25,000.....	\$ 350.00
50,000.....	425.00
100,000.....	550.00
200,000.....	675.00
500,000.....	850.00
1,000,000.....	1,050.00
2,000,000.....	2,050.00
3,000,000.....	3,050.00

Each additional \$500,000 or fraction thereof \$ 500.00

ADOPTION

New Adoption\$300.00

(Includes Adoption Counseling Fund, JCS, Records Management, Automation fee)

Foreign Adoption.....180.00
(Includes same as new adoption fees)

Petition to release Identifying information.....200.00
Petition to release Non-Identifying information100.00

ADVERTISING (Lackawanna County Jurist, Scranton Times) 325.00

This cost is for PRO SE estate filings only

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AFFIDAVIT.....	15.00
AMENDED PETITIONS.....	75.00
APPEALS	
Orphans' Court (Lackawanna County).....	75.00
Superior / Supreme (fee to prepare the Appeal).....	100.00
ALONG WITH SEPARATE CHECK MADE PAYABLE TO SUPERIOR COURT OF PA. in the amount of <u>\$90.25</u>	
<u>(This check must be presented with the Appeal and will be sent to the higher court with the dockets / file</u>	
AUTOMATION.....	17.75
AWARD OF REAL ESTATE.....	25.00
BOND.....	30.00
CAVEAT	
Informal.....	30.00
Formal.....	75.00
CERTIFIED COPIES.....	20.00
CITATION	
Prepared by Attorney.....	20.00
CLAIMS.....	20.00

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COMMISSION (out of State)	100.00
COPIES	
(Self copied).....	.50
(Copies by Clerks).....	per page 1.00
COURT ORDER	20.00
DISCLAIMER	10.00
EXEMPLIFICATION	
(Lackawanna County filings).....	120.00
(Including filing fee, Automation fee, Records Management, JCS)	
(Exemplification to be prepared by Clerk for another County).....	80.00
FAMILY SETTLEMENT AGREEMENT	30.00
GRANT OF LETTERS (not exceeding in value)	
10,000.....	\$ 100.00
25,000.....	125.00
50,000.....	175.00
100,000.....	250.00
200,000.....	475.00
300,000.....	700.00
400,000.....	950.00
500,000.....	1,175.00
600,000.....	1,400.00
700,000.....	1,625.00
800,000.....	1,850.00
900,000.....	2,075.00
1,000,000.....	2,300.00

Each additional \$100,000 is \$250.00

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GUARDIANSHIP PETITION	175.00
(Includes JCS, Records Management, Automation fees)	
Request for Access	20.00
90 Day Report	20.00
Annual Report of Person	20.00
Annual Report of Estate	20.00
EMERGENCY INTERVENTION	115.00
(Includes Petition/Order, JCS, Records Management, Automation fees)	
HEARING	100.00
(Cancellation or rescheduling).....	50.00
INHERITANCE TAX RETURN	35.00
(No Letters)	
INHERITANCE TAX & INVENTORY	35.00
JCS	40.25
MARRIAGE LICENSE	70.00
(Includes, Records Management, Automation and one (1) certified copy)	
Parental Consent (age 16-18).....	50.00
Court ORDER Waiver.....	50.00
CORRECTION TO AN EXISTING LICENSE	50.00
(which includes Petition & Court ORDER)	
MISCELLANEOUS FILING	20.00
OBJECTION	20.00

LACKAWANNA JURIST

PETITIONS	20.00
PETITIONS / ORDER	40.00
PRO SE AFFIDAVIT	100.00
POWER OF ATTORNEY (Includes JCS, Records Management, Automation fee)	95.00
RECEIPT & RELEASE (Per entire estate)	30.00
RECORDS MANAGEMENT	10.00
RENUNCIATION (Per each renunciation)	10.00
RETURNED CHECK	35.00
RIGHT OF ELECTION	30.00
SEARCH	25.00
SHORT CERTIFICATE	10.00
SMALL ESTATE (Includes JCS, Records Management, Automation fee)	175.00
SUBPOENA	10.00

LACKAWANNA JURIST

Instruments not specifically listed will be charged at a rate comparable to this schedule for the like instrument as determined by the Register of Wills / Clerk of Orphans' Court.

ALL COSTS ON PROCEEDINGS PRESENTED TO THE COURT
MUST BE PAID WHEN FILED

A Death Certificate must be presented upon probate.

ORIGINAL SIGNED COPY ON FILE AT THE REGISTER OF WILLS OFFICE

BY THE COURT,



Michael J Barrassé, PJ

LACKAWANNA JURIST

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

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

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

SALE 1

By virtue of a Writ of Execution filed to 16-CV-5918, LANDMARK COMMUNITY BANK, Plaintiff, versus BUNDY RESTAURANT CORP., GERARD PERRY AND 1829 BUNDY RESTAURANT, LLC, Defendant, owners of properties situate in Scranton, Lackawanna County, Pennsylvania being known as: (1) 1829 BUNDY STREET, SCRANTON, PENNSYLVANIA 18509 and (2) 1521 ALBRIGHT AVENUE, SCRANTON, PENNSYLVANIA 18509.

(1) Consisting of approximately 50 x 100 feet, more or less, being the same property described by Lackawanna County Deed recorded at Instrument #2009006200

Assessment Map #: 134.11-020-018

Assessed value figure: \$22,100.00

Improvements thereon: Commercial Combination Store/Apartment

(2) Consisting of approximately 160 x 150 x 80 x 150 x 80 x 300 feet, more or less, being the same property described by Lackawanna County Deed recorded at Instrument #2009003908

Assessment Map #: 134.16-040-045

Assessed value figure: \$14,000.00

Improvements thereon: Commercial Other

Sheriff to collect: \$132,751.42 PLUS COSTS, EXPENSES, ATTORNEY'S FEES AND INTEREST

Attorney: Joseph L. DeNaples, Esquire, Cipriani & Werner, P.C.

SALE 2

By virtue of a Writ of Execution filed to No. 16-CIV-3529, FIRST NATIONAL COMMUNITY BANK, now known as FNCB BANK, vs. RICHARD P. MAYBOCK and MARJER, INC., owners of property situate in the Borough of Dickson City, Lackawanna County, Pennsylvania, being 1121 Bank Street, Dickson City, PA 18519, and being 50' x 172.50'.

Property ID #: 113.12-040-013

Assessed Value: \$7,000.00

Improvements thereon: Residential Dwelling

Attorney: Daniel L. Penetar, Jr., Esquire

Sheriff to collect: \$19,924.32

SALE 3

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

Dimensions: 40 X 101 X 44 X 121

Assessment Map #: 15648020016

Assessed Value figure: \$8,000

Judgment Amount: \$119,744.46

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 4

BY VIRTUE OF A WRIT OF EXECUTION PEOPLES SECURITY BANK & TRUST V. THOMAS ARAGON and SHEILA BRONSON, Docket No. 16-CV-6569. Thomas Aragon and Sheil Bronson are the owners of property situate in the Borough of Archbald, Lackawanna County, Pennsylvania, being 315 Riverside Drive, Archbald, PA 18403

Assessment Map #: 10406 010 00172

Assessed Value Figure: \$68,400

Improvements Thereon: dwelling

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

Sheriff to collect: \$254,280.68 (plus costs)

SALE 5

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

Dimensions: 3.51

Assessment Map #: 10312010039

Assessed Value figure: \$9,600.00

Improvement thereon: a residential dwelling

Attorney: Samantha Gable, Esquire

Sheriff to Collect: \$219,162.13

SALE 6

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

ALL that certain lot piece or parcel of land situate, lying and being in the Borough of Dunmore, County of Lackawanna and Commonwealth of Pennsylvania, described as follows:

BEING a part of the Lot No. 6 in Block No. 13 according to the Assessment Map of the 1st Ward of the Borough of Dunmore, said part beginning at a point on Apple Avenue (now E. Warren St.) 15 feet from the dividing line of Lots 5 & 6 in said Block 13, thence in an Easterly direction along said Apple Avenue (E. Warren St.) 50 feet to a point, said point being the dividing line between Lots 6 & 7 in said Block, thence along said dividing line between Lots 6 & 7 180 feet to a point; thence in a westerly direction and parallel with E. Warren St. 50 feet to a point; thence at right angles to said point in a southwesterly direction 180 feet to a point on E. Warren St., the place of beginning.

LACKAWANNA JURIST

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

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

TAX PARCEL #: 14644020014

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

Assessment Map #: 14644020014

Assessed Value figure: \$

Improvements thereon: Residential Dwelling

Attorney: McCabe, Weisberg & Conway, LLC

Sheriff to collect: \$81,729.62

SALE 7

By virtue of a Writ of Execution filed to No 17CV3578 1st Alliance Lending, LLC vs. William D. Miles and Mary Helen Miles owners of property Situate in Township of Jefferson, LACKAWANNA COUNTY, PENNSYLVANIA BEING 1284 Mount Cobb Road, Jefferson Township, Pennsylvania 18436 All that certain piece or parcel of land located in the Township of Jefferson, County of Lackawanna and State of Pennsylvania described as follows, viz;

BEGINNING at a point South 11° 34' East, 125 feet from the center of Pennsylvania Traffic Route #348, running from Hamlin to Mt. Cobb, being the Northeast corner of lands now or formally of Earl Shaffer Jr.; Thence, North 68° 54' East, 126.88 feet to a point; Thence, South 29° 15' East, along the lands of Daniel and Helen Timms, 160 feet to a point; Thence, South 49° 55' West, along lands of Eugene and Gloria Davis, 199.62 feet to a point; Thence, North 11° 34' West, along lands now or formally of Earl Shaffer Jr., 266.75 feet to the Place of Beginning. Containing 0.68 Acres.

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

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

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

TAX PARCEL #: 15003-030-006601

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

Assessment Map #: 15003-030-006601

Assessed Value figure: \$

Improvements thereon: Residential Dwelling

Attorney: McCabe, Weisberg & Conway, LLC

Sheriff to collect: \$127,999.62

SALE 8

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

Pennsylvania being 1949 East Creek Drive aka 1949 East Creek View Drive, Gouldsboro aka Clifton Township, PA 18424

Assessment Map #: 23302100018

Assessed Value figure: \$26900.00

Improvements thereon: Residential Dwelling

Attorney: Roger Fay, Esquire

Sheriff to Collect: \$

SALE 9

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

Assessment Map #: 15801 020 01702

Assessed Value Figure: \$43,345

Improvements Thereon: single dwelling

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

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

SALE 10

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

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

Assessed Value Figure: \$18,500.00

Improvements thereon: A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$129,521.73

PARCEL ONE:

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

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

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chain of title.

PARCEL TWO

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

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

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

PIN: 104.14-050-0020.

SALE 11

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

Dimensions: 40 X 159 X 40 X 155

Assessment Map #: 16714030018

Assessed Value figure: \$8,500.00

Judgment Amount: \$86,824.28

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 12

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

Dimensions: 30 X 123 X 30 X 125

Assessment Map #: 123-15-020-048

Assessed Value figure: \$9,000

Judgment Amount: \$73,930.50

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 13

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

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

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

Dimensions: 40 X 126

Assessment Map #: 14506-030-007

Assessed Value Figure: \$16,500

Improvements thereon: Improved w/single family dwelling

Attorney: Udren Law Offices, P.C.

Sheriff to collect: \$101,929.13

SALE 14

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

Dimensions: 1.4A

Assessment Map #: 08104-010-023

Assessed Value Figure: \$12,355

Improvements thereon: Improved w/single family dwelling

Attorney: Udren Law Offices, P.C.

Sheriff to collect: \$140,692.52

SALE 15

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

Dimensions: 41 X 77 X 40 X 84

Assessment Map #: 14644020020

Assessed Value figure: \$10,000

Judgment Amount: \$99,956.23

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 16

By virtue of a Writ of Execution filed to No. 16 CV 5647 U.S. Bank, N.A., successor trustee to LaSalle Bank National Association, on behalf of the holders of Bear Stearns Asset Backed Securities I Trust 2005-HE11, Asset-Backed Certificates Series 2005-HE11 vs. George Cramer and Bobbi Jo Healey, owners of property situate in Scranton City, Lackawanna County, Pennsylvania being 730 Landis Street, Scranton, PA 18504

Assessment Map #: 15613-070-068

Assessed Value figure: \$8,500.00

Improvements thereon: Residential Dwelling

Attorney: Roger Fay, Esquire

Sheriff to collect: \$

SALE 17

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

Dimensions: 65 X 60

Assessment Map #: 10320020015

Assessed Value figure: \$17,000.00

Judgment Amount: \$89,220.04

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

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SALE 18

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

SALE 19

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

SALE 20

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

SALE 21

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

SALE 22

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

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

SALE 23

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

SALE 24

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

SALE 25

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

SALE 26

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

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Assessed Value figure: \$10,000.00
Judgment Amount: \$102,734.77
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 27

By virtue of a Writ of Execution No. 17-CV-3289 U.S. Bank National Association, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-NC1 v. Frederick J. Becchetti, III owners of property situate in the DUNMORE BOROUGH, Lackawanna County, Pennsylvania, being 307 West Elm Street a/k/a, 307 Elm Street, Dunmore, PA 18512-3024
Dimensions: 60 X 150
Assessment Map #: 14619030001
Assessed Value figure: \$15,000
Judgment Amount: \$282,561.16
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 28

By virtue of a Writ of Execution No. 2016-02512 Wells Fargo Bank, N.A. v. William Lewis, Jr, in His Capacity as Heir of Patricia C. Lewis a/k/a Patricia Lewis a/k/a Patricia M. Lewis, Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Patricia C. Lewis a/k/a Patricia M. Lewis, Deceased owners of property situate in the CARBONDALE CITY, Lackawanna County, Pennsylvania, being 31 Tenth Avenue, a/k/a 31 10th Avenue, Carbondale, PA 18407-2452
Dimensions: 38 X 84 X 29 X 83
Assessment Map #: 05509080015
Assessed Value figure: \$5,000
Judgment Amount: \$65,045.57
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 29

By virtue of a Writ of Execution No. 17-CV-3744 Wells Fargo Bank, N.A., Successor by Merger to Wachovia Bank, N.A., Successor by Merger to First Union National Bank v. Thomas R. Damski, Deborah Damski owners of property situate in the OLYPHANT BOROUGH, Lackawanna County, Pennsylvania, being 1001 Lackawanna Avenue, a/k/a 1001 East Lackawanna Avenue, A/K/A 1001 East Lacka Avenue, Olyphant, PA 18447-2121
Dimensions: 25 X 116 X 25 X 117
Assessment Map #: 11420010007
Assessed Value figure: \$8,000.00
Judgment Amount: \$53,109.69
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 30

By virtue of a Writ of Execution No. 17-CV-2025 Embrace Home Loans, Inc. v. Edward M. Gerhardt owners of property situate in the CARBONDALE CITY, Lackawanna County, Pennsylvania, being 86 Pike Street, Carbondale, PA 18407-2752
Dimensions: 102 X 122 X 56 X 138
Assessment Map #: 05412040008
Assessed Value figure: \$9,000
Judgment Amount: \$64,752.17
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 31

By virtue of a Writ of Execution No. 17-CV-3869 Lsf10 Master Participation Trust v. David M. Mitchell a/k/a David Mitchell, Erin Mitchell owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 1403 Euclid Avenue, Scranton, PA 18504-1268
Assessment Map #: 13415-040-00190
Assessed Value figure: \$21,000
Judgment Amount: \$242,573.96
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 32

By virtue of a Writ of Execution No. 17-CV-3619 Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association v. George Lavelle a/k/a George P. Lavelle, Joseph Lencseski, Chester Lencseski owners of property situate in the OLD FORGE BOROUGH, Lackawanna County, Pennsylvania, being 546 548 Hickory Street, Scranton, PA 18504
Dimensions: 50 X 153
Assessment Map #: 17508020010
Assessed Value figure: \$8,000.00
Judgment Amount: \$57,585.90
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 33

By virtue of a Writ of Execution No. 16-CV-1313 The Bank of New York Mellon fka The Bank of New York as Trustee for The Benefit of The Certificateholders of The Cwabs, Inc., Asset-Backed Certificated, Series 2005-Bc4 v. Eric J. Gruzesky, Erin C. Gilgallon owners of property situate in the Lackawanna County, Pennsylvania, 215 South Hyde Park Avenue, Scranton, PA 18504-2569
Dimensions: 45X121X54X37X58X28X118
Assessment Map #: 14518050005
Assessed Value figure: \$10,000.00
Judgment Amount: \$290,790.37
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 34

By virtue of a Writ of Execution No. 17 CV 3606 Wells Fargo Bank, NA v. Daryl Phillip Smith, Morgan Smith owners of property situate in the MAYFIELD BOROUGH, Lackawanna County, Pennsylvania, being 203 Main Street, Mayfield, PA 18433-1729
Dimensions: 50 X 156 X 50 X 150
Assessment Map #: 07312080007
Assessed Value figure: \$9,000.00
Judgment Amount: \$107,337.58
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 35

By virtue of a Writ of Execution No. 2017-02185 Wells Fargo Bank, N.A. v. Stella Kleynberg, Leonard J. Kleynberg, Edward Rubenchik owners of property situate in the CLIFTON TOWNSHIP, Lackawanna County, Pennsylvania, being 1034 Lyman Lane a/k/a, Lyman Lane G 1034, Gouldsboro, PA 18424
Dimensions: 100 X 218
Assessment Map #: 23302030018
Assessed Value figure: \$19,000.00
Judgment Amount: \$124,811.38
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

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SALE 36

By virtue of a Writ of Execution No. 2014-05481 U.S. Bank National Association v. Antonio N. Berardi a/k/a Antonio Nicolas Berardi owners of property situate in the SPRING BROOK TOWNSHIP, Lackawanna County, Pennsylvania, being 10 Joni Drive, Moscow, PA 18444
Dimensions: 39,780 square feet
Assessment Map #: 2040101001401
Assessed Value figure: \$19,000
Judgment Amount: \$153,981.54
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 37

By virtue of a Writ of Execution filed to 16-CV-5917, LANDMARK COMMUNITY BANK, Plaintiff, versus GERARD PERRY, Defendant, owner of property situate in Scranton, Lackawanna County, Pennsylvania being known as: 1541 ALBRIGHT AVENUE, SCRANTON, PENNSYLVANIA 18509.
(1) Consisting of approximately 40 x 150 feet, more or less, being the same property described by Lackawanna County Deed recorded at Instrument #2009006724
Assessment Map #: 134.16-040-055
Assessed value figure: \$12,400.00
Improvements thereon: Commercial Other
Sheriff to collect: \$35,704.76 PLUS COSTS, EXPENSES, ATTORNEY'S FEES AND INTEREST
Attorney: Joseph L. DeNaples, Esquire, Cipriani & Werner, P.C.

SALE 38

By virtue of a Writ of Execution filed to No. 17CV1293 DITECH FINANCIAL LLC FKA GREEN TREE SERVICING LLC vs. The Unknown Heirs of Phyllis Grambo, Deceased and DONNA GRAMBO Solely in Her Capacity as Heir of Phyllis Grambo, Deceased, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being, R 1342 Penn Avenue aka 1342 Rear Penn Ave Scranton, PA 18509, 14605 070 028,
Assessment Map #: 14605 070 028
Assessed Value Figure: \$4,500.00
Improvements thereon: A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$44,389.80
Together with the right to the grantee herein, her heirs and assigns of an easement along the Northeasterly side of the front portion of said lot No. one (1) in block No. 308 and walk to Penn Avenue, as shown on survey and subdivision made by Francis J. Brust, Registered C.E., January 9, 1951. SUBJECT to the same conditions, exceptions and reservations as are contained in the deeds in the line of title. BEING the same premises conveyed to Erin Flynn, by Deed dated July 1, 1997 and recorded in the Office of the Recorder of Deeds in and for Lackawanna County in Deed Book 1593, Page 244.
TOGETHER with the further right to the Grantee herein, her heirs and assigns to enter in and on the front portion of said lot for the purpose of maintaining and repairing water, gas and sewer pipes.

SALE 39

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

315 St. Francis Cabrini Street, Scranton, PA 18504
Dimensions: 0
Assessment Map #: 14518070016
Assessed Value figure: \$15,400.00
Improvements thereon: a residential dwelling
Attorney: Samantha Gable, Esquire
Sheriff to Collect: \$106,837.53

SALE 40

By virtue of a Writ of Execution file to No. 2014-4379, Deutsche Bank National Trust et.al. vs. Michael A. Trapper and Joanne P. Trapper, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 2212 Winfield Avenue, Scranton, PA 18504
Dimensions: 80 X 150
Property ID#: 16714030029
Assessed Value Figure: \$18,500
Improvements thereon: Residential Single Dwelling
Attorney: Patrick J Wesner/Parker McCay PA
Sheriff to collect: \$114,373.72

SALE 41

By virtue of a Writ of Execution filed to No. 2011-03348 CitiBank, N.A. As Trustee for WaMu Asset-Backed Certificates, WaMu Series 2007-HE2 Trust vs. Sara Stranieri, owner(s) of property situated in City of Scranton Lackawanna County, Pennsylvania being 1309-1311 Division Street, Scranton, PA 18504
Dimensions: 0
Assessment Map #: 14517-020-056
Improvement thereon: a residential dwelling
Attorney: Samantha Gable, Esquire
Sheriff to Collect: \$190,049.06

SALE 42

By virtue of a Writ of Execution filed to No. 2016-03865 LAKEVIEW LOAN SERVICING, LLC vs. ERIC W. SCHRIVER, owner(s) of property situate in Township of Jefferson, Lackawanna County, Pennsylvania, being, 945 Forest Road Lake Ariel, PA 18463, 1500101000196,
Property ID#: 1500101000196
Assessed Value Figure: \$29,100.00
Improvements thereon: A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$408,280.59

SALE 43

DWELLING KNOWN AS: 209 NORTH MERRIFIELD AVENUE, SCRANTON, PENNSYLVANIA 18504.
TAX PARCEL #: 14412-040-055
Title to said premises is vested in Michael A. Curmaci by deed from JOSEPH A. CURMACI dated November 25, 2014 and recorded December 30, 2014 in Deed Book, Instrument # 2014-20330.
Assessment Map #: 14412-040-055
Assessed Value figure: \$
Improvements thereon: Residential Dwelling
Attorney: McCabe, Weisberg and Conway, P.C.
Sheriff to collect: \$97,735.18

SALE 44

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

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

SALE 45

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

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

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

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

TAX PARCEL #: 18416020006

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

Assessment Map #: 18416020006

Assessed Value figure: \$

Improvements thereon: Residential Dwelling

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

Sheriff to collect: \$180,704.08

SALE 46

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

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

Dimensions: 50 X 150, Single Dwelling

Property ID#: 11405-090-012

Assessed Value figure: \$11,000.00

Improvements thereon: A single family dwelling

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

Sheriff to collect: \$137,619.19

SALE 47

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

Assessment Map #: 24103-110-003

Assessed Value figure: \$18,000.00

Improvements thereon: Residential Dwelling

Attorney: Roger Fay, Esquire

Sheriff to collect:

SALE 48

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

Dimensions: 40 x 126

Property ID#: 15520010039

Assessed Value figure: \$8,150.00

Improvements thereon: Residential property.

Attorney: Powers, Kirm & Associates, LLC

Sheriff to collect: \$112,770.54

SALE 49

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

Assessment Map #: 10315-030-009

Assessed Value figure: \$5,000.00

Improvements thereon: Residential Dwelling

Attorney: Roger Fay, Esquire

Sheriff to collect:

SALE 50

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

TAX MAP AND PARCEL #: 06301-010-00603

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$147,601.90

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Beverly Merritt-Loch aka Beverly J Loch aka Beverly J. Merritt-Loch and William Loch

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

SALE 51

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

Dimensions: 40 x 114

Property ID#: 14616010027

Assessed Value figure: \$9,000

Improvements thereon: Residential property.

Attorney: Powers, Kirm & Associates, LLC

Sheriff to collect: \$131,528.90

LACKAWANNA JURIST

Associates, Ltd., (866)211-9466
Sheriff to collect: \$4,978.93

SALE 52

By virtue of a Writ of Execution filed to No. 17 CV 3671 QUICKEN LOANS INC. vs. JOSEPH P. BOUR, owner(s) of property situate in Borough of Blakely, Lackawanna County, Pennsylvania, being, 202 Maple Street Peckville, PA 18452, 10320-040-003,
Assessment Map #: 10320-040-003
Assessed Value Figure: \$17,000.00
Improvements thereon: A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$115,266.71

SALE 53

By virtue of a Writ of Execution filed to No. 2734 Civil 2016, U.S. Bank National Association, not in its Individual Capacity but Solely as Trustee for the RMAC Trust, Series 2016-CTT vs. Mark E. Carlson and Renee Carlson, owners of property situate in the City of Scranton, Lackawanna County, Pennsylvania being 227 N. Dewey Avenue, Scranton, PA 18504.
Front: 80 ft. Depth: 142 ft.
Property ID#: 14412-050-024
Assessed Value figure: \$8,500.00
Improvements thereon: Residential Real Estate
Attorney: M. Troy Freedman, Esquire
Sheriff to collect: \$95,576.96

SALE 54

By virtue of a Writ of Execution No. 2015-51082 North Pocono School District vs. Jo Ann Brownell
Jo Ann Brownell, owner(s) of property situate in Jefferson Township, Lackawanna County, Pennsylvania, being: Route 590
Dimensions: 3A
Property ID#: 16104-030-009
Assessed Value Figure: \$16,000.00
Improvements thereon: COMMERCIAL PROPERTY
Attorney: ROBERT P. DADAY, Esquire, Portnoff Law Associates, Ltd., (866)211-9466
Sheriff to collect: \$6,628.59

SALE 55

By virtue of a Writ of Execution No. 2014-52244 North Pocono School District vs. Raymond Plociniak
Raymond Plociniak, owner(s) of property situate in Moscow, Lackawanna County, Pennsylvania, being: Lincoln Street
Dimensions: 60 X 330
Property ID#: 19802-080-013
Assessed Value Figure: \$14,000.00
Improvements thereon: RESIDENTIAL MULTI DWELLING PROPERTY
Attorney: ROBERT P. DADAY, Esquire, Portnoff Law Associates, Ltd., (866)211-9466
Sheriff to collect: \$6,690.24

SALE 56

By virtue of a Writ of Execution No. 2016-55632 North Pocono School District vs. Steven A. Hedrick, Kenneth A. Hedrick Steven A. Hedrick and Kenneth A. Hedrick, owner(s) of property situate in Jefferson Township, Lackawanna County, Pennsylvania, being: L.R. 35005
Dimensions: 1548 X 1742 X 110
Property ID#: 17301-050-01002
Assessed Value Figure: \$9,000.00
Improvements thereon: RESIDENTIAL SINGLE DWELLING PROPERTY
Attorney: ROBERT P. DADAY, Esquire, Portnoff Law

SALE 57

By virtue of a Writ of Execution No. 2016-52447 South Abington Township vs. Christopher G. Gawrys
Christopher G. Gawrys, owner(s) of property situate in S. Abington Township, Lackawanna County, Pennsylvania, being: 339 Bailey Street
Dimensions: 90 x 150
Property ID#: 11201-010-03900
Assessed Value Figure: \$16,000.00
Improvements thereon: SINGLE DWELLING PROPERTY
Attorney: ROBERT P. DADAY, Esquire, Portnoff Law Associates, Ltd., (866)211-9466
Sheriff to collect: \$8,923.95

SALE 58

By virtue of a Writ of Execution No. 2016-52363 North Pocono School District vs. Barry L. Searer, Carolyn C. Searer Barry L. Searer and Carolyn C. Searer, owner(s) of property situate in Clifton Township, Lackawanna County, Pennsylvania, being: 150 S. Lehigh River Drive
Dimensions: 140 X 299 X 22 X 295
Property ID#: 23304-160-021
Assessed Value Figure: \$21,000.00
Improvements thereon: RESIDENTIAL PROPERTY
Attorney: ROBERT P. DADAY, Esquire, Portnoff Law Associates, Ltd., (866)211-9466
Sheriff to collect: \$6,332.96

SALE 59

By virtue of a Writ of Execution No. 2014-51635 North Pocono School District vs. Marc Hollister, Sheryl Hollister Marc Hollister and Sheryl Hollister, owner(s) of property situate in Jefferson Township, Lackawanna County, Pennsylvania, being: Hitchcock Road
Dimensions: 173.09A
Property ID#: 15101-010-006
Assessed Value Figure: \$24,100.00
Improvements thereon: AGRICULTURE/OPERATING FARM
Attorney: ROBERT P. DADAY, Esquire, Portnoff Law Associates, Ltd., (866)211-9466
Sheriff to collect: \$8,275.09

SALE 60

By virtue of a Writ of Execution filed to No. 17-CV-2647 LSF9 Master Participation Trust vs. Joseph L. Belles, owner of property situate in Borough of Old Forge, Lackawanna County, Pennsylvania being 121 Ray Street, Old Forge, PA 18518
Dimensions: 150X50, Residential Single Dwelling
Property ID#: 1751101004000
Assessed Value figure: \$14,275.00
Improvements thereon: Residential Single Dwelling
Attorney: Kerl P. Ebeck, Esquire, PA ID# 91298, Weltman, Weinberg & Reis Co., L.P.A.
Sheriff to collect: \$97,192.80

SALE 61

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

LACKAWANNA JURIST

being 509 Dean Street, Scranton, PA 18509
Dimensions: 0
Assessment Map #: 13510-050-004
Assessed Value figure: \$10,000.00
Improvements thereon: a residential dwelling
Attorney: Samantha Gable, Esquire
Sheriff to collect: \$66,491.18

SALE 62

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

SALE 63

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

SALE 64

By virtue of a Writ of Execution filed to No. 2017-02818 Wells Fargo Bank, N.A. v. Thomas J. Walsh; Michele N. Walsh owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 1337 Sloan Street, Scranton, PA 18504
Dimensions: 80X145
Property ID#: 15516020030
Assessed Value Figure: \$19,500.00
Judgment Amount: \$107,337.58
Improvements thereon: single family dwelling
Attorney: Kimberly A. Bonner, Esquire; Scott A. Dietterick, Kimberly J. Hong, Michael E. Carleton, Meredith H. Wooters, Justin F. Kobeski, Matthew P. Curry, Cristina L. Connor, Holly N. Wolf and Karina Veltter
Sheriff to collect: \$121,754.90

SALE 65

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

Assessed Value Figure: \$25,000.00
Improvements thereon: A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$373,548.14
CONTAINING 1.633 acres more or less

SALE 66

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

SALE 67

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

SALE 68

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

SALE 69

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

LACKAWANNA JURIST

Assessed Value figure: \$10,000.00
Improvement thereon: a residential dwelling
Attorney: Samantha Gable, Esquire
Sheriff to Collect: \$54,590.90

SALE 70

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

SALE 71

By virtue of a Writ of Execution filed to No. 14-CV-1851 Wells Fargo Bank, N.A. v. Thomas Artley a/k/a Thomas J. Artley owner(s) of property situate in Borough of Clarks Green, Lackawanna County, Pennsylvania being 304 South Abington Road, Clarks Green, PA 18411
Dimensions: 160X75X150X140
Property ID#: 09020040001
Assessed Value Figure: \$14,000.00
Improvements thereon: single family dwelling
Attorney: Kimberly A. Bonner, Esquire; Scott A. Dietterick, Kimberly J. Hong, Michael E. Carleton, Meredith H. Wooters, Justin F. Kobeski, Matthew P. Curry, Cristina L. Connor, Holly N. Wolf and Karina Veltter
Sheriff to collect: \$226,373.93

SALE 72

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

SALE 73

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

Improvements thereon: single family dwelling
Attorney: Kimberly A. Bonner, Esquire; Scott A. Dietterick, Kimberly J. Hong, Michael E. Carleton, Meredith H. Wooters, Justin F. Kobeski, Matthew P. Curry, Cristina L. Connor, Holly N. Wolf and Karina Veltter
Sheriff to collect: \$61,063.73

SALE 74

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

SALE 75

By virtue of a Writ of Execution filed to No. 16 CV 7051 Ocwen Loan Servicing, LLC v. Lorry Fitzsimmons., owner of property situate in the Dunmore Borough, Lackawanna County, Pennsylvania being 1925 Electric Street, Dunmore, PA 18512.
Dimensions: 50X150
Property ID#: 14607050017
Assessed Value figure: \$9,000
Improvements thereon: Residential Real Estate
Attorney: Jessica N. Manis, Esquire
Sheriff to collect: \$124,450.18

SALE 76

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

SALE 77

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

SALE 78

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

LACKAWANNA JURIST

Backed Pass-Through Certificates, Series 2005-RZ4 c/o Ocwen Loan Servicing, LLC v. Charles Strait and Linda Strait., owner of property situate in the City of Scranton, Lackawanna County, Pennsylvania being 330 16th Avenue, Scranton, PA 18504.

Dimensions: 25x150

Property ID#: 14517010041

Assessed Value figure: \$6,000

Improvements thereon: Residential Real Estate

Attorney: Jessica N. Manis, Esquire

Sheriff to collect: \$68,273.34

SALE 79

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

Dimensions: 40X180X45X200

Property ID#: 14644010038

Assessed Value figure: \$6,500

Improvements thereon: Residential Real Estate

Attorney: Jessica N. Manis, Esquire

Sheriff to collect: \$67,956.29

SALE 80

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

Assessment Map #: 14412010015 and 14412010016

Assessed Value figure: \$16,000.00

Improvements thereon: Residential Dwelling

Attorney: Roger Fay, Esquire

Sheriff to collect: \$118,223.19

SALE 81

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

Dimensions: 40x100

Property ID#: 14605-060-004

Assessed Value Figure: \$80,000.00

Improvements thereon: Residential Dwelling

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

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

SALE 82

By virtue of Writ of Execution in Case #: 15-CV-1245 The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the certificateholders of theCWABS, Inc., Asset-

Backed Certificates, Series 2007-8 (Plaintiff) vs. William Fitzgerald a/k/a William H. Fitzgerald and Linda Fitzgerald a/k/a Linda Baldassari (Defendants) Owners of the property situate in the Seventeenth Ward of the City of Scranton, Lackawanna County, Pennsylvania being 309 Wheeler Avenue, Scranton, PA 18510

Dimensions: 40 X 160

Property ID#: 15754-020-012

Assessed Value Figure: \$19,500.00

Improvements thereon: Residential Dwelling

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

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

SALE 83

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

Assessment Map #: 17506010006

Assessed Value Figure: \$12,000.00

Improvements thereon: A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$120,922.51

SALE 84

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

Dimensions: 61x150

See Deed Book 2006, Page 10884

Assessment Map #: 07405-070-006

Assessed Value: \$18,000.00

Improvements thereon: A residential dwelling house

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

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

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

SALE 85

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

Dimensions: 24X150

Property ID#: 14416020020

Assessed Value Figure: \$6,000.00

Improvements thereon: Residential Single Dwelling

Attorney: Patrick J Wesner/Parker McCay PA

Sheriff to collect: \$79,662.94

SALE 86

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

Assessment Map #: 1440402000704

Assessed Value figure: \$18,000.00

LACKAWANNA JURIST

Improvements thereon: Residential Dwelling
Attorney: Roger Fay, Esquire
Sheriff to collect: \$192,353.26

SALE 87

By virtue of a Writ of Execution filed to No. 16-cv-6208 LSF10 Master Participation Trust vs. Jennifer Simonson a/k/a Jennifer Perkins and Oscar Perkins owners of property Situate in the Nineteenth Ward of the City of Scranton, LACKAWANNA COUNTY, PENNSYLVANIA BEING 616 East Elm Street, Scranton, Pennsylvania 18505

Title to said premises is vested in Jennifer Simonson a/k/a Jennifer Perkins and Oscar Perkins by deed from MICHAEL HALES AND MARY ALICE HALES dated January 21, 2004 and recorded January 26, 2004 in Deed Book 1153, Page 76.

Assessment Map #: 16707050076

Assessed Value figure: \$10,000.00

Improvements thereon: Residential Dwelling

Attorney: McCabe, Weisberg & Conway, LLC

Sheriff to collect: \$81,870.10

SALE 88

By virtue of a Writ of Execution filed to No. 17 CV 3355 U.S. PNC Bank, National Association vs. CARI J. HENSLEY-WILLIAM A/K/A CARI J. HENSLEY-WILLIAMS A/K/A CARI WILLIAMS, ANDREW S. WILLIAMS, JR., CARI J. HENSLEY-WILLIAM A/K/A CARI J. HENSLEY-WILLIAMS A/K/A CARI WILLIAMS, ANDREW S. WILLIAMS, JR., owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania. Being 1143 W. Locust Street, Scranton, PA 18504

Dimensions: 20 X 145

Assessment Map #: 15609-060-007

Assessed Value figure: \$5,000

Improvements thereon: Improved w/single family dwelling

Attorney: Udren Law Offices, P.C.

Sheriff to collect: \$57,261.32

SALE 89

By virtue of a Writ of Execution No. 2017-03914 Wells Fargo Bank, NA v. John W. Whaley owners of property situate in the SPRING BROOK TOWNSHIP, Lackawanna County, Pennsylvania, being 22 Robert Street, Spring Brook Township, PA 18444-6412

Dimensions: 1.7 Acres

Assessment Map #: 2110202000111

Assessed Value figure: \$21,000.00

Judgment Amount: \$231,721.99

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 90

By virtue of a Writ of Execution file to No. 2017 CV 3265 PNC BANK, NATIONAL ASSOCIATION vs. ADA MESSENGER AND ELEANOR COTTRELL, owner(s) of property situate in 2ND WARD OF THE CITY OF SCRANTON, Lackawanna County, Pennsylvania being 914 Clearview, Scranton, Pennsylvania 18508

Assessment Map #: 13416-030.019

Assessed Value Figure: \$6,000.00

Improvements Thereon: RESIDENTIAL DWELLING

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

Sheriff to collect: \$32,570.47

SALE 91

All that certain piece or parcel or Tract of land situate in the Borough of Clarks Summit, Lackawanna County,

Pennsylvania, and being known as 9 Front Street, Clarks Summit, Pennsylvania 18411.

TAX MAP AND PARCEL #: 1000804000500

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$99,941.50

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Edward J. McGuire

McCabe, Weisberg & Conway, LLC 123 South Broad Street, Suite 1400 Philadelphia, PA 19109

SALE 92

By virtue of a Writ of Execution No. 2016-06312 PHH Mortgage Corporation v. Lori A. Kays a/k/a Lori Ann Kays, Christopher D. Kays a/k/a Christopher David Kays owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 1016 Brook Street, Scranton, PA 18505-2403

Front: 72 feet, Depth: 160 feet, containing

Assessment Map #: 16712040012

Assessed Value figure: \$7,000

Judgment Amount: \$134,911.11

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 93

By virtue of a Writ of Execution filed to No. 16-CV-6374 LSF9 Master Participation Trust vs. DAVID A RODRIGUEZ, KIMBERLY RODRIGUEZ,

DAVID A RODRIGUEZ, KIMBERLY RODRIGUEZ, owner(s)

of property situate in Borough of Blakely, Lackawanna County, Pennsylvania. Being 1000 Willow St, Peckville, PA 18452

Dimensions: 72 X 150 X 86 X 13 X 138

Assessment Map #: 1032030027

Assessed Value Figure: \$23,000

Improvements thereon: Improved w/single family dwelling

Attorney: Udren Law Offices, P.C.

Sheriff to collect: \$475,176.94

SALE 94

By virtue of a Writ of Execution filed to No. 17 CV 3235 WELLS FARGO BANK, N.A., as Trustee for the POOLING AND SERVICING AGREEMENT Dated as of February 1, 2005 Park Place Securities, Inc. Asset-Backed Pass-Through Certificates Series 2005-WHQ1 vs. ANGELO SANTORE, KNOWN HEIR OF EUGENE A. SANTORE, BETH SANTORE, KNOWN HEIR OF EUGENE A. SANTORE, EUGENE SANTORE, JR., KNOWN HEIR OF EUGENE A. SANTORE, JO ANNE SANTORE, INDIVIDUALLY AND AS A KNOWN HEIR OF EUGENE A. SANTORE, TERRY CHAMBERS, KNOWN HEIR OF EUGENE SANTORE, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EUGENE A. SANTORE,

ANGELO SANTORE, KNOWN HEIR OF EUGENE A. SANTORE, BETH SANTORE, KNOWN HEIR OF EUGENE A. SANTORE, EUGENE SANTORE, JR., KNOWN HEIR OF EUGENE A. SANTORE, JO ANNE SANTORE, INDIVIDUALLY AND AS A KNOWN HEIR OF EUGENE A. SANTORE, TERRY CHAMBERS, KNOWN HEIR OF EUGENE SANTORE, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EUGENE A. SANTORE, owner(s) of property situate in 20th Ward of the City of Scranton, Lackawanna County, Pennsylvania. Being 1430 Cedar Avenue, Scranton, PA 18505

LACKAWANNA JURIST

Dimensions: 50 X 100
Assessment Map #: 167.07-010-002
Assessed Value Figure: \$9,000
Improvements thereon: Improved w/single family dwelling
Attorney: Udren Law Offices, P.C.
Sheriff to collect: \$46,610.07

SALE 95

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

SALE 96

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

SALE 97

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

SALE 98

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

Argentieri
Sheriff to collect: \$56,587.52

SALE 99

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

SALE 100

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

SALE 101

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

SALE 102

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

LACKAWANNA JURIST

Assessed Value figure: \$24,000.00
Judgment Amount: \$104,881.66
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 103

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

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

SALE 104

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

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

SALE 105

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

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

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

in width, in front on said Belmont Street, Sixty (60) feet in rear and one hundred fifty (150) feet in depth, and containing nine thousand (9,000) square feet of land, more or less.

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

SALE 106

By virtue of a Writ of Execution No. 17-CV-4134 The Bank of New York Mellon fka The Bank of New York as Trustee for The Certificateholders for The Cwabs Inc., Asset-Backed, Series 2004-5 v. Louis J. Tunis, III, Lisa M. Tunis, The United States of America C/O The United States Attorney for The Middle District of PA owners of property situate in the SCRANTON CITY, 2ND, Lackawanna County, Pennsylvania, being 325 Putnam Street, Scranton, PA 18508-2723

Front: 47 feet, Depth: 120 feet, containing 5,640 sq ft
Assessment Map #: 1341104002403
Assessed Value figure: \$13,000
Judgment Amount: \$204,537.41
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 107

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

Dimensions: 25x88x25x62x50x150
Property ID#: 14513040025
Assessed Value Figure: \$7,500.00
Improvements thereon: Residential Dwelling
Attorney: Kimberly A. Bonner, Esquire; Scott A. Dietterick, Kimberly J. Hong, Michael E. Carleton, Meredith H. Wooters, Justin F. Kobeski, Matthew P. Curry, Cristina L. Connor, Holly N. Wolf and Karina Velter
Sheriff to collect: \$37,014.01

SALE 108

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

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

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

SALE 109

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

Assessment Map #: 21202 020 008

LACKAWANNA JURIST

Assessed Value Figure: \$12,800
Improvements Thereon: residential single dwelling
Attorney: HOURIGAN, KLUGER & QUINN, PC 600 Third Avenue Kingston, PA 18704
Sheriff to collect: \$38,672.56

SALE 110

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

SALE 111

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

SALE 112

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

SALE 113

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

SALE 114

By virtue of a Writ of Execution No. 2014-51896 North Pocono

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

SALE 115

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

SALE 116

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

SALE 117

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

SALE 118

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

LACKAWANNA JURIST

Sheriff to Collect: \$6,367.17

SALE 119

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

SALE 120

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

SALE 121

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

SALE 122

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

PROPERTY

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

SALE 123

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

SALE 124

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

NOTICE

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A SCHEDULE OF DISTRIBUTION OF ONLY HIGH BID SALES WILL BE FILED BY THE SHERIFF NOT LATER THAN MARCH 6, 2018 AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH SAID SCHEDULE UNLESS EXCPETIONS ARE FILED THERETO WITHIN TEN DAYS AFTER THE FILING OF THE PROPOSED SCHEDULE.

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

ESTATES

First Notice

ESTATE OF VERONICA R. BLACK, DECEASED, LATE OF THROOP, PENNSYLVANIA (DIED NOVEMBER 26, 2017). All persons indebted to said Estate are required to make payment, and those having claims or demands to present the same, without delay, to Joseph D. Finnegan, Executor, c/o Attorney Joseph F. Gaughan, 300 Mulberry Street, Suite 303, Scranton, PA 18503.

ESTATE OF NANCY M. CAMPBELL, late of the Borough of Blakely (Peckville), Lackawanna County, Pennsylvania, (died January 1, 2018). Letters Testamentary were granted to Walter Clark Campbell, III. Creditors present claims and debtors make payments to John P. Pesota, Esquire, Suite 702 SNB Plaza, 108 North Washington Avenue, Scranton, PA 18503.

ESTATE OF JOSEPH F. CAVAGNARO, DECEASED, late of 808 THERESA STREET, PECKVILLE, PA 18452, (Died DECEMBER 4, 2017) JOSEPH J. CAVAGNARO, Executor; Dante A. Cancelli, Suite 401, 400 Spruce Street, Scranton, Pennsylvania 18503, Attorney.

ESTATE OF RICHARD D. HEIER, JR., deceased, December 26, 2017, late of Scranton, Lackawanna County, Pennsylvania. Letters Testamentary in the above-named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment and those having claims are directed to present the same without delay to the undersigned or his attorney within four (4) months from the date hereof and to file with the Clerk of the Court of Common Pleas of Lackawanna County, Orphans' Court Division, a particular statement of claim, duly verified by an affidavit setting forth an address within the county where notice may be given to claimant. Deborah A. Heier, Executrix, 620 Grace Street, Scranton, PA 18509. John J. McGee, Esq., Suite 302, 400 Spruce Street, Scranton, PA 18503.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted to Georgeann Shotto, of Olyphant, Pennsylvania, in the **ESTATE OF MARGARET HOLUBOSKY** deceased, who died on December 28, 2017, late of Moosic, Lackawanna County, Pennsylvania. All creditors are requested to present their claims and all persons indebted to the decedent are requested to make payment to the above Administrator or her Attorney, Michael A. Shotto, Jr., Esquire, 297-299 Pierce Street, Kingston, Pennsylvania 18704. (570)283-2775.

ESTATE OF PAUL JESUIT, deceased, late of Moosic, PA (died April 14, 2011). Letters Testamentary having been granted, all persons having claims or demands against the estate of the decedent shall make them known and present them, and all persons indebted to the decedent shall make payment thereof to Beverly Wallace or to Raymond W. Ferrario, Attorney for the Estate, Suite 528, Scranton Life Building, 538 Spruce Street, Scranton, PA 18503-1816.

ESTATE OF EDITH M. MACINTIRE, late of the Clarks Summit, Lackawanna County, Pennsylvania. Letters Testamentary on the above estate having been granted to Mary Margaret Seaton, all persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to her c/o Joseph Kosierowski, Esq. 400 Broad Street, Milford, Pennsylvania 18337.

ESTATE OF AUGUST MASSETTI, late of Jefferson Township, PA, who died January 4, 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: Carol Thomas, Executrix c/o Geff Blake, Esq., 436 Jefferson Avenue, Scranton, PA 18510, Attorney for the Estate.

ESTATE OF ANKER S. PETERSEN, DECEASED, late of 204 SIMRELL RD., CLARKS SUMMIT, PA 18411, (Died DECEMBER 18, 2017) BRENDAN PETERSEN, Administrator; Dante A. Cancelli, Suite 401, 400 Spruce Street, Scranton, Pennsylvania 18503, Attorney.

Notice is hereby given that Letters Testamentary have been granted to Robert L. Thomas, Executor of the **ESTATE OF ROSE SCAVO A/K/A ROSE ANN SCAVO,** late of Old Forge, PA, who died on December 21, 2017. All persons indebted to Estate are required to make payment and those having claims or demands are to present the same without delay to the Executor or to Raymond C. Rinaldi, II, Esquire, Rinaldi & Poveromo, P.C., P.O. Box 826, Scranton, PA, 18501.

ESTATE OF MARION SHEFCHICK, DECEASED, late of 1106 MARION STREET, PECKVILLE, PA 18452, (Died DECEMBER 2, 2017) MELISSA LESCONAGE, Executrix; Dante A. Cancelli, Esquire, Suite 401, 400 Spruce Street, Scranton, Pennsylvania 18503, Attorney.

In Re: **ESTATE OF BERNARD P. WHITE,** late of Clarks Summit, Lackawanna County, Pennsylvania, (died March 25, 2017). Notice is hereby given that Letters Testamentary on the above estate have been granted to Bernard J. White, Executor of the Estate. All persons indebted to said estate are required to make payment, and those having claims or demands to present the same immediately to the Executor as named above to Paul K. Paterson, Esquire, MASCELLI & PATERSON, Bank Towers Building, Suite 410, 321 Spruce Street, Scranton, PA 18503.

Second Notice

ESTATE OF HELEN M. KAPP, late of South Abington Township, Lackawanna County, Pennsylvania, (died November 30, 2017). Notice is hereby given that Letters of 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 Edward Kapp, 609 Pinewood Place, S. Abington Twp., PA, 18411 or to Stephen J. Evers, Attorney, 213 R. North State Street, Clarks Summit, PA, 18411.

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted in the **ESTATE OF DANIEL S. KOSINSKI,** deceased, of Madison Township, Lackawanna County, who died November 5, 2017. All persons indebted to said estate are required to make payment and those having any claims or demands are to present the same without delay unto the Co-Administrators, Michael J. Collins and Christine L. Perrone, in the care of Christine M. Trottni, Esquire, 49 South Main Street, Suite 105, Pittston, PA 18640.

LACKAWANNA JURIST

ESTATE OF CHARLENE E. LANCE, late of Scranton, Lackawanna County, Pennsylvania, (died August 12, 2017). Notice is hereby given that Letters of 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 John W. Lance, 512 Old Colony Rd., Clarks Summit, PA, 18411 or Jeffrey J. Lance, 43 Barton Rd., Stow, MA, 01775 or to Stephen J. Evers, Attorney, 213 R. North State Street, Clarks Summit, PA, 18411.

Notice is hereby given that Letters of Testamentary have been granted to Charles J. Marichak, Executor of the **ESTATE OF LUCILLE MARICHAK**, late of the Dunmore, Lackawanna County, Pennsylvania, date of death October 30, 2017. Creditors are to present claims and debtors are to make payments to Anne Marie Howells, Esquire (Attorney for Estate), 307 West Market Street, Suite #1, Scranton, PA 18508-2783. (570)-344-1088

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF BERNADETTE O'HARA**, Deceased, late of Olyphant, Lackawanna County, Pennsylvania, 18447, who died on November 14, 2017. All persons indebted to the Estate are requested to make payment and those having claims or demands are to present same, without delay, to the Executor, James O'Hara or John P. Sanderson, III, Attorney for the Estate- Sanderson Building, One Terrace Drive, Olyphant, Pennsylvania 18447.

ESTATE OF DOROTHY PRICE A/K/A DOROTHY J. PRICE, late of 610-612 N. Main Avenue, Scranton, Lackawanna County, Pennsylvania (died November 19, 2017). Letters Testamentary having been granted, all persons having claims or demands against estate of decedent shall make them known and present them, and all person indebted to said decedent shall make payment thereof without delay to David J. Price, Executor, 201 Barry Drive, Clarks Summit, Pennsylvania, 18411, or to James J. Gillotti of Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, PO Box 240, Clarks Summit, PA 18411.

ESTATE OF J. GERALD ROBLING A.K.A JOHN GERALD ROBLING, late of Scranton, Pennsylvania (Died December 17, 2017). Letters Testamentary having been granted to Daniel Demuth and Joanne Demuth Davis, Co-Executors. All persons having claims against the Estate of indebted to the Estate shall make payment or present claims to Douglas P. Thomas, Attorney for the Estate, 345 Wyoming Avenue, Suite 200, Scranton, PA 18503.

ESTATE OF JOHN ANTHONY RUDALAVAGE, DECEASED, late of 699 THIRD STREET, EYNON, PA 18403, (Died NOVEMBER 27, 2017) **MARYANN RUDALAVAGE**, Administratrix; Mark G. Rudalavage, 171 Scranton-Carbondale Highway, Eynon, Pennsylvania 18403-1027, Attorney.

ESTATE OF FRANK URONIS AKA FRANK S. URONIS, late of Scranton, PA (died October 11, 2017). Notice is hereby given that Letters Administration for the Estate of Frank Uronis have been issued to Patricia A. Cook, Administratrix of the Estate. All those having claims or demands against the Estate shall present claims or remit payment without delay to Mark J. Conway, Attorney for the Estate, 502 South Blakely Street, Dunmore, Pennsylvania 18512.

ESTATE OF ROY A. WILLIAMS, DECEASED (died on 11/15/2017). Late of 407 W. Hospital Street, Taylor, Lackawanna County, PA. Letters Testamentary have been granted and all creditors shall make demand and all debtors shall make payment without delay to PATRICIA L. ALUNNI

and WENDY L. SALERNO, EXECUTRICES or BRIGID E. CAREY, ESQUIRE, PO Box 4466, Scranton, PA 18505-6466.

Third Notice

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

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

ESTATE OF DONALD F. GRAFF, late of Elmhurst Township, Lackawanna County, Pennsylvania. Letters Testamentary on the above estate having been granted to Kenneth Noll, all persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to him c/o Christopher J. Osborne, 329 Penn Avenue. Suite 200, Scranton, PA 18503.

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

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

ESTATE OF SYLVIA L. KARP, A/K/A SYLVIA KARP, Factoryville, PA 18419, Pennsylvania, (died 10/24/17). Notice is hereby given that Letters of Testamentary on the above estate have been granted to Robert E. Karp, of Factoryville, PA 18419, Executor. All persons indebted to the said estate are required to make payment and those having claims to present the same without delay to the Executor named herein, or to Patrick N. Coleman, Esquire, Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

FICTITIOUS NAME

Notice is hereby given that Daniel P. Brown, William F. Futreal, Tammy L. Geerling, Elizabeth Zielske, and Nyna C. Lyle, collectively as Varsity 5 LLC, 511 Miles Avenue Dickson City, Pa 18447, filed with the Secretary of the Commonwealth of Pennsylvania on January 18th, 2018, an application for Registration of the Fictitious Name, "**Varsity 5 Agency**". The principal place of business is located at 5555 Glenridge Conductor #200, Atlanta, Ga 30342.

T1-Jan 26

LACKAWANNA JURIST

FICTITIOUS NAME

Notice is hereby given pursuant to the provisions of Fictitious Name Act as amended and supplemented with the Department of State, Commonwealth of Pennsylvania on November 13, 2017 Karmic Taco, PLLC applied for Fictitious Name Registration to conduct business under the Fictitious Name of **Checkmate Consulting, PLLC**, and under the name of **ThoughtLab**, both with an address of 304 Columbus Drive, Archbald, PA.

William J. Aquilino, JD, MBA, MSCHR
T1- Jan26

CERTIFICATE OF ORGANIZATION

NOTICE IS HERBEY GIVEN THAT a Certificate of Organization for **Livingston Tire & Auto, LLC**, a Limited Liability Company, was filed with and approved by the Department of State, Commonwealth of Pennsylvania, on August 1, 2014, for the purpose of forming a Limited Liability Company pursuant to the provisions of the Limited Liability Company Law of 1994, as amended and/or supplemented.

T1- Jan 26

NOTICE

“NOTICE TO LEGATEES”

To all legatees, creditors and other persons interested. Notice is hereby given that the following Executors, Administrators, Trustees, and Guardians have filed their accounts with the Register of Wills and Clerk of Orphans’ Court, Division of the Court of Common Pleas.

The following accounts have been filed and may be examined in the Office of the Register of Wills and Clerk of Orphans’ Court. If you desire to object, the same may be accomplished by filing that objection in writing with the Clerk of Orphans’ Court on or before **Friday, the 2nd of February, 2018**.

The accounts will be filed by the clerk, with the Court for adjudication and conformation on Monday, **the 5th of February, 2018**. Distribution may be ordered or authorized without further notice if no objections are filed prior to that date.

35-2014-99 First & Final Account
Robert H. Spitz Jacob Nogi, Frank McGrath,
Deceased Diana Holdridge & Jed Rubenfeld
Executors.
Jacob Nogi Esq

35-2014-1116 First & Final Account
Margery Morgan Lowens Kathleen O’Meara Farley
Deceased & Melba R. Evans
Executors.
Raymond C. Rinaldi Esq

35-2015-1456 First & Final Account
Stefanie S. Kenowski Lora L Lynn & Sheila Borick
Deceased Executors
Joseph A O’Brien Esq

35-2016-907 First & Final Account
Catherine Kolander Delores Evans, Administrators
Deceased Jane S. Sebelin Esq

35-2017-1015 First & Final Account
Edward Lovenduski Lou Ann Marks, Executor.
Deceased Jane S. Sebelin Esq

NOTICE

NOTICE OF ACTION IN MORTGAGE FORECLOSURE IN THE COURT OF COMMON PLEAS OF LACKAWANNA COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW
No. 17-CV-6578

FINANCE OF AMERICA MORTGAGE, LLC
Plaintiff
vs.

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
Defendants

NOTICE

To 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

You are hereby notified that on December 20, 2017, Plaintiff, FINANCE OF AMERICA MORTGAGE, LLC, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of LACKAWANNA County Pennsylvania, docketed to No. 17-CV-6578. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 126 HENDERSON STREET, A/K/A 126 HENDERSON STREET L24, OLD FORGE, PA 18518-1534 whereupon your property would be sold by the Sheriff of LACKAWANNA County.

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

NOTICE

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

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

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

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

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

T1- Jan 26

LACKAWANNA JURIST

NOTICE

IN THE COURT OF COMMON PLEAS OF LACKAWANNA COUNTY
No. 2017-CV-5845

Oceanview Realty, Ltd.
Plaintiff
vs.

Moffat Coal Company, Inc., Parmoff Corporation, Joseph Cooper, William Cooper, Elaine Cooper, William Cooper and Diane Cooper, spouses, Robert Bonczek and Joan Bonczek, spouses, Unknown Heirs, successors, assigns, and all persons, firms, or associations claiming right, title or interest from or under Moffat Coal Company, Inc., Parmoff Corporation, Joseph Cooper, William Cooper, Elaine Cooper, William Cooper and Diane Cooper, spouses, Robert Bonczek and Joan Bonczek, spouses,
Defendants

To Moffat Coal Company, Inc., Parmoff Corporation, Joseph Cooper, William Cooper, Unknown Heirs, successors, assigns, and all persons, firms, or associations claiming right, title or interest from or under Moffat Coal Company, Inc., Parmoff Corporation, Joseph Cooper, William Cooper, Elaine Cooper, William Cooper and Diane Cooper, spouses, Robert Bonczek and Joan Bonczek: Oceanview Realty, Ltd. has commenced an action against you in the Court of Common Pleas of Lackawanna County, to Docket No 2017-CV-5845 which you are required to defend.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court within twenty (20) days of the publication date of this Notice . 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 of 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE
Northeastern Pennsylvania Legal Services
33 N. Main Street, Suite 200, Pittston, PA 18640,
(570) 299-4100
TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

Jeffrey J. Malak, Esquire,
Chariton, Schwager & Malak,
138 South Main Street,
P.O. Box 910, Wilkes-Barre, PA 18701.
T1- Jan 26

LACKAWANNA JURIST

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Small, well established law firm is looking for a General Practice secretary/receptionist for part or full-time work, between 25-40 hours a week. All applicants should possess strong organizational skills, interact well with others and be able to work independently as well as a team. Knowledge of Microsoft Word is required. Salary is commensurate with experience. Qualified applicants should submit a resume and references to c/o Jurist@lackawannabar.org – ATTN: CC118.

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Immediate full time position (M-F, 9-5) for our Clarks Summit law firm, seeking experience Legal Assistant in Real Estate closings and drafting of legal documents and experience in Soft Pro/Pro Form real estate closing software, Microsoft Office Outlook, Microsoft Office Windows preferred. Must be able to work in a office setting as a team and individually. Interested parties please forward your resume to rwetherbee@sheilslaw.com.

LEGAL SECRETARY POSITION

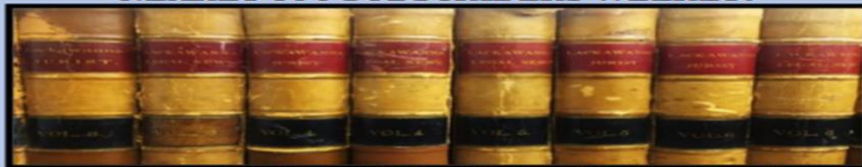
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Effective Immediately, Michael A Genello, Esq. is available for all litigation services, including mediation.

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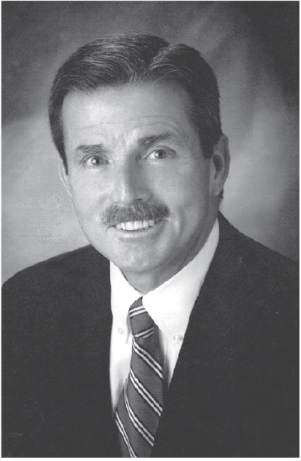
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spotlight

Hon. Thomas M. Blewitt (Ret.)



Judge Thomas M. Blewitt (Ret.) served from 1992-2015 as a Magistrate Judge of the United States District Court, Middle District of Pennsylvania, including nearly a decade as Chief Magistrate Judge, where he earned a reputation as an experienced and skilled mediator and settlement judge.

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