

LACKAWANNA JURIST

BY VIRTUE OF CERTAIN WRITS OF EXECUTION ISSUED OUT OF THE COURTS OF COMMON PLEAS OF LACKAWANNA COUNTY, THE SHERIFF WILL EXPOSE AT PUBLIC SALE, BY VENUE OR OUTCRY, ALL THE RIGHT, TITLE AND INTEREST OF THE DESCRIBED LOTS, PIECES OR PARCELS OF LAND TO THE HIGHEST AND BEST BIDDER FOR CASH OR CERTIFIED FUNDS (SUBJECT TO PAYMENT OF ANY UNPAID TAXES) AT THE COURTHOUSE IN THE CITY OF SCRANTON, COUNTY OF LACKAWANNA, AND STATE OF PENNSYLVANIA, ON TUESDAY, **NOVEMBER 12, 2019** AT TEN O'CLOCK IN THE FORENOON OF SAID DAY.

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

SALE 1

By virtue of a Writ of Execution filed to No. 2019-02121 M&T BANK A/K/A MANUFACTURERS AND TRADERS TRUST COMPANY vs. JOAN D. SARTI, owner(s) of property situate in the Borough of Moosic, Lackawanna County, Pennsylvania. Being: 209 George Street, Moosic, PA 18507

Assessment Map #: 18416020027

Assessed Value Figure: \$13,500.00

Improvements thereon: A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to Collect: \$41,554.47

Beginning at a corner on the Northerly side of George Street, also a corner of other land of said Grantors;

Thence along said street fifty (50) feet to a corner of lot of Thomas Kelly;

Thence along said Kelly's line North, five degrees and twenty-five minutes East, one hundred forty-four (144) feet to a corner on an alley;

Thence along said alley South, eighty-four degrees thirty-five minutes West, fifty (50) feet to a corner of other land of said grantors, and

Thence along said land mentioned land, South five degrees and twenty-five minutes West, one hundred and forty-four (144) feet to the place of beginning.

SALE 2

By virtue of a Writ of Execution No. 2019-01547 Ditech Financial LLC v. Laura E. Hughes a/k/a Laura Hughes owners of property situate in the OLYPHANT BOROUGH, Lackawanna County, PA, being 637 East Grant Street, a/k/a 637 East Grant Street L46, Olyphant, PA 18447-1918

Dimensions: 60X150

Assessment Map #: 11415020013

Assessed Value figure: \$5,500.00

Judgment Amount: \$124,365.14

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 3

By virtue of a Writ of Execution filed to No. 18-CV-5206 Federal National Mortgage Association ("Fannie Mae") vs. Daniel J. Flynn, Administrator of the Estate of Lisa Hardy, (address per lexis) owner of property Situate in SCRANTON, LACKAWANNA COUNTY, PA BEING 1837 Clearview Street, Scranton, Pennsylvania 18508

ALL those certain lots, pieces, or parcels of land in the City of Scranton, County of Lackawanna and State of Pennsylvania, known as Lots Number Ninety Nine, One Hundred, One Hundred One, One Hundred Two, in Square or Block No. "B" and fronting on Clearview Street, each lot being twenty-five feet in front and twenty-five feet in rear, and one hundred feet in depth, more or less, according to plan or map entitled, "Brisbin Plot of Lots on Francis Ann Giffith Tract." Said lots known as Lots 99 to 102 inclusive on Block 75 on the Assessment Map for the 3rd Ward of the City of Scranton.

DWELLING KNOWN AS: 1837 CLEARVIEW STREET, SCRANTON, PA 18508.

TAX PARCEL #: 13411-020-043

Title to said premises is vested in Lisa Hardy by deed from John Washo, deceased and Mary Washo, husband and wife, dated August 30, 2006 and recorded September 7, 2006 in Instrument Number 200625506. The said Lisa Hardy died on October 11, 2016. On September 1, 2017, Letters of Administration were granted to Daniel J. Flynn, nominating and appointment him as the Administrator of the Estate of Lisa Hardy.

Assessment Map #: 13411-020-043

Assessed Value figure: \$11,250.00

Improvements thereon: Residential Dwelling

Attorney: McCabe, Weisberg & Conway, LLC

Sheriff to collect: \$76,748.64

SALE 4

By virtue of a Writ of Execution filed to No. 2018-CV-05922, First National Bank of Pennsylvania vs. Beverly Hall, owner of property situate in the Township of La Plume, Lackawanna County, Pennsylvania being 2030 North Overbrook Road, Factoryville, PA 18419, one (1) acre of property.

Property ID #: 04707 020 002000

Assessed Value Figure: \$11,235.00

Improvements thereon:

Attorney: Marcia L. DePaula, Esquire, 11 Grandview Circle, #200, Canonsburg, PA 15317

LACKAWANNA JURIST

Sheriff to collect: \$229,898.19

SALE 5

All that certain piece or parcel or Tract of land situate in the Borough of Old Forge, Lackawanna County, Pennsylvania, and being known as 1280 Mine Street, Old Forge, Pennsylvania 18518.

TAX MAP AND PARCEL #: 16518010016

IMPROVEMENTS THEREON: Residential Dwelling

REAL DEBT: \$66,860.00

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

William E. Lapinski

McCabe, Weisberg & Conway, LLC

123 South Broad Street,

Suite 1400

Philadelphia, PA 19109

SALE 6

By virtue of a Writ of Execution filed to No. 19CV3080 Lakeview Loan Servicing, LLC, vs. Kimberly Eiden owner of property Situate in THE BOROUGH OF THROOP, LACKAWANNA COUNTY, PA BEING 190 Phillip Street, Throop, Pennsylvania 18512

DWELLING KNOWN AS: 190 PHILLIP STREET, THROOP, PENNSYLVANIA 18512

TAX PARCEL #: 13605-020-009

Title to said premises is vested in Kimberly Eiden by deed from Daniel Sansky and Mary Ann Sansky, husband and wife, dated November 24, 1999 and recorded November 29, 1999 in Deed Book 180, Page 801 Instrument Number 1999-031140.

Assessment Map #: 13605-020-009

Assessed Value figure: \$8000.00

Improvements thereon: Residential Dwelling

Attorney: McCabe, Weisberg & Conway, LLC

Sheriff to collect: \$6,273.76

SALE 7

By virtue of a Writ of Execution filed to No. 2016-06134 PNC Bank, National Association v Christopher G. Gawrys; Mary E. Gawrys, AKA Mary Lou Gawrys, AKA Mary Lou E.

Gawrys (deceased) owner(s) of property situate in Township of South Abington, Lackawanna County, Pennsylvania being 339 Bailey Street, Clarks Summit, PA 18411

Dimensions: 90x150

Property ID #: 1.201-010-03906

Assessed Value Figure: \$16,000.00

Improvements thereon: single family dwelling

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

Sheriff to collect: \$76,680.34

SALE 8

By virtue of a Writ of Execution No. 19 CV 2638 Deutsche Bank National Trust Company, as Trustee for Equifirst Loan Securitization Trust 2007-1, Mortgage Pass-Through Certificates, Series 2007-1 v. Theresa M. Miller owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 618 Pear Street, A/K/A 618 Pear Street L 9, Scranton, PA 18505-4004

Front: 40 feet, Depth: 174 feet, containing 6,960 sq ft

Assessment Map #: 16711030026

Assessed Value figure: \$11,500.00

Judgment Amount: \$118,007.32

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 9

By virtue of a Writ of Execution filed to No. 2018-04995 Nationstar Mortgage LLC d/b/a Mr. Cooper vs. Qudea L. Joseph a/k/a Qudea Joseph; Dale F. Joseph a/k/a Dale Joseph, owner(s) of property situated in Township of Thornhurst, (formerly known as the Township of Lehigh) Lackawanna County, Pennsylvania being 120 Country Club Drive, a/k/a 1099 Country Club Drive, Thornhurst, PA 18424

Dimensions: 80X150

Assessment Map #: 24500010007

Assessed Value figure: \$18,000.00

Improvement thereon:

A residential dwelling

Attorney: Katherine M. Wolf, Esq

Sheriff to Collect: \$87,041.66

SALE 10

By virtue of a Writ of Execution No. 16 CV 5448 Freedom Mortgage Corporation v. Edward Wetzel, in His Capacity as Heir of Louise M. Serpico, Deceased, All Other Heirs of Louise M. Serpico, Deceased, Known of Unknown owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 614 Wheeler Avenue, a/k/a 612-614 Wheeler Avenue, Scranton, PA 18510-1936

Front: 30 feet, Depth: 160 feet, containing

Assessment Map #: 15710050009

Assessed Value figure: \$17,000.00

Judgment Amount: \$127,930.54

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 11

By virtue of a Writ of Execution No. 2019-01853 Wells Fargo Bank, N.A. v. Vanessa Cartisano owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 703 Harrison Avenue, Scranton, PA 18510-1907

Dimensions: 27X68

LACKAWANNA JURIST

Assessment Map #: 15706030028

Assessed Value figure: \$7,500.00

Judgment Amount: \$72,643.60

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 12

RAS Citron, LLC Robert Crawley, Esq. ID No. 319712 133 Gaither Drive, Suite F Mt. Laurel, NJ 08054 855-225-6906 rcrawley@rasnj.com REVERSE MORTGAGE SOLUTIONS INC. v. JAMES ANTONIK, IN HIS CAPACITY AS HEIR OF MARY ANN ANTONIK, DECEASED; JUDY KEYASKO, IN HER CAPACITY AS HEIR OF MARY ANN ANTONIK, DECEASED; JANICE ANTONIK, IN HER CAPACITY AS HEIR OF MARY ANN ANTONIK, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARY ANN ANTONIK, DECEASED. COURT OF COMMON PLEAS LACKAWANNA COUNTY NO: 2018-05215 ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE BOROUGH OF OLYPHANT, LACKAWANNA COUNTY, PENNSYLVANIA: BEING KNOWN AS: 204 OLYPHANT COURT OLYPHANT, PA 18447

PIN #: 11407020016

DIMENSIONS: 37 X 88 X 27 X 93

TOTAL VALUE: \$7751

IMPROVEMENTS: RESIDENTIAL PROPERTY

By: RAS Citron, LLC – Attorneys for Plaintiff Robert Crawley, Esq. ID No. 319712

SALE 13

RAS Citron, LLC Robert Flacco, Esq., ID No. 325024 133 Gaither Drive, Suite F Mt. Laurel, NJ 08054 855-225-6906 rflacco@rasnj.com THE BANK OF NEW YORK MELLOW F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION F/K/A THE CHASE MANHATTAN BANK, AS TRUSTEE FOR C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2001-CB3 v. ROBERT G. CLARK. COURT OF COMMON PLEAS LACKAWANNA COUNTY NO: 2019-01754

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE CITY OF SCRANTON, LACKAWANNA COUNTY, PA: BEING KNOWN AS: 1743-1745

BEAUMONT AVE. SCRANTON, PA 18508

BEING PARCEL #: 13407040018

PIN: 13407040018

DIMENSIONS: 50 X 150

TOTAL VALUE: \$11500

IMPROVEMENTS: RESIDENTIAL PROPERTY

By: Robert Flacco, Esq., ID No. 325024 RAS Citron, LLC – Attorneys for Plaintiff

SALE 14

By virtue of a Writ of Execution filed to No. 2019-02639 USAA Federal Savings Bank vs. Jesse A. Lord, owner(s) of property situated in Borough of Dalton Lackawanna County, Pennsylvania being 1325 Huntington Lane, Dalton, PA 18414

Dimensions: 30,006.06 sq. ft.

Assessment Map #: 0680203000103

Assessed Value figure: \$35,550.00

Improvement thereon: a residential dwelling

Attorney: Katherine M. Wolf, Esq

Sheriff to Collect: \$421,689.94

SALE 15

By virtue of a Writ of Execution No. 18-CV-1225 Ditech Financial LLC v. James R. Mullen, 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, Lackawanna County, Pennsylvania, being 539-541 North Garfield Avenue, A/K/A 539 541 N Garfield Ave, Scranton, PA 18504

Dimensions: 39 X 155

Assessment Map #: 14510010027

Assessed Value figure: \$8,000.00

Judgment Amount: \$119,284.08

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 16

By virtue of a Writ of Execution filed to No. 18-CV-02226 CL45 MW LOAN 1, LLC, Plaintiff vs. Eric Ofcharsky and Louise Ofcharsky owner(s) of property situate in Township of Scott, Lackawanna County, Pennsylvania being 612 Poplar Street, Jermyrn, Township of Scott, Pennsylvania 18433 Property ID #: 07405030010

Assessed Value Figure:

PIN 07405030010 \$3,000.00 (Land) + \$16,000.00

(Improvement) = \$19,000.00

Improvements thereon:

Single family dwelling

Attorney: Kimberly A. Bonner, Esq

Sheriff to collect: \$49,594.74 plus interest and costs to the date of sale

SALE 17

RAS Citron, LLC Robert Crawley, Esq. ID No. 319712 133 Gaither Drive, Suite F Mt. Laurel, NJ 08054 855-225-6906 rcrawley@rasnj.com DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR RESIDENTIAL ACCREDITED LOANS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-QS10 v. DAWN M. TROTTA A/K/A DAWN TROTTA. COURT OF COMMON PLEAS LACKAWANNA COUNTY NO: 2019-03079

LACKAWANNA JURIST

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND
SITUATE IN THE TOWNSHIP OF COVINGTON,
LACKAWANNA COUNTY, PA: BEING KNOWN AS: 246
DORANTOWN ROAD F/K/A RR 9 BOX 9241 MOSCOW, PA
18444

BEING PARCEL #: 21902-010-004
PIN: 21902010004
DIMENSIONS: 303 X 300 X 242
TOTAL VALUE: \$21000
AND

BEING PARCEL #: 21902-010-005
PIN: 21902010005
DIMENSIONS: 189 X 188 X 252 X 22
TOTAL VALUE: \$3900

IMPROVEMENTS: RESIDENTIAL PROPERTY
By: RAS Citron, LLC – Attorneys for Plaintiff Robert
Crawley, Esq. ID No. 319712

SALE 18

By virtue of a Writ of Execution filed to No. 14 CV 6126
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs.
JOHNCARLO LIGI JR., owner(s) of property situate in
Township of Jefferson, Lackawanna County, Pennsylvania.
Being: 20 Mount Cobb Highway, Lake Ariel, PA 18436
Assessment Map #: 15004-010-012
Assessed Value Figure: \$6,042.00
Improvements thereon:
A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$129,218.75

SALE 19

BY VIRTUE OF A WRIT OF EXECUTION NBT BANK, NA,
formerly Pennstar Bank, a division of NBT Bank, NA, now by
assignment, CNB Realty Trust, Docket No. 19-cv-744
Raymond Wascavage is the owner of property situate in the
Borough of Old Forge, Lackawanna County, Pennsylvania.
Being 305 McClure Street, Old Forge, PA 18518
Assessment Map #: 17605 050 068
Assessed Value Figure: 10,000
Improvements Thereon: improved real estate
Attorney: HOURIGAN, KLUGER & QUINN, PC 600 Third
Avenue Kingston, PA 18704
Sheriff to collect: \$75,311.38 (plus costs)

SALE 20

By virtue of a Writ of Execution filed to No. 18 CV 3104 U.S.
Bank National Association, as Trustee, on behalf of the
holders of the CSMC Mortgage-Backed Pass-Through
Certificates, Series 2007-1 vs. Savita Baldeo aka Savita
Karamchand and Kiman S. Baldeo, owners of property
situate in Old Forge Borough, Lackawanna County,
Pennsylvania being 701 Maple St, Old Forge, PA 18518.
Assessment Map #: 17508010031
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 filed to No. 16-CV-2568 U.S.
Bank National Association, as Indenture Trustee for
Springleaf Mortgage Loan Trust 2013-3, Mortgage-Backed
Notes, Series 2013-3 vs. Michele Sekelsky, Known Heir of
the Estate of Pearl L. Sosnowski, Christine Wilczewski,
Known Heir of the Estate of Pearl L. Sosnowski and
Unknown heirs, successors, assigns and all persons, firms
or associations claiming right, title or interest from or under
Pearl L. Sosnowski, Deceased Mortgagor and Real Owner,
owners of property situate in Dickson City Borough,
Lackawanna County, Pennsylvania being 508 River Street,
Dickson City, PA 18519
Assessment Map #: 12412040036
Assessed Value figure: \$9,000.00
Improvements thereon: Residential Dwelling
Attorney: Roger Fay, Esquire
Sheriff to collect: \$

SALE 23

On February 11, 2019, Letters of Administration were
granted to Loretta James and Dolores Cillo, nominating and
appointment her as the Administratrix of the Estate of
Leonard Zinn. The said Ronald Zinn died on January 24,
2018 thereby vesting title in Leonard Zinn by operation of
law.
Assessment Map #: 10111100010
Assessed Value figure: \$21,000.00
Improvements thereon: Residential Dwelling
Attorney: McCabe, Weisberg & Conway, LLC
Sheriff to collect: \$128,393.51

SALE 24

DATE: July 9, 2019
REQUESTED BY: Meredith H. Wooters, Esquire, Manley
Deas Kochalski LLC P.O. Box 165028, Columbus, OH
43216-5028, 614-220-5611
PLEASE FURNISH US WITH A TAX CERTIFICATE FOR
THE FOLLOWING PROPERTY: REPUTED OWNER(S):
Robert A. Jones and Deborah A. Jones, his wife
PROPERTY ID #: 14402050017
CITY/TOW/BOR: City of Scranton
RETURN TO: SHERIFF OF LACKAWANNA COUNTY

SALE 25

By virtue of a Writ of Execution filed to No. 19cv1683 U.S.
BANK NATIONAL ASSOCIATION, AS INDENTURE
TRUSTEE, FOR THE HOLDERS OF THE CIM TRUST
2017-3, MORTGAGE-BACKED NOTES, SERIES 2017-3 vs.
JENNIFER A. TILBERRY as Executrix of the Estate of Mary
T. Kinney a/k/a Mary S. Kinney Deceased, owner(s) of

LACKAWANNA JURIST

property situate in the Fourth Ward of the Borough of Moosic, Lackawanna County, Pennsylvania.

Being: 3750 Kreig Avenue, Moosic, PA 18507

Assessment Map #: 17615050032

Assessed Value Figure: \$18,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$176,409.67

BEGINNING AT A POINT LOCATED AT THE NORTHEASTERLY INTERSECTION OF KREIG AVENUE AND SCHOOL STREET AS SHOWN ON MAP HERINAFTER REFERRED TO; THENCE NORTH TWENTY DEGREES FOUR MINUTES EAST (N.20°04' E.) ALONG THE EASTERLY SIDE OF SCHOOL STREET ONE HUNDRED (100) FEET TO A POINT; THENCE NORTH SEVENTY-SEVEN DEGREES THIRTY-THREE MINUTES EAST (N.77°33'E.) ALONG THE DIVIDING LINE OF LOT NO. 10 AND LOT NO. 11, BLOCK "J", ONE HUNDRED THIRTEEN AND THIRTY-THREE HUNDREDTHS (113.33) FEET TO A POINT; THENCE SOUTH TWENTY DEGREES FOUR MINUTES WEST (S.20°04' W) ALONG THE DIVIDING LINE OF LOT NO. 11 AND LOT :NO.7, BLOCK "J", ONE HUNDRED FOUR AND SIXTY-SIX HUNDREDTHS (104.66) FEET TO A POINT LOCATED ON THE NORTHERLY SIDE OF KRIEG AVENUE; THENCE SOUTH SEVENTY-SEVEN DEGREES THIRTY-THREE MINUTES WEST (S. 77° 33'W) ALONG THE NORTHERLY SIDE OF KRIEG AVENUE, ONE HUNDRED FIVE (105) FEET TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING.

BEING LOT NO. 11. IN BLOCK "J" UPON HIDDEN ACRES PLOT, FOURTH WARD, MOOSIC BOROUGH, AS SURVEYED BY HAROLD W. RIST, PROFESSIONAL ENGINEER, NO. 7071-E, SAID PLOT DATED DECEMBER 15, 1966. SAID LOT IS ONE HUNDRED (100) FEET IN FRONT ON SCHOOL STREET, ONE HUNDRED FOUR AND SIXTY-SIX HUNDREDTHS (104.66) FEET IN REAR AND ONE HUNDRED FIVE (105) FEET IN DEPTH ALONG THE NORTHERLY SIDE OF KRIEG AVENUE AND ONE HUNDRED THIRTEEN AND THIRTY-THREE HUNDREDTHS (113.33) FEET IN DEPTH ALONG ITS OTHER SIDE

SALE 26

By virtue of a Writ of Execution No. 19-CV-3139 Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2006-Opt1, Asset-Backed Certificates, Series 2006-Opt1 v. Rafie M. Fahiz owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 2043-2045 Wayne Avenue, Scranton, PA 18508-2751

Dimensions: 50X150

Assessment Map #: 13408060051

Assessed Value figure: \$9,500.00

Judgment Amount: \$67,951.69

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 27

All that certain piece or parcel or Tract of land situate in the City of Scranton, Lackawanna County, Pennsylvania, and being known as 434 North Cameron Avenue, Scranton, Pennsylvania 18504.

TAX MAP AND PARCEL #: 14408-060-04801

IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$123,737.40

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Bryan Causer

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

SALE 28

By virtue of a Writ of Execution filed to No. 2018-01314 Bank of America, N.A. vs. Stephen R. Devine, owner(s) of property situated in Blakely Borough Lackawanna County, Pennsylvania being 801 West Grant Street, Blakely, PA 18447

Dimensions: 58X31X28X80X50

Assessment Map #: 11406020040

Assessed Value figure: \$10,857.00

Improvement thereon: a residential dwelling

Attorney: Katherine M. Wolf, Esq

Sheriff to Collect: \$169,730.88

SALE 29

By virtue of a Writ of Execution filed to No. 2019-01243 Bank of America, N.A. vs. Joseph K. Hynosky, Jr Individually and as Administrator of the Estate of Joseph K. Hynosky, Deceased, Brian E. Hynosky, known heir of Joseph K. Hynosky, Deceased, and Unknown heirs, successors, assigns and all persons, firms, or associations claiming right, title or interest from or under Joseph K. Hynosky, Deceased, owners of property situate in Scranton City, Lackawanna County, Pennsylvania being 1122 Court Street, Scranton, PA 18508

Assessment Map #: 13419030033

Assessed Value figure: \$3,150.00

Improvements thereon: Residential Dwelling

Attorney: Roger Fay, Esquire

Sheriff to collect: \$

SALE 30

By virtue of a Writ of Execution filed to No. 2019-03250 Scranton Times Downtown Federal Credit Union vs. Kathleen M. Stanton, owner(s) of property situate in Scranton Lackawanna County, Pennsylvania being 312 New York Street

Dimensions: 21' x 81'

Property ID #: 14605070004

Assessed Value figure: \$9,075.00

Improvements thereon: Residential single dwelling

LACKAWANNA JURIST

Attorney: Michael R. Nesfeder
Sheriff to collect: \$85,338.63

SALE 31

By virtue of a Writ of Execution filed to No. 2018-06027
Bayview Loan Servicing, LLC vs. Ronald Groh, Barbara
Groh, Eric Hartshorn a/k/a Eric Paul Hartshorn and Christine
Groh f/k/a Christine Hartshorn, owners of property situate in
Throop Borough, Lackawanna County, Pennsylvania being
140 Dimmick Street, Throop, PA 18512
Assessment Map #: 12416020050
Assessed Value figure: \$8,000.00
Improvements thereon: Residential Dwelling
Attorney: Roger Fay, Esquire, Nelson Diaz, Esquire
Sheriff to collect: \$

SALE 32

By virtue of a Writ of Execution filed to No. 19 CV 1211, U.S.
Bank National Association as trustee for Structured Asset
Securities Corporation Mortgage Pass-Through Certificates,
Series 2005-RF6 c/o Ocwen Loan Servicing, LLC v. Jean E.
Allman and Karl F. Allman, owner of property situate in
Dickson City, Lackawanna COUNTY, Pennsylvania being
701 Pancoast Street, Dickson City, PA 18519.
Dimensions: 90X176X85X176
Property ID #: 11409-060-009
Assessed Value Figure: \$7000.00
Improvements Thereon: RESIDENTIAL SINGLE
DWELLING
Attorney: Brian T. LaManna, Esq.
Sheriff to Collect: \$123,501.23

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 DECEMBER 12TH, 2019 AND THAT
DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH
SAID SCHEDULE UNLESS EXCEPTIONS ARE FILED
THERE TO WITHIN TEN DAYS AFTER THE FILING OF
THE PROPOSED SCHEDULE.**

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

ATTEST:

**BOB MOORE
REAL ESTATE DEPUTY
SHERIFF'S OFFICE
SCRANTON, PA. 18503
AUGUST 12, 2019**

LACKAWANNA JURIST

JUDICIAL OPINION

CASE NAME AND NUMBER: SPQR Amusements, LLC v. Com. of Pennsylvania, 2019 4600741 (Lacka. Co. 2019)

DATE OF DECISION: September 23, 2019

JUDGE: Terrence R. Nealon

ATTORNEYS INVOLVED:

Donald P. Shiffer, III, Esquire, Counsel for Plaintiff

Mark Powell, Esquire, Bo Loughney, Esquire, Counsel for Defendant

SUMMARY OF OPINION:

A commercial operator of gaming machines filed a declaratory judgment action seeking a determination that its gaming machines are not unlawful gambling devices under 18 Pa.C.S. § 5513(a) that are subject to prosecution and forfeiture. Based upon the fact that the Commonwealth had not charged the operator with gambling device offenses, nor did the complaint allege that the Commonwealth had done so, the Commonwealth filed preliminary objections seeking to dismiss the action on the ground that the operator could not seek declaratory judgment relief due to the absence of an actual, justiciable controversy warranting judicial intervention. The operator conceded that it had not been charged with any gambling device offense, nor had any of its machines been subject to forfeiture, but it nevertheless asserted that those machines "could" be seized in the future and sought an advance determination that they are not gambling devices since their outcomes were predominantly dependent on skill rather than chance.

For declaratory judgment relief to be available, there must be an actual and existing controversy between the parties based upon antagonistic claims indicating imminent and inevitable prosecution or litigation. A declaratory judgment is not appropriate to determine rights in anticipation of events that may never occur, and courts are prohibited from issuing advisory opinions based upon hypothetical future occurrences. Since the operator had not alleged that the Commonwealth had initiated criminal prosecution and forfeiture proceedings, or even threatened to do so at a future date, the allegations of the complaint could not sustain a finding of imminent and inevitable prosecution and confiscation so as to establish an actual, justiciable controversy. Therefore, the operator could not obtain declaratory judgment relief based upon the facts averred in the complaint, and the Commonwealth's preliminary objections in the nature of a demurrer were sustained.

JUDICIAL OPINION

CASE NAME AND NUMBER: Forsberg v. Summerfield Village and Syal, 2019 WL 4849551 (Lacka. Co. 2019)

DATE OF DECISION: October 1, 2019

JUDGE: Terrence R. Nealon

ATTORNEYS INVOLVED:

Kevin M. Smith, Esquire, Counsel for Plaintiffs

Daniel L. Penetar, Jr., Esquire, Counsel for Defendant, Shanta Syal

Kelly Baldoni, Edwin Baldoni, Summerfield Village, LLC

SUMMARY OF OPINION:

Residential property owners obtained an emergency preliminary injunction barring their defendant-neighbor from continuing to remove trees, brush, and bushes and installing fencing in a buffer zone lot in violation of the declaration of covenants for their planned community and the subdivision plans that had been approved by the township. Within five days of the issuance of that *ex parte* injunction, a hearing was conducted on the continuation or dissolution of the existing injunction.

Defendant argued that plaintiffs did not have standing to seek enforcement of the covenants and restrictions since the declaration vested the homeowners' association with that authority, but no such association was ever created. However, the declaration also stated that the covenants "shall run with the land" and "shall bind all persons in interest," as a result of which all landowners in the development had standing to enforce the covenants and restrictions appearing in the declaration and recorded subdivision plans. Since the credible evidence demonstrated that plaintiffs were likely to prevail on the merits, that continuation of the injunction was necessary to prevent immediate, irreparable harm, that great injury would result from dissolving the injunction than from continuing it, that the continuation of the injunction would not substantially harm other interested parties, that the injunction would properly restore the parties to their status as it existed immediately prior to the wrongful conduct, that continuation of the injunction was reasonably suited to abate the offending activity, and that the continuation of the injunction would not adversely affect the public interest, plaintiffs' motion for a preliminary injunction was granted.

LACKAWANNA JURIST

JUDICIAL OPINION

CASE NAME AND NUMBER: Nations Fund I, LLC v. TSE Global Aviation, LLC, 2019 WL 5099653 (Lacka. Co. 2019)

DATE OF DECISION: October 11, 2019

JUDGE: Terrence R. Nealon

ATTORNEYS INVOLVED:

Arthur W. Zamosky, Esquire, Raymond P. Wendolowski, Jr., Esquire, Counsel for Plaintiff, Nations Fund, LLC, and Additional Defendant, Patrick Cooney
George A. Reihner, Esquire, Counsel for Defendants, TSE Global Aviation, LLC, TSE, Inc., James Valvano, and April Valvano

SUMMARY OF OPINION:

Commercial entities leased a Learjet aircraft and the individual defendants personally guaranteed the leased payments, and following the lessees' default for nonpayment, the lessor sold the aircraft pursuant to the lease's remedy provisions and thereafter commenced this breach of contract action against the lessees and the guarantors seeking to recover the net balance owed of \$1,416,129.57. The lessees and guarantors filed a responsive pleading containing new matter raising the defense of accord and satisfaction, and further asserted a counterclaim advancing causes of action against the lessor for breach of contract, promissory estoppel, and fraudulent inducement on the basis that the lessor's agent had allegedly agreed to cap the deficiency under the lease and guaranty at \$300,000.00 in exchange for their execution of a document required for the sale of the aircraft. Relying upon those same allegations, the lessees and guarantors also filed a joinder complaint against the lessor's ostensible agent for breach of contract, promissory estoppel, fraudulent inducement, and indemnity or contribution pursuant to Pa.R.C.P. 2252(a)(2). The lessor and agent filed preliminary objections asserting the legal insufficiency of the claims set forth in the counterclaim and joinder complaint, and the agent also challenged personal jurisdiction over him in this case. The gravamen of the claims asserted by the lessees and guarantors was that they will suffer \$1,116,129.57 in losses if the jury finds them liable for breach of contract and awards \$1,416,129.57 in compensatory damages notwithstanding the agent's alleged promise to limit their liability to \$300,000.00. Those hypothetical damages were insufficient as a matter of law to support existing causes of action for breach of contract, promissory estoppel, and fraudulent inducement, and the alleged agreement to cap the monetary liability of the lessees and guarantors could only be raised and pursued via new matter as a partial accord under Pa.R.C.P. 1030(a) and in connection with their claim for indemnification and contribution from the agent. Therefore, the demurrers to the claims for breach of contract, promissory estoppel, and fraudulent inducement were sustained, but the agent's demurrer to the indemnity and contribution claims against him were overruled. Additionally, in light of the lack of any affidavit or other evidence in support of the agent's personal jurisdiction challenge, his preliminary objection under 1028(a)(1) was also overruled.

Third Notice

ESTATES

First Notice

NOTICE IS HEREBY GIVEN that Letters Testamentary in the **ESTATE OF CHARLOTTE A. ABDA, A/K/A CHARLOTTE ABDA**, late of the City of Scranton, Lackawanna County, Pennsylvania (Date of Death: September 8, 2019), have been granted to the undersigned. All persons indebted to said estate are required to make immediate payment and those having claims shall present them for settlement to: RONALD A. ABDA, EXECUTOR, KEVIN R. GREBAS, ESQUIRE, COLBERT & GREBAS, P.C., 210 Montage Mountain Road - Suite A, Moosic, PA 18507.

ESTATE OF BARBARA A. FERGUSON A/K/A BARBARA ANNE FERGUSON, late of Scranton, PA (died September 14, 2019) Letters Testamentary were granted to Judith P. Goffer, Executrix. Elaine C. Geroulo, Esq., Attorney for the Estate 411 Jefferson Avenue, Scranton, PA 18510.

ESTATE OF ELIZABETH HOVENCAMP A/K/A ELIZABETH R. HOVENCAMP, RN, Deceased, late of 10 Washington Street, Carbondale, PA 18407, (Died August 28, 2018) Katie Elizabeth Hovencamp, Executrix; Mark G. Rudalavage, 171 Scranton-Carbondale Highway, Eynon, Pennsylvania 18403-1027, Attorney.

RE: **ESTATE OF JESSIE MACKEY**, late of Newton Township, PA, who died June 21, 2019. 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: Richard W. Mackey or Dale James Reese, Co-Executors, or Daniel L. Penetar, Jr., Esquire, 116 North Washington Avenue, Suite 2A, Scranton, PA 18503.

Second Notice

ESTATE OF DAVID J. GROMELSKI, late of the Borough of Clarks Green, Died March 1, 2018, Administratrix, Mary Gromelski; Danielle M. Mulcahey, Attorney for the Estate, Wright, Reihner and Mulcahey, 148 Adams Avenue, Scranton, PA 18503. Notice is hereby given that Letters of Administration have been granted. All persons indebted to the said estate are required to make payment and those having claims or demands are to present the same without delay to the Administratrix named.

Estate of Ronald G. Pelucacci, late of Scranton, Pennsylvania, (died August 21, 2019). Letters Testamentary on the above estate having been granted, all persons having claims and demands against the estate of the above decedent shall make them known and present them; all of the persons indebted to the said decedent shall make payment thereof without delay to Gary P. Pelucacci, 1718 Thackery Street, Scranton, PA 18504 or Patrick J. Lavelle, Esquire, 715 North State Street, Clarks Summit, PA 18411.

ESTATE OF MADELINE M. BRUST, late of Clarks Summit, Lackawanna County, Pennsylvania 18411, who died on March 14, 2019. Letters Testamentary have been granted to Michael J. Brust, Jr. All persons indebted to the Estate are required to make payment and those having claims or demands to present the same without delay to John J. Warring, Attorney for the Estate, c/o The Warring Law Firm, 645 North Webster Avenue, Scranton, PA 18510.

ESTATE OF MARY J. CALDERONE, late of Dunmore, PA (died 9/21/19) Lenore Ruddy, Executrix. Paul A. Kelly, Jr., Esq. - Attorney, 201 Lackawanna Avenue, Suite 306, Scranton, PA 18503.

ESTATE OF FRANK J. DRASBA, DECEASED, late of 246 S. Main Street, Old Forge, PA 18518, (Died September 14, 2019) DEREK DRASBA, Executor; Dante A. Cancelli, Suite 401, 400 Spruce Street, Scranton, Pennsylvania 18503, Attorney.

NOTICE IS HEREBY GIVEN that Letters Testamentary in the **ESTATE OF IRENE HARRISON A/K/A IRENE S. HARRISON**, late of Moosic, Lackawanna County, Pennsylvania, have been granted to the undersigned. All persons indebted to said estate are required to make immediate payment and those having claims shall present them for settlement to: KAREN I. HARRISON, EXECUTRIX, BRENDA D. COLBERT, Esquire, COLBERT & GREBAS, P.C., 210 Montage Mountain Road – Suite A, Moosic, PA 18507.

ESTATE OF RALPH E. NAYLOR, JR., late of Dalton, Pennsylvania, died on April 16, 2018. All persons having claims against the Estate shall present same to Administrator, Timothy S. Naylor, c/o Donald W. Jensen, Esquire, 538 Spruce Street, Suite 730, Scranton, Pennsylvania 18503.

ESTATE OF BARBARA KATHLEEN PIETREFACE, A/K/A BARBARA K. PIETREFACE, late of Clarks Summit, Pennsylvania (died 08/10/2019). Notice is hereby given that Letters of Administration on the above estate have been granted to Roberta L. Rochedieu, of Scranton, PA and Jason Pietreface, of Jefferson Twp., PA, Co-Administrators. All persons indebted to the said estate are required to make payment and those having claims to present the same without delay to the Co-Administrators named herein, or to Patrick N. Coleman, Esquire, Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

Notice is hereby given that Letters Testamentary have been granted to Jeffrey Yelen, in the **ESTATE OF ROSEMARY SCHILLACI**, Deceased, late of Moosic, Lackawanna County, PA, who died on July 20, 2019. All persons indebted to said Estate are required to make payment and those having claims or demands are to present the same without delay to Jeffrey Yelen, in care of: Michael D. Yelen, Esq., 8 W. Market Street, Suite 320, Wilkes-Barre, PA 18701.

Notice is hereby given that Letters Testamentary have been granted in the following Estate. All persons indebted to said Estate are required to make payment, and those having claims or demands to present the same without delay to the Executrix named. **ESTATE OF MARTHA SHERBA**, Old Forge, PA, Sonyia Woloshyn, Executrix; Rocco V. Valvano, Jr., Esquire, Attorney, 321 Spruce Street, Suite 201, Scranton, PA 18503.

LACKAWANNA JURIST

IN RE: **ESTATE OF JANE TOWLE**, Deceased, late of the City of Scranton, Lackawanna County, Pennsylvania, who died September 17, 2019. Letters Testamentary having been granted in said Estate on October 4, 2019 to William E. Gilpin, Executor; all persons indebted thereto shall make payment and all creditors shall present their claims without delay to Keeler Legal, LLC, Paul Keeler, Esquire, Attorney for the Estate, 415 South State St., Clarks Summit, Pennsylvania, 18411.

CHANGE OF NAME

Notice is hereby given that on October 23, 2019, a Petition for a Change of Name was filed in the Court of Common Pleas of Lackawanna County by Plutarco Valentin, Jr., to change his name from Plutarco Valentin, Jr., to P. Bob Valentine, Jr. A hearing on such Petition has been scheduled before the Lackawanna County Court of Common Pleas in Courtroom No. 3 on December 13, 2019 at 9:00 a.m.

T1-11/1

NOTICE

IN THE COURT OF COMMON PLEAS
OF LACKAWANNA COUNTY

Civil Action Law
Quiet Title Action
Docket No.: 19CV 5232

Starlight Group, LLC
Plaintiff

v.

Mary Arce,
250 Pacific St.
Brooklyn, NY 11201-5718

Her heirs, assigns, successors or creditors
Defendant

NOTICE

You are hereby notified that Plaintiff, Starlight Group, LLC, has filed a Complaint in Action to Quiet Title in the Court of Common Pleas of Susquehanna County, Civil Division to No. 19 CV 5232, setting forth that they are the owners in fee simple to the parcel of land situated at Woodland Way, WDR-530 Covington Township, Lackawanna County, PA.

NOTICE

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

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

LEGAL Service Office
Northern Penn Legal Services, Inc.
33 N. Main Street, Suite 200
Pittston, PA 18640
(570) 299-4100

T1-11/1

NOTICE

IN THE COURT OF COMMON PLEAS
OF LACKAWANNA COUNTY
CIVIL ACTION-LAW
JURY TRIAL DEMANDED
No. 2019-CV-2137

RACHEL GRIEL and LESTER GRIEL
Plaintiffs

v.

JAMES BENTZ, PRESTIGE TRANSPORT, LLC,
and URBAN TRANSPORT, LLC
Defendants

NOTICE

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

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

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

Northern Pa. Legal Services
33 N. Main St. Suite 200, Pittston, PA 18503
(570) 299-4100

Lawyer Referral Service
Lackawanna Bar Association
233 Penn Avenue, Scranton, PA 18503
(570) 969-99161

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

T1-1/11

LACKAWANNA JURIST

NOTICE

COURT OF COMMON PLEAS
LACKAWANNA COUNTY, PA
CIVIL ACTION

ROBERT SUTKOWSKI
174 Church Street
Old Forge, PA 18518
Plaintiff,

v.

GERALD J. TALERICO
SALLY TALERICO
l/k/a
174 Church Street
Old Forge, PA 18518

FEDERAL HOME LOAN MORTGAGE CORPORATION
8200 Jones Branch Drive, Mailstop 202
McLean, VA 22102
Defendants

NOTICE TO DEFEND

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

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

LAWYER REFERENCE AND INFORMATION SERVICE
Lackawanna Bar Association
233 Penn Avenue
Scranton, PA 18503
(570) 969-9161

AVISO

Le han demandado a usted en la corte. Si usted quiere defenderse de estas demandas expuestas en las páginas siguientes, usted tiene veinte (20) días de plazo al partir de la fecha de la demanda y la notificación. Hace falta asentar una comparencia escrita o en persona o con un abogado y entregar a la corte en forma escrita sus defensas o sus objeciones a las demandas en contra de su persona. Sea avisado que si usted no se defiende, la corte tomará medidas y puede continuar la demanda en contra suya sin previo aviso o notificación. Además, la corte puede decidir a favor del demandante y requiere que usted cumpla con todas las provisiones de esta demanda. Usted puede perder dinero o sus propiedades u otros derechos importantes para usted. **LLEVE ESTA DEMANDA A UN ABOGADO INMEDIATAMENTE. SI NO TIENE ABOGADO O SI NO TIENE EL DINERO SUFICIENTE PAGAR TAL SERVICIO, VAYA EN PERSONA O LLAME POR TELÉFONO A LA OFICINA CUYA DIRECCIÓN SE ENCUENTRA ES CRITA ABAJO PARA AVERIGUAR DONDE SE PUEDE CONSEGUIR ASISTENCIA LEGAL.**

LAWYER REFERENCE AND INFORMATION SERVICE
Lackawanna Bar Association
233 Penn Avenue
Scranton, PA 18503
(570) 969-9161

CURLEY & ROTHMAN LLC
By: Scott M. Rothman
Attorney I.D. No. 201478
Spring Mill Corporate Center
1100 E. Hector Street, Suite 425
Conshohocken, PA 19428
610 834 8819
610 834 8813 (fax)
Attorneys for Plaintiff