

## 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 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 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 3<sup>rd</sup> 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 1<sup>st</sup> 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.

SUBJECT to the same exceptions, reservations, conditions

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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 1<sup>st</sup> 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 formerly 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 formerly 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 formerly 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 northly 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 formerly 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 chain of title.

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### 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: 104.14-050-00202.

### 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 Rutland 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 Northeasterly 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  
Assessed Value figure: \$10,000.00

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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 10<sup>th</sup> 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 Lencski, Chester Lencski 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

## LACKAWANNA JURIST

### 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-FRE 1 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 O'CONNELL AKA JOEL O'CONNELL, Deceased and

## LACKAWANNA JURIST

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 4<sup>th</sup> 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, Kirn & 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, Jermyn, 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, Kirn & Associates, LLC

Sheriff to collect: \$131,528.90

## LACKAWANNA JURIST

### 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 Associates, Ltd., (866)211-9466

Sheriff to collect: \$4,978.93

### 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#: 11201-010-03906  
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: Keri 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 1<sup>st</sup> Ward of the the City of Scranton Lackawanna County, Pennsylvania being 509 Dean Street, Scranton, PA 18509



## LACKAWANNA JURIST

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 Filmore 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 Velter

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. ALYISA 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 2<sup>nd</sup> Ward of the City of Scranton Lackawanna County, Pennsylvania being 1213 West Court, Scranton, PA 18508

Dimensions: 50 x 150

Assessment Map #: 13419030049

Assessed Value figure: \$10,000.00

## LACKAWANNA JURIST

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 Velter  
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 7<sup>th</sup> 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 Velter  
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 Cwten 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. Lacoce, Katherine Lacoce 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-Backed Pass-Through Certificates, Series 2005-RZ4 c/o

## LACKAWANNA JURIST

Ocwen Loan Servicing, LLC v. Charles Strait and Linda Strait., owner of property situate in the City of Scranton, Lackawanna County, Pennsylvania being 330 16<sup>th</sup> 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 Preljvukic-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 the CWABS, 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

Improvements thereon: Residential Dwelling

## LACKAWANNA JURIST

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, Pockville, 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 20<sup>th</sup> Ward of the City of Scranton, Lackawanna County, Pennsylvania. Being 1430 Cedar Avenue, Scranton, PA 18505  
Dimensions: 50 X 100

## LACKAWANNA JURIST

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  
Assessed Value figure: \$24,000.00

## LACKAWANNA JURIST

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 21<sup>st</sup> 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 Westery 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 of 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. Dietherick, 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: \$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  
Assessed Value Figure: \$12,800

## LACKAWANNA JURIST

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  
Sheriff to Collect: \$6,367.17

## LACKAWANNA JURIST

### 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



LACKAWANNA JURIST

Jessica Eskra, Esquire  
City Solicitor  
Attorney I.D. No: 319426  
Joseph G. Price, Esquire  
Assistant City Solicitor  
Attorney I.D. No.: 317300  
Scranton City Hall – Law Department  
340 N. Washington Avenue  
Scranton, PA 18503  
Phone: (570) 348-4105

MAURIE B. KELLY  
LACKAWANNA COUNTY

2018 JAN 16 AM 10 49

CLERKS OF JUDICIAL  
RECORDS CIVIL DIVISION

IN RE: CITY OF SCRANTON	:	IN THE COURT OF COMMON PLEAS
REQUEST TO INCREASE LOCAL	:	OF LACKAWANNA COUNTY
SERVICES TAX FOR FISCAL YEAR	:	
2018	:	2018
	:	2017-CV 338

**RULE TO SHOW CAUSE**

NOW, TO WIT, this 16<sup>th</sup> day of January, 2018, the City of Scranton having filed with this Honorable Court a PETITION FOR APPROVAL TO CONTINUE LEVYING THE LOCAL SERVICES TAX AT THE FISCAL YEAR 2017 RATE FOR FISCAL YEAR 2018 (the "Petition"), thus it is hereby Ordered that a Rule to Show Cause is Granted, returnable sec. reg., upon persons, individuals, associations, and businesses that are currently subject to the Local Services Tax.

Pursuant to Lackawanna County Rules of Civil Procedure Rule 440(c), IT IS FURTHER ORDERED THAT:

1. Notice of the filing of the Petition as well as the hearing date and time shall be published once in a newspaper of general circulation and once in the Lackawanna County Jurist at least Twenty (20) days prior to the hearing date.
2. Proof of the above ordered Publication, by way of affidavit, shall be filed prior to the hearing.

LACKAWANNA JURIST

3. Anyone wishing to file a Response to the Petition must file same on or before

6<sup>th</sup> day of February, 2018 by 4:00 o'clock p.m. at the Clerk of Judicial

Records Office Civil Division, corner of North Washington Avenue and Spruce

Street, Scranton, PA 18503 and to serve a copy of the same upon the City of Scranton

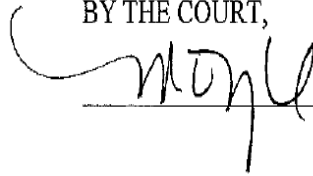
at City Hall – Law Department, 340 N. Washington Avenue, Scranton, PA 18503.

4. A hearing on the Petition is scheduled for the 13<sup>th</sup> day of February 2018

at 9.30 A.m. in Courtroom Number 2C, Lackawanna County Courthouse, 200

Adams Avenue, Scranton, PA 18503.

BY THE COURT,

  
\_\_\_\_\_ J.

LACKAWANNA JURIST

Jessica Eskra, Esquire  
City Solicitor  
Attorney I.D. No: 319426  
Joseph G. Price, Esquire  
Assistant City Solicitor  
Attorney I.D. No.: 317300  
Scranton City Hall – Law Department  
340 N. Washington Avenue  
Scranton, PA 18503  
Phone: (570) 348-4105

MAURI B. KELLY  
LACKAWANNA COUNTY  
2018 JAN 16 AM 9 40  
CLERKS OF JUDICIAL  
RECORDS CIVIL DIVISION

IN RE: CITY OF SCRANTON : IN THE COURT OF COMMON PLEAS  
REQUEST TO INCREASE LOCAL : OF LACKAWANNA COUNTY  
SERVICES TAX FOR FISCAL YEAR :  
2018 :  
: 2017 CV

**PETITION FOR APPROVAL TO CONTINUE LEVYING THE LOCAL SERVICES TAX AT THE FISCAL YEAR 2017 RATE FOR FISCAL YEAR 2018**

The Petitioner, City of Scranton, through its Solicitor, Jessica L. Eskra, Esq., and Assistant Solicitor, Joseph G. Price, Esq., brings forth this petition pursuant to the Municipalities Financial Recovery Act, 53 P.S. §11701.101 et seq. seeking this Honorable Court’s permission to introduce an ordinance to continue levying the Local Service Tax for Fiscal Year 2018 at a rate of One-Hundred and Fifty-Six (\$156) Dollars and avers the following in support thereof:

1. Petitioner, City of Scranton (hereafter referred to as the “City”), is a duly incorporated City of the Class 2A, with offices at 340 North Washington Avenue, in the City of Scranton, County of Lackawanna, Commonwealth of Pennsylvania 18503.

2. On January 10, 1992, following a public hearing held pursuant to 53 P.S. §11701.203 (b), the Department of Community Affairs of the Commonwealth of Pennsylvania (hereafter referred to as the “Department”) determined that Scranton was financially distressed pursuant to the criteria in Section 201 of the Act, 53 P.S. §11701.201, and declared Scranton to be a distressed municipality.

## LACKAWANNA JURIST

3. The Pennsylvania Economy League (hereafter referred to as “PEL”) was commissioned by the Department to develop a Recovery Plan for Scranton pursuant to Section 241 of the Act, 53 P.S. §11701.241.

4. On June 5, 2017, PEL released an Act 47 Exit Plan for the City (hereafter referred to as the “Plan”). A copy of the Revised and Updated Recovery Plan is attached hereto as Exhibit “A”.

5. Scranton City Council passed File of the Council No. 111 of 2017 which adopted the Plan on July 27, 2017; Mayor William L. Courtright subsequently signed File of Council No. 111 of 2017 into law on July 28, 2017.

6. The Plan mandates that “[t]he City shall petition the Lackawanna County Court of Common Pleas for an increase in the City’s Local Services Tax from \$52 per year to \$156 per year. This increase is included in the City’s adopted 2015 budget and any delay in seeking approval will jeopardize the City’s ability to pay its 2015 obligations in a timely manner.”

7. The Municipalities Financial Recovery Act, 53 P.S. §11701.101 et seq, allows a municipality such as the City to levy the Local Services Tax at a rate of One-Hundred and Fifty-Six (\$156) Dollars, but requires the municipality to obtain an order from the appropriate Court of Common Pleas allowing the municipality to introduce an ordinance seeking such a rate.

7. Thus, on March 13, 2015 the City filed a petition in the Court of Common Pleas of Lackawanna County seeking authorization to enact an Ordinance increasing the Local Services Tax to One-Hundred Fifty-Six (\$156) Dollars.

8. On April 23, 2015, the Honorable Senior Judge John Braxton granted the City’s Petition. A copy of Judge Braxton’s April 23, 2015 Order is attached hereto as Exhibit “B”.

LACKAWANNA JURIST

9. Following the issuance of Judge Braxton's order, on May 7, 2015 the Scranton City Council adopted File of Council No. 95 of 2015 which increased the LST to One Hundred Fifty-Six (\$156) Dollars for the fiscal year of 2015.

10. The Plan anticipates the City levying the Local Service Tax at a rate of One-Hundred and Fifty-Six (\$156) Dollars for the fiscal years 2015, 2016, 2017, 2018, 2019, and 2020.

11. Although this Honorable Court has previously afforded the City the right to introduce legislation that levies the Local Service Tax at a rate of One-Hundred and Fifty-Six (\$156) Dollars, 53 P.S. § 11071.123 (c)(2) states:

If a tax increase above existing limits is granted by the courts or a tax is approved as provided in subsection (d), the increase shall be effective for a period of one year. The one-year increase shall run from the date specified in the petition filed with the court or, if no such date is specified, from the beginning of the current fiscal year of the municipality. **Subsequent increases in rates of taxation or the imposition of a tax under subsection (d) may be granted by the court upon annual petition of the municipality until the termination date of the plan adopted by the municipality under Chapter 2.** (emphasis added).

12. Pursuant to the above quoted statute, in December of 2015, the City of Scranton petitioned this Honorable Court for permission to propose an ordinance that, if adopted, would allow the City to continue levying the Local Services Tax for the fiscal year of 2016 at a rate of One-Hundred Fifty-Six (\$156) Dollars, as required by the Plan.

13. On January 21, 2016, Senior Judge John Braxton entered an Order granting the City's Petition for the 2016 Fiscal Year. A copy of Judge Braxton's January 21, 2016 order is attached hereto as Exhibit "C".

14. On December 27, 2016, the City of Scranton again petitioned this Honorable Court for permission to propose an ordinance that, if adopted, would allow the City to continue levying

## LACKAWANNA JURIST

the Local Services Tax for the fiscal year of 2017 at a rate of One-Hundred Fifty-Six (\$156) Dollars, as required by the Plan.

15. On February 23, 2017, Senior Judge John Braxton entered an order granting the City's petition for the 2016 Fiscal Year. A copy of Judge Braxton's February 23, 2017 order is attached hereto as Exhibit "D".

16. On November 30, 2017, the Scranton City Council approved the 2018 Budget for the City of Scranton and the Mayor duly signed the ordinance passing the 2018 Budget.

17. One of the requirements of the Plan is the levying of the Local Services Tax at a rate of One-Hundred and Fifty Six (\$156) Dollars for Fiscal Year 2018.

18. As such, 53 P.S. § 11071.123 (c)(2) requires the City to again seek this Court's permission to introduce an ordinance that would allow the City of Scranton to continue levying the Local Service Tax at a rate of One-Hundred and Fifty-Six (\$156) Dollars.

19. The Local Services Tax being levied at One-Hundred Fifty-Six (\$156) Dollars represents a vital aspect of the Plan and as well as a key role in bringing about meaningful change to Scranton's economic status.

20. Approval of this petition would *not* represent an increase in the Local Services Tax from fiscal years 2015, 2016, 2017, or 2018; rather, it would permit the City to introduce an ordinance at City Council to continue the Court approved rate for fiscal years 2015, 2016, 2017, and 2018: One-Hundred and Fifty-Six (\$156) Dollars.

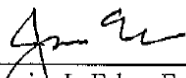
21. Levying the LST at a rate of One-Hundred Fifty-Six (\$156) dollar level is included in the City's 2018 budget that Scranton City Council adopted at their November 30, 2017 meeting.

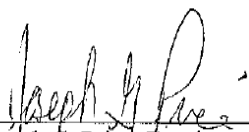
LACKAWANNA JURIST

WHEREFORE, it is respectfully requested that this Honorable Court:

- (a) Establish a time and date for a hearing regarding this Petition, on an expedited basis.
- (b) Following said hearing, authorize the City to introduce an ordinance levying the Local Services Tax at a rate of a One-Hundred and Fifty-Six (\$156.00) dollars for Fiscal Year 2018.

Respectfully submitted,

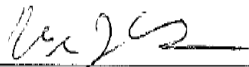
  
\_\_\_\_\_  
Jessica L. Eskra, Esquire  
City Solicitor

  
\_\_\_\_\_  
Joseph G. Price, Esquire  
Assistant City Solicitor

VERIFICATION

I, William L. Courtright, Mayor of the City of Scranton, hereby verify that the statements contained in the PETITION FOR APPROVAL TO CONTINUE LEVYING THE LOCAL SERVICES TAX AT THE FISCAL YEAR 2016 RATE FOR FISCAL YEAR 2018 are true and correct to the best of my knowledge, information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. Section 4904, relating to unsworn falsification to authorities.

DATE: 1-4-18

  
\_\_\_\_\_  
William L. Courtright  
Mayor, City of Scranton



## LACKAWANNA JURIST

### ESTATES

#### First 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.

**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.

#### Second 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. Barrassé, 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.

## LACKAWANNA JURIST

**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.

### Third Notice

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted to Garvin S. Bixler, Jr., Executor of the **ESTATE OF RUTH BIXLER**, deceased, who died on December 25, 2017, late of Clarks Summit, Pennsylvania. All persons indebted to the estate are required to make payment and those having any claims or demands are to present the same, without delay, to the Executor, Garvin S. Bixler, Jr., c/o his attorney Carlo A. LaMonica, Esquire, LaMonica Law Firm LLC, 3218 Pittston Avenue, Suite 4, Scranton, PA 18505.

**ESTATE OF LAWRENCE L. CASTELLANI, A/K/A LARRY CASTELLANI**, Late of Peckville, Pennsylvania (died November 13, 2017). Notice is hereby given that Letters Testamentary in the above estate have been granted to Lawrence W. Castellani and Andrea Kempa. All persons indebted to the said Estate are required to make payment and those having claims to present the same without delay to Lawrence W. Castellani or Andrea Kempa, Executors, or to Howard M. Spizer, Esquire, Attorney for the Estate, Hinman, Howard & Kattell, LLP, 705 Bank Towers Building, 321 Spruce Street, Scranton, PA.

RE: **ESTATE OF ROBERT J. CONNOR**, late of Scranton, PA, who died November 18, 2017. Letter of Administration 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: Robert J. Connor, Jr. or James A. Connor, Co-Administrators, or Daniel L. Penetar, Jr., Esquire, 116 North Washington Avenue, Suite 2A, Scranton, PA 18503.

**ESTATE OF ROBERT ALLAN HAWK, AKA ROBERT A. HAWK**, Deceased late of Scranton, PA LACKAWANNA COUNTY: Died October 1, 2017. Notice is hereby given that letters of Administration has been granted in the above estate. All persons indebted to said estate are required to make payments and those having claims or demands are to present the same without delay to Barbara J. Hawk, AKA Barbara McCloe Hawk, Administrator, 216 Colfax Avenue, Scranton, PA 18510.

**ESTATE OF MARY KOTULA**, Deceased late of Scranton, PA LACKAWANNA COUNTY: Died November 27, 2017. Notice is hereby given that letters of Testamentary has been granted in the above estate. All persons indebted to said estate are required to make payments and those having claims or demands are to present the same without delay to John Kotula , Administrator, 211 Elmwood Drive, Elmhurst Township, PA 18444.

**ESTATE OF ELIZABETH KULKARNI (A/K/A LIZ KULKARNI)**, late of South Abington Township, Lackawanna County, Pennsylvania (died September 6, 2017). Personal Representative is Jan Rogatz, 80 Eastgate Place, Sequim, Washington 98382. Attorney for the Estate is Nancy M.

Barrasse, Esquire, 224 Adams Avenue, Scranton, Pennsylvania 18503.

**ESTATE OF JOHN J. MAZUR (A/K/A JOHN MAZUR)**, late of Roaring Brook Township, Lackawanna County, Pennsylvania (died December 9, 2017). Personal Representative is Catherine Williams, 100 Mazur Place, Roaring Brook Township, PA 18444. Attorney for the Estate is Nancy M. Barrasse, Esquire, 224 Adams Avenue, Scranton, Pennsylvania 18503.

**ESTATE OF PHILIP SCHEUERMANN**, late of South Abington Township, Lackawanna County, Pennsylvania (died October 26, 2017). Personal Representative is Alexandra Scheuermann, 702 South Abington Road, South Abington Township, Pennsylvania 18411. Attorney for the Estate is Nancy M. Barrasse, Esquire, 224 Adams Avenue, Scranton, Pennsylvania 18503.

### ARTICLES OF INCORPORATION

Articles of Incorporation for **Andrew Mazza Foundation** will be filed with the PA Department of State under the provisions of the Business Corporation Law of 1988, as amended and supplanted.

John J. Lawler, Jr., Esquire  
T1- Jan 19

### ARTICLES OF INCORPORATION

Articles of Incorporation for **Bucktown License and Tag Services, Inc.** were filed with the PA Department of State under the provisions of the Business Corporation Law of 1988, as amended and supplanted.

John J. Lawler, Jr., Esquire  
T1- Jan 19

### ARTICLES OF INCORPORATION

Notice is hereby given that Articles of Incorporation for **Maloney Law, P.C.** have been filed with the Department of State for the Commonwealth of Pennsylvania on November 3, 2017 as a Professional Corporation under the Business Corporation Law of 1988, with an address of 201 Lackawanna Avenue, Scranton, PA 18503.

T1- Jan 19

### ARTICLES OF INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation for **The Piazza Foundation** were filed with the Department of State of the Commonwealth of Pennsylvania on 04/10/2017 in accordance with the provisions of the Business Corporation Law of December 21, 1988, P.L. 1444, No. 177, as amended and supplemented.

T1- Jan 19

LACKAWANNA JURIST

**NOTICE OF FOREIGN  
REGISTRATION**

Signallamp Health, Inc., a Delaware corporation, has registered to do business in Pennsylvania under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended, by filing a Foreign Registration Statement. The address of Signallamp Health, Inc.'s registered office under the laws of jurisdiction in which it was incorporated is c/o Unisearch, Inc., 28 Old Rudnick Lane, Dover, DE 19901. Signallamp Health, Inc.'s registered office in Pennsylvania is 321 Spruce Street, Suite 800, Scranton, PA 18503.

FITZPATRICK LENTZ & BUBBA, P.C.  
4001 Schoolhouse Lane  
P.O. Box 219  
Center Valley, PA 18034-0219  
T1- Jan 19

**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-Jan 19

**NOTICE**

Notice is hereby given that a hearing will be held on a Petition filed by the Diocese of Scranton to disinter the remains of Martin Wolfe and to reinter his remains at a different location in the Cathedral Cemetery on January 30, 2018 at 9:30 AM, in Courtroom No. 6 before the Honorable Judge Thomas Munley at the Lackawanna County Courthouse, 200 North Washington Avenue, Scranton, PA 18503.

T1- Jan 19

**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<br>Robert H. Spitz<br>Deceased         | First & Final Account<br>Jacob Nogi, Frank McGrath,<br>Diana Holdridge & Jed Rubenfeld<br>Executors.<br>Jacob Nogi Esq |
| 35-2014-1116<br>Margery Morgan Lowens<br>Deceased | First & Final Account<br>Kathleen O'Meara Farley<br>& Melba R. Evans<br>Executors.<br>Raymond C. Rinaldi Esq           |
| 35-2015-1456<br>Stefanie S. Kenowski<br>Deceased  | First & Final Account<br>Lora L Lynn & Sheila Borick<br>Executors<br>Joseph A O'Brien Esq                              |
| 35-2016-907<br>Catherine Kolander<br>Deceased     | First & Final Account<br>Delores Evans, Administrators<br>Jane S. Sebelin Esq  |
| 35-2017-1015<br>Edward Lovenduski<br>Deceased     | First & Final Account<br>Lou Ann Marks. Executor.<br>Jane S. Sebelin Esq   |

**LACKAWANNA JURIST**

**NOTICE**

IN THE COURT OF COMMON PLEAS  
OF LACKAWANNA COUNTY  
Confession of Judgment  
No. 17-CV-5924

PEOPLES SECURITY BANK & TRUST  
successor in interest to  
PEOPLES NEIGHBORHOOD BANK,  
Plaintiff  
vs.  
WILLIAM L. ARTHUR,  
Defendant

TO: **William L. Arthur**  
A confession of judgment complaint has been filed against  
you in the above captioned action.

**NOTICE**

If you wish to defend, you must enter a written appearance  
personally or by attorney and file 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 the 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.

NORTH PENN LEGAL SERVICES  
33 NORTH MAIN STREET  
SUITE 200  
PITTSTON, PA 18640  
(570) 299-4100

-or-

LAWYER REFERRAL SERVICE  
LACKAWANNA BAR ASSOCIATION  
233 PENN AVENUE  
SCRANTON, PA 18503  
570-969-9600

-or-

PENNSYLVANIA LAWYERS REFERRAL SERVICE  
P.O. Box 1086, 100 South Street  
Harrisburg, PA 17108  
(Pennsylvania residents phone:  
1-800-692-7375; out-of-state  
residents phone: 1-717-238-6715)

HOURIGAN, KLUGER & QUINN, PC  
T1-Jan 19

**NOTICE**

IN THE COURT OF COMMON PLEAS  
OF LACKAWANNA COUNTY  
Confession of Judgment  
No. 17-CV-5920

PEOPLES SECURITY BANK & TRUST  
successor in interest to  
PEOPLES NEIGHBORHOOD BANK,  
Plaintiff  
vs.  
GOLF 365, LLC,  
Defendant

TO: **Golf 365, LLC**  
**c/o William L. Arthur**  
A confession of judgment complaint has been filed against  
you in the above captioned action.

**NOTICE**

If you wish to defend, you must enter a written appearance  
personally or by attorney and file 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 the relief requested by the  
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SUITE 200  
PITTSTON, PA 18640  
(570) 299-4100

-or-

LAWYER REFERRAL SERVICE  
LACKAWANNA BAR ASSOCIATION  
233 PENN AVENUE  
SCRANTON, PA 18503  
570-969-9600

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residents phone: 1-717-238-6715)

HOURIGAN, KLUGER & QUINN, PC  
T1-Jan 19

## LACKAWANNA JURIST

### **NOTICE**

Abington Heights School District  
vs.  
Peter Raymond,  
Docket No. 52033-14,  
Court of Common Pleas of Lackawanna County, PA.

Notice is given that the above was named as Defendant in a civil action by plaintiff to recover 2013 real estate taxes for property located at 4 Waterford Road, Building 18, S. Abington Twp, PA, PIN No. 08102-040-00266. A Writ of Scire Facias for \$2,744.16 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered.

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 Plaintiff. You may lose money, 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 OFFICES SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

Northern Pennsylvania Legal Services,  
33 N. Main Street, Suite 200,  
Pittston, PA 18640, (570) 299-4100

Portnoff Law Associates, Ltd.,  
P.O. Box 391, Norristown, PA 19404-0391,  
(866) 211-9466. T1- Jan 19

### **NOTICE**

North Pocono School District  
vs.  
John Antolik and Jeanne Zbiernski,  
Docket No. 52695-14,  
Court of Common Pleas of Lackawanna County, PA.

Notice is given that the above were named as Defendants in a civil action by plaintiff to recover 2013 real estate taxes for property located at 33 Country Club Drive, Thornhurst Twp., PA, PIN No. 24500-040-018. A Writ of Scire Facias for \$2,551.43 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered.

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 Plaintiff. You may lose money, property or other rights important to you.

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33 N. Main Street, Suite 200,  
Pittston, PA 18640, (570) 299-4100

Portnoff Law Associates, Ltd.,  
P.O. Box 391, Norristown, PA 19404-0391,  
(866) 211-9466. T1-Jan 19

### **NOTICE**

North Pocono School District  
vs.  
Wyomissing, Inc.,  
Docket No. 51041-10,  
Court of Common Pleas of Lackawanna County, PA.

Notice is given that the above was named as a defendant in a civil action by plaintiff to recover 2009 real estate taxes for property located at Thornhurst C. C. Sec V, Thornhurst Twp., PA, PIN No. 24103-140-001. A Writ of Scire Facias for \$6,802.84 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered.

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 Plaintiff. You may lose money, property or other rights important to you.

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Northern Pennsylvania Legal Services,  
33 N. Main Street, Suite 200,  
Pittston, PA 18640,  
(570) 299-4100, and Lawyer Referral Service

Portnoff Law Associates, Ltd.,  
P.O. Box 391, Norristown, PA 19404-0391,  
(866) 211-9466. T1- Jan 19

### **NOTICE**

Scott Township Sewer/Water Authority  
vs.

David L. Hildebrand and Jessica R. Hildebrand,  
Docket No. 52282-14,  
Court of Common Pleas of Lackawanna County, PA.

Notice is given that the above were named as defendants in a civil action by plaintiff to recover 2013 sewer fees for property located at 211 Johnson Road, Scott Township, PA, PIN No. 08203-010-005. A Writ of Scire Facias for \$970.31 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered.

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 Plaintiff. You may lose money, property or other rights important to you.

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33 N. Main Street, Suite 200,  
Pittston, PA 18640,  
(570) 299-4100

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P.O. Box 391, Norristown, PA 19404-0391,  
(866) 211-9466. T1-Jan 19

**LACKAWANNA JURIST**

**NOTICE**

Scott Township Sewer and Water Authority

vs.

Joseph Mroczka, Jr.,  
Docket No. 2014-51355,

Court of Common Pleas of Lackawanna County, PA.

Notice is given that the above was named as defendant in a civil action by plaintiff to recover 2011-2014 sewer fees for property located at 153 Rushbrook Road, Scott Township, PA, PIN No. 06207-030-008. A Writ of Scire Facias for \$4,749.76 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered.

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 Plaintiff. You may lose money, property or other rights important to you.

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33 N. Main Street, Suite 200,  
Pittston, PA 18640,  
(570) 299-4100, and Lawyer Referral Service

Portnoff Law Associates, Ltd.,  
P.O. Box 391, Norristown, PA 19404-0391,  
(866) 211-9466. T1- Jan 19

**NOTICE**

Scott Township Sewer/Water Authority

vs.

Joseph Musumeci and Lori Musumeci,  
Docket No. 2013-52742,

Court of Common Pleas of Lackawanna County, PA.

Notice is given that the above were named as defendants in a civil action by plaintiff to recover 2011-2013 sewer fees for property located at 11 Good Lane, Scott Township, PA, PIN No. 05204-030-023. A Writ of Scire Facias for \$4,374.83 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered.

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 Plaintiff. You may lose money, property or other rights important to you.

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