

LACKAWANNA JURIST

IN RE: COURT CALENDAR MAURIE B. KELLY, IN THE COURT OF COMMON
FOR THE YEAR 2020 LACKAWANNA COUNTY, PLEAS OF LACKAWANNA COUNTY

2019 OCT 31 P 12:16

2020—CV—1

CLERKS OF JUDICIAL
RECORDS CIVIL DIVISION

ORDER

AND NOW, this 31st day of October, 2019, it is Ordered that the 2020
Calendar of the Court of Common Pleas, 45th Judicial District, Lackawanna County, shall be as
follows:

JANUARY 6 Civil and Criminal Jury Trials
 13 Civil and Criminal Jury Trials
 21 Civil and Criminal Jury Trials
 27 Miscellaneous Week

FEBRUARY 3 Civil and Criminal Jury Trials
 10 Civil and Criminal Jury Trials
 18 Civil and Criminal Jury Trials
 24 Miscellaneous Week

MARCH 2 Civil and Criminal Jury Trials
 9 Civil and Criminal Jury Trials
 16 Civil and Criminal Jury Trials
 23 Miscellaneous Week
 30 Miscellaneous Week

APRIL 6 Civil and Criminal Jury Trials
 13 Civil and Criminal Jury Trials
 20 Civil and Criminal Jury Trials
 27 Miscellaneous Week

MAY 4 Civil and Criminal Jury Trials
 11 Civil and Criminal Jury Trials
 18 Civil and Criminal Jury Trials
 26 Miscellaneous Week

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JUNE

1	Civil and Criminal Jury Trials
8	Civil and Criminal Jury Trials
15	Civil and Criminal Jury Trials
22	Miscellaneous Week
29	Miscellaneous Week

JULY

6	Miscellaneous Week
13	Civil and Criminal Jury Trials
20	Miscellaneous Week
27	Miscellaneous Week

AUGUST

3	Miscellaneous Week
10	Miscellaneous Week
17	Miscellaneous Week
24	Miscellaneous Week
31	Miscellaneous Week

SEPTEMBER

8	Civil and Criminal Jury Trials
14	Civil and Criminal Jury Trials
21	Civil and Criminal Jury Trials
28	Miscellaneous Week

OCTOBER

5	Civil and Criminal Jury Trials
13	Civil and Criminal Jury Trials
19	Civil and Criminal Jury Trials
26	Miscellaneous Week

NOVEMBER

2	Civil and Criminal Jury Trials
9	Civil and Criminal Jury Trials
16	Civil and Criminal Jury Trials
23	Miscellaneous Week
30	Civil and Criminal Jury Trials

DECEMBER

(11/30)	Civil and Criminal Jury Trials
7	Civil and Criminal Jury Trials
14	Civil and Criminal Jury Trials
21	Miscellaneous Week
28	Miscellaneous Week

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CRIMINAL DIVISION

Pre-Trial Conferences are generally held every Friday at 9:00 A.M.

CIVIL DIVISION

Motion Court is held every Monday through Friday at 9:00 A.M.

On the second and last Friday of each month, Court en Banc is held in Courtroom No. 3 at 9:00 A.M. (Court Administrator's Office determines conflict dates).

Discovery Motion Court is held every Monday and Thursday at 9:30 A.M.

Sheriff Sale dates are determined by the Lackawanna County Sheriff's Office; copies may be obtained at the Sheriff's Office.

FAMILY COURT DIVISION

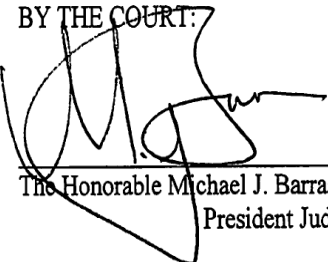
Motion Court is held every Monday through Friday at 9:00 A.M. in the Lackawanna County Government Center at The Globe, located at 123 Wyoming Avenue.

ORPHANS' COURT DIVISION

Motion Court is held every Monday, Wednesday, and Friday at 9:00 A.M. in the Main Courthouse before Judge Geroulo.

On the second and last Friday of each month, Court en Banc is held in Courtroom No. 3 at 9:00 A.M. (Court Administrator's Office determines conflict dates).

BY THE COURT:



_____, P.J.
The Honorable Michael J. Barrasse,
President Judge

LACKAWANNA JURIST

2020 LACKAWANNA COUNTY SHERIFF SALE SCHEDULE		
LAST DAY TO FILE	ADVERTISED	SALE DATE
DEADLINE 12:00 P.M.		
November 4, 2019	January 10, 2020	<i>February 4, 2020</i>
	January 17, 2020	
	January 24, 2020	
December 9, 2019	February 14, 2020	<i>March 10, 2020</i>
	February 21, 2020	
	February 28, 2020	
March 19, 2020	May 15, 2020	<i>June 9, 2020</i>
	May 22, 2020	
	May 29, 2020	
April 13, 2020	June 12, 2020	<i>July 7, 2020</i>
	June 19, 2020	
	June 26, 2020	
July 6, 2020	September 18, 2020	<i>October 13, 2020</i>
	September 25, 2020	
	October 2, 2020	
August 10, 2020	October 16, 2020	<i>November 10, 2020</i>
	October 23, 2020	
	October 30, 2020	

SCHEDULE OF DISTRIBUTION WILL BE MADE ON ALL SALES WITHIN 30 DAYS OF SALE DATE. THIS DATE WILL BE LISTED ON POSTERS AND IN THE NEWSPAPER. 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.

2020 ORPHANS' COURT CALENDAR				
Dates for filing ACCOUNT STATEMENTS of PROPOSED DISTRIBUTION, OBJECTIONS, and LAST DATE to SUBMIT TO COURT FOR AUDIT				
Last day for filing ACCOUNTS and STATEMENTS OF PROPOSED DISTRIBUTION	Dates for ADVERTISING	LAST DAY FOR OBJECTIONS	LAST DAY TO SUBMIT TO COURT FOR AUDIT	
January 3 2020	January 17 2020 January 24 2020	February 3 2020	February 4 2020	
March 6 2020	March 20 2020 March 27 2020	April 6 2020	April 7 2020	
May 1 2020	May 15 2020 May 22 2020	June 1 2020	June 2 2020	
July 2 2020	July 17 2020 July 24 2020	August 3 2020	August 4 2020	

Last day for filing ACCOUNTS and STATEMENTS OF PROPOSED DISTRIBUTION	Dates for ADVERTISING	LAST DAY FOR OBJECTIONS	LAST DAY TO SUBMIT TO COURT FOR AUDIT
September 4 2020	September 18 2020 September 25 2020	October 5 2020	October 6 2020
November 6 2020	November 20 2020 November 27 2020	December 7 2020	December 8 2020
A certified copy of the ORDER shall be filed in the Office of the Clerk of Judicial Records and Register of Wills.			
This ORDER shall be published in the Lackawanna County Jurist			
BY THE COURT:			
			
Michael J Barrasse, PJ			

ESTATES

First Notice

ESTATE OF REGINA M. BARNOSKI, ESTATE NUMBER 35-2019-1340, DECEASED, LATE OF TAYLOR, LACKAWANNA COUNTY, PA; DIED OCTOBER 11, 2017. NOTICE IS HEREBY GIVEN THAT LETTERS OF ADMINISTRATION 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 RICHARD J. BARNOSKI, 406 LINCOLN ST., TAYLOR, PA 18517.

ESTATE OF JOAN A. BORICK, ESTATE NUMBER 35-2019-1374, DECEASED, LATE OF PECKVILLE, LACKAWANNA COUNTY, PA; DIED SEPTEMBER 25, 2018. NOTICE IS HEREBY GIVEN THAT LETTERS TESTAMENTARY HAVE BEEN GRANTED IN THE ABOVE ESTATE. ALL PERSONS INDEBTED TO SAID ESTATE ARE REQUIRED TO MAKE PAYMENTS, AND THOSE HAVING CLAIMS OR DEMANDS ARE TO PRESENT THE SAME WITHOUT DELAY TO TIMOTHY BORICK, 102 VALLEY VIEW DRIVE, PECKVILLE, PA 18452.

ESTATE OF HELEN M. COSTA A/K/A HELEN COSTA, late of the Borough of Clarks Summit, Lackawanna County, Pennsylvania (died April 28, 2019). Personal Representatives are Patricia Butchko and Robert Butchko, 102 Abbey Drive, Clarks Summit, Pennsylvania. Attorney for the Estate is Nancy M. Barrasse, Esquire, 224 Adams Avenue, Scranton, Pennsylvania 18503.

ESTATE OF STEPHEN M. COSTELNICK A/K/A STEPHEN COSTELNICK, late of the Borough of Jessup, Lackawanna County, Pennsylvania (died August 31, 2019). Personal Representatives are Marianne Boos, 60 S. Main Street, Carbondale, Pennsylvania and Mark R. Boos, Sr., 215 Moosic Street, Olyphant, Pennsylvania. Attorney for the Estate is Nancy M. Barrasse, Esquire, 224 Adams Avenue, Scranton, Pennsylvania 18503.

Letters Testamentary have been granted in the **ESTATE OF CLARENCE J. DUFFY** to Mary Clare Kingsley and Kathleen A. King, Co-Executrixes, or to Shrive Law, LLC, Jason A. Shrive, Esquire, 204 Wyoming Ave.-2nd Floor, Scranton, PA 18503, Attorney. All persons having claims against the Estate are requested to present them in writing and all persons indebted to the Estate are to make payment to it in care of the Attorney noted above.

ESTATE OF NANCY SCHMITT FARKAS, late of Waverly Township, Pennsylvania (died April 29, 2018); John A. Farkas, Executor or William J. Rinaldi, Esquire, Attorney for the Estate, Suite 600, 538 Spruce Street, Scranton, PA 18503.

Notice is hereby given that Letters Testamentary have been granted in the **ESTATE OF LINDA HARTMAN A/K/A LINDA L. HARTMAN**, deceased, late of Blakely, Lackawanna County, Pennsylvania who died on October 3, 2019. All persons indebted to the estate are required to make payment and those having claims or demands are to present the same, without delay, to Debra Parry and Laurie Imbt, 427 Grove Street, Peckville, PA, Co-Executrix, or to Donald P. Dolan, Esquire, Attorney for the Estate, 436 Jefferson Avenue, Scranton, PA 18510.

ESTATE OF JANET L. HOGG, ESTATE NUMBER 35-2019-1414, DECEASED, LATE OF SCRANTON, LACKAWANNA COUNTY, PA; DIED MARCH 19, 2019. NOTICE IS HEREBY GIVEN THAT LETTERS OF ADMINISTRATION 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 RICHARD HOGG, 1133 WELLINGTON CIRCLE, LAURYS STATION, PA 18059.

ESTATE OF JOAN LOUISE OSBORNE A/K/A JOAN L. OSBORNE, late of Scranton, Pennsylvania (died September 12, 2019). Letters of Administration, C.T.A. have been issued to James Osborne, Administrator of the Estate. All those indebted to said Estate are required to make payment and those having claims to present the same without delay to the Administrator or to Patrick Walsh, Esquire, Attorney for the Estate at 715 N. State Street, Clarks Summit, PA 18411.

In Re: **ESTATE OF OTTO P. ROBINSON, JR., A.K.A OTTO P. ROBINSON, A.K.A OTTO ROBINSON**, late of the City of Scranton, died September 25, 2019. Letters Testamentary in the above estate having been granted, all persons having claims or demands against the estate of the decedent shall make them known and present them, and all persons indebted to the decedent shall make payments thereof, without delay to Robert C. Robinson or Holly J. Robinson, Co-Executors, 142 N. Washington Avenue, Suite 701, Scranton, PA 18503, or Attorney Robert C. Robinson, Robinson & Robinson Law, LLC, 142 N. Washington Avenue, Suite 701, Scranton, PA 18503.

ESTATE OF FRANK V. SCOPELLITI, DECEASED, late of 1 Leslie Drive, Scranton, PA 18505, (Died June 13, 2019) THERESA SCOPELLITI, Administratrix; Dante A. Cancelli, Suite 401, 400 Spruce Street, Scranton, Pennsylvania 18503, Attorney.

In re: **ESTATE OF WALTER A. STANN, JR.**, late of Archbald, Lackawanna County, PA, (died October 1, 2019). Letters Testamentary in the above Estate having been granted, all person having claims or demands against the Estate of the Decedent shall make them known and present them, and all persons indebted to the said Decedent shall make payment thereof, without delay, to the Estate Executrix, Shelley Hayden, or to Joseph S. Toczydlowski, Jr., Esquire of the Toczydlowski Law Office, 392 North Main Street, Archbald, PA 18403.

ESTATE OF CAROL FRANCES TINKLEPAUGH A/K/A CAROL TINKLEPAUGH A/K/A CAROL F. TINKLEPAUGH, late of Moscow, Lackawanna County, PA (October 6, 2019). Notice is hereby given that Letters Testamentary on the above Estate have been granted to Karen Ann Learish. All persons indebted to the said estate are required to make payment and those having claims to present the same without delay to the Executrix named above or to Timothy B. Fisher II, Esquire, Fisher & Fisher Law Offices LLC, Attorneys for the Estate, 525 Main Street, PO Box 396, Gouldsboro, PA 18424.

ESTATE OF ROMAINIE ZIELENSKI, late of Taylor, Lackawanna County, Pennsylvania, deceased (died July 23, 2019) Letters of Testamentary have been granted to Walter Zielenski, Executor or Christopher T. Powell, Esquire, Powell Law, 527 Linden Street, Scranton, PA 18503.

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ESTATE OF EDWARD J. ZUBAVICH, JR., A/K/A EDWARD ZUBAVICH, JR. A/K/A EDWARD J. ZUBAVICH A/K/A EDWARD ZUBAVICH, late of Jefferson Township, Pennsylvania, died September 23, 2019. Letters Testamentary having been granted to Patricia Tannehill, all persons having claims against the Estate or indebted to the Estate shall make payment without delay or present claims to Patricia Tannehill, Executrix, c/o John Murphy, Cipriani & Werner, P.C., attorneys for the Estate, 415 Wyoming Avenue, Scranton, PA 18503.

Second Notice

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

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

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

RE: **ESTATE OF JESSIE MACKEY**, late of Newton Township, PA, who died June 21, 2019. Letters Testamentary in the above estate having been granted, all persons having claims or demands against the estate of the decedent shall make them known and present them, and all persons indebted to said decedent shall make payment thereof without delay to: Richard W. Mackey or Dale James Reese, Co-Executors, or Daniel L. Penetar, Jr., Esquire, 116 North Washington Avenue, Suite 2A, Scranton, PA 18503.

Third Notice

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

ESTATE OF RONALD G. PELUCACCI, late of Scranton, Pennsylvania, (died August 21, 2019). Letters Testamentary on the above estate having been granted, all persons having claims and demands against the estate of the above decedent shall make them known and present them; all of the persons indebted to the said decedent shall make payment thereof without delay to Gary P. Pelucacci, 1718

Thackery Street, Scranton, PA 18504 or Patrick J. Lavelle, Esquire, 715 North State Street, Clarks Summit, PA 18411.

ARTICLES OF INCORPORATION

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is **Shree Ashtavinayak Convenience Inc.**

T1-11/8

ARTICLES OF INCORPORATION

LEGAL NOTICE NOTICE IS HEREBY GIVEN THAT Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for: **SUSHI THAI DUNMORE INC** under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

T1-11/8

FICTITIOUS NAME

An application for registration of the fictitious name **Styles by Sultanah**, 780 Route 6 Scranton Carbondale Highway, Suite B, Eynon, PA 18403 has been filed in the Department of State at Harrisburg, PA, File Date 09/05/2019 pursuant to the Fictitious Names Act, Act 1982-295. The name and address of the person who is a party to the registration is Sultanah Zielinski, 25 Moon Rd., Moscow, PA 18444.

T1-11/8

FICTITIOUS NAME

NOTICE IS HEREBY GIVEN that Shamus L. Cadden filed an Application with the Commonwealth of Pennsylvania on June 9, 2019, to conduct business under the Fictitious Name of **Buck Town Barbering Co.**, 405 East Drinker Street, Dunmore, PA 18512.

T1-11/8

LACKAWANNA JURIST

NOTICE

COURT OF COMMON PLEAS CIVIL DIVISION
LACKAWANNA COUNTY
NO: 2019-02867

Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust
PLAINTIFF
VS.

Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under
Richard L. Van Fleet, deceased and Randall Van Fleet, known Heir of Richard L. Van Fleet, deceased Judith Van Fleet Henning,
known Heir of Richard L. Van Fleet, deceased
DEFENDANTS

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or
under Richard L. Van Fleet, deceased
24 Laurel Lane assessed as 24 Laurel Hill Dalton, PA 18414
Your house (real estate) at: 24 Laurel Lane assessed as 24 Laurel Hill, Dalton, PA 18414
0800304000223 is scheduled to be sold at Sheriff's Sale on February 4, 2020 at: Lackawanna County Sheriff's Office 200 North
Washington Avenue Scranton, PA 18503 at 10:00AM to enforce the court judgment of \$229,469.87 obtained by Bank of New
York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust against you.

NOTICE OF OWNER'S RIGHTS YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be cancelled if you pay back to Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: (610) 278-6800.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may be able to stop the sale through other legal proceedings.

4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two of how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

5. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (610) 278-6800.

6. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

7. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call 570-963-6719.

8. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

9. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

10. You may be entitled to a share of the money, which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than thirty days after the Sheriff Sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule.

11. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale. 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 LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

LACKAWANNA JURIST

Lackawanna County Lawyer Referral Service
North Penn Legal Services
33 N. Main Street, Suite 200
Pittston, PA 18640
570-299-4100

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

All that certain lot, piece or parcel of land situate, lying and being in the Township of Glenburn, County of Lackawanna and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at an iron pin set in the Southerly right-of-way of Laurel Lane, in common with the Westerly right-of-way of White Birch Road extended, being a point in common with Lots 1 and 2 in Block "F"; thence along the Southerly right-of-way of Laurel Lane and along the line of Lot No. 9 in Block "C" North fifty-nine degrees East (N. 59 ° E.) one hundred seventy-five (175') feet to the line of lands of the Delaware, Lackawanna and Western Railroad; thence along the line of same South thirty-one degrees East (S. 31 ° E.) one hundred two and thirty-three hundredths (102.33') feet to a corner by the Southerly line of lands of Grantor; thence along said Southerly line South forty-eight degrees fifty-four minutes eight seconds West (S. 48° 54' 08" W.) one hundred seventy-seven and seventy-six hundredths (177.76') feet to an iron pin set for a corner; thence along the division line between Lots 1 and 2 in Block "F" North thirty-one degrees West (N. 31 ° W.) one hundred thirty-three and fifty hundredths (133.50') feet to a point, the place of beginning.

CONTAINING 20,635 square feet, more or less.

UNDER AND SUBJECT to all provisions of any agreements, covenants, restrictions and reservations contained or referred to in any or all deeds or instruments in the chain of title, and subject to the following conditions and restrictions which shall be binding on the Grantee herein, their heirs, executors and assigns as covenants running with the land.

1. That no building, or part thereof, may be erected on the lot above described shall be used or occupies as a public garage, manufacturing or storage establishment, or for advertising displays or as a model home, or for other business or commercial purposes, or any purpose other than that of a single family private dwelling house and garage, or professional office in conjunction with such described residence.
2. That no trailer, tent, basement shack or bar or other structure of a mobile or temporary character shall be used as a residence, either temporarily or permanently.
3. That no chickens, pigs, cows or horses, or other kindred animals shall be kept on said premises, nor may animals of any kind be kept, boarded or raised for commercial purposes. Pets are to be controlled by owners so that they will not be objectionable to neighbors.
4. Cars and other motor vehicles shall be parked in driveway when not garaged. Vehicles are not to be parked on streets overnight. Dismantling, repairing or reconstructing vehicles or the storage of vehicles in such state, or the storage of any vehicle not in frequent or continuous use must be done indoors.
5. Signs of an advertising nature or billboards are not allowed. Name signs and/or street number signs may be single or double faced but may not exceed four square feet in area for private residences or six square feet if professional offices are included. Once conventional size real estate sign is allowed advertising said property "FOR SALE" or "FOR RENT".
6. That for the purposes of affording sufficient light and air, and for the uniformity of appearance of the entire tract, of which the above described lot is a part,
 - a. Only one building shall be erected on the lot above described and said building shall be suitable and substantial construction and must conform in quality to other dwellings in the tract. Once begun, the exterior of any structure must be completed, including masonry and wood trim, all porches, patios, entranceways, walks, driveways and the grading and planting of lawns within one year.
 - b. No building or part of a building, garage, porch, entranceway, patio or piazza, or any addition thereto shall ever be erected within 25 feet of the front and rear property lines of said lot, not within 15 feet of the side property lines of said lot.
 - c. Garages must be attached or made part of the main building. No other detached outbuildings will be allowed. Fireplaces, outdoor grills, swimming pools, children's gym set and play equipment ARE allowed but are not to be placed in front yards and are to be properly maintained and kept in a neat and clean condition.
 - d. Garbage, waste and litter which can endanger health, or the natural ecology, are not to be stored or disposed of in any manner which is objectionable to the general neighborhood, or in any manner which could cause pollution to the air or water.
7. That the minimum number of occupants residing in each individual dwelling unit shall be limited to twice the number of bedrooms therein.
8. Garbage, refuse and waste materials shall be kept in securely closed containers. Such containers, when stored outdoors, shall be placed in enclosures so as not to be visible from the street, or offensive to the neighbors. If placed at streetside for collection they shall not be so places, prior to 24 hours following the collection.
9. Toys, machinery and equipment, not in frequent or continuous use, are to be stored in such a manner as not to be offensive or unsightly.
10. Lawns, shrubs and other plantings are to be kept properly trimmed so as to present a general appearance of neatness.
11. Lamp posts, name signs, flag poles, mail box posts and the like, are to be implanted of keep in such a manner as to appear erect, in good taste, and in general conformity with other items in the neighborhood.

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12. Ceramic figures, religious shrines or other artificial or manufactured objects commonly used for outdoor decoration, and which are not functional by nature are not to be displayed in the front yards of the above described lot. (By "front yard" is meant that area extended by the plane of an imaginary line from the exterior wall facing the street or in the case of corner properties, exterior walls facing the street, to the side or end property line.)

EXCEPTING AND RESERVING to the Grantors herein, their heirs, executors, administrators and assigns the right to construct, install, lay, erect, repair, maintain, operate, relay, relocate, replace and use at any time all service and utility lead-ins of all kinds, including water, gas and sewer pipe lines, electric light and power lines, cables, utility poles and lines over the rights of ingress and egress to and from the same, over, under, on and through said lot.

BEING the same premises conveyed by Modular Living & Development Corp. to Jeffrey W. Colombo by deed dated February 2, 1979 and recorded in the Office of the Recorder of Deeds of Lackawanna County in Deed Book 967 at Page 611.

EXCEPTING AND RESERVING to the Jeffrey W. Colombo, Frank Colombo and Susan Colombo, his wife, Modular Living & Development Corp., and Glenburn Service Co., their heirs, successors, and assigns, a right-of-way for sanitary sewer mainline, as more particularly described herein:

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

BEGINNING at a point, said point being the intersection of the southerly right-of-way line of Laurel Lane and the westerly right-of-way line of White Birch Road extended, being a point common with Lots 1 and 2 in Block "F" of the "Knollwood Development"; thence along the southerly right-of-way of Laurel Lane and along the line of Lot No. 9 in Block "C", North fifty-nine degrees zero minutes zero seconds East (N. 59° 00' 00" E.) a distance of 24.15 feet to a point, said point being the true place of beginning thence again North Fifty-nine degrees zero minutes zero seconds East (N. 59° 00' 00" E.) a distance of 21.79 feet to a corner; thence South fifty-four degrees twenty-three minutes eighteen seconds East (S. 54° 23' 18" E.) a distance of 23.75 feet to a corner; thence North forty-seven degrees ten minutes forty-three seconds East (N. 47° 10' 43" E.) a distance of 106.40 feet to a corner; thence North fifty-nine degrees zero minutes zero seconds East (N. 59° 00' 00" E.) a distance of 15.49 feet to a corner; thence South thirty-one degrees zero minutes zero seconds East (S. 31° 00' 00" E.) a distance of 17.19 feet to a corner; thence South forty-seven degrees ten minutes forty-three seconds West (S. 47° 10' 43" W.) a distance of 134.36 feet to a corner; thence North fifty-four degrees twenty-three minutes eighteen seconds West (N. 54° 23' 18" W.) a distance of 48.72 feet to a corner, said corner being the true place of beginning. Containing 3,265.48 square feet or a 0.07 acre of land.

Said parcel being a 20 foot wide strip of land for the installation, and for the ingress, egress and regress for maintenance and future rehabilitation of sanitary sewer line appurtenances thereon, and to remain free of any other permanent improvements.

Parcel # 0800304000223

FOR INFORMATIONAL PURPOSES ONLY: Being known as 24 Laurel Lane assessed as 24 Laurel Hill, Dalton PA 18414

BEING THE SAME PREMISES that Jeffrey W. Colombo and Ruthallyn Colombo, his wife, by Deed dated December 27, 2004 and recorded December 29, 2004 as Instrument Number 200445716, in the Office of the Recorder of Deeds Office in and for the County of Lackawanna granted and conveyed unto Richard L. Van Fleet and Esther L. Van Fleet, his wife, in fee. And the said Esther L. Van Fleet having departed this life on August 19, 2017 whereupon title was vested in Richard L. Van Fleet by operation of law. And the said Richard L. Van Fleet having departed this life on January 25, 2019 whereupon title is vested in Randall Van Fleet, known Heir of Richard L. Van Fleet, deceased and Judith Van Fleet Henning, known Heir of Richard L. Van Fleet, deceased and any Unknown Heirs, Successors, Assigns and all Persons, Firms, or Associations Claiming Right, Title or Interest under Richard L. Van Fleet, deceased.

SHAPIRO & DeNARDO, LLC
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447
KRISTEN D. LITTLE, PA I.D. NO. 79992
KEVIN S. FRANKEL, PA I.D. NO. 318323
MICHELLE L. McGOWAN, PA I.D. NO. 62414
LESLIE J. RASE, PA I.D. NO. 58365
MORRIS A. SCOTT, PA I.D. NO. 83587
ALISON H. TULIO, PA I.D. NO. 87075
KATHERINE M. WOLF, PA I.D. NO. 314307
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610) 278-6800
S&D FILE NO. 19-062314