

LACKAWANNA JURIST

BY VIRTUE OF CERTAIN WRITS OF EXECUTION ISSUED OUT OF THE COURTS OF COMMON PLEAS OF LACKAWANNA COUNTY, THE SHERIFF WILL EXPOSE AT PUBLIC SALE, BY VENUE OR OUTCRY, ALL THE RIGHT, TITLE AND INTEREST OF THE DESCRIBED LOTS, PIECES OR PARCELS OF LAND TO THE HIGHEST AND BEST BIDDER FOR CASH OR CERTIFIED FUNDS (SUBJECT TO PAYMENT OF ANY UNPAID TAXES) AT THE COURTHOUSE IN THE CITY OF SCRANTON, COUNTY OF LACKAWANNA, AND STATE OF PENNSYLVANIA, ON FRIDAY, **FEBRUARY 4, 2022** 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 COMMUNITY BANK, N.A. vs. LINDSAY GERBER, a/k/a LINDSAY N. GERBER, Docket No. 21-cv-2349
LINDSAY GERBER a/k/a LINDSAY N. GERBER is the owner of property situate in the Township of Waverly, County of Lackawanna, Commonwealth of PA, Being 1114 N. Abington Road, Waverly, PA 18471
Assessment Map #: 08002 020 006
Assessed Value Figure: \$8,000
Improvements Thereon: improved real estate
Attorney: HOURIGAN, KLUGER & QUINN, PC 600 Third Avenue, Kingston, PA 18704
Sheriff to collect: \$134,032.21 (plus costs)

SALE 2

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, PA. Being Route 316 a/k/a RR#3 Box 3419A O'Hara Road, Moscow, PA 18444
Assessment Map #: 2030201002301
Assessed Value Figure: \$25,000.00
Improvements thereon:
A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$373,548.14

SALE 3

By virtue of a Writ of Execution filed to No. 2019-00642 DITECH FINANCIAL LLC vs. JOSEPH STRAUB III AKA JOSEPH STRAUB, owner(s) of property situate in Township of Madison, Lackawanna County, Pennsylvania. Being 1971 Becks Crossing Road, Moscow, PA 18444
Assessment Map #: 19104010019
Assessed Value Figure: \$25,500.00
Improvements thereon:
A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$159,934.60

SALE 4

By virtue of a Writ of Execution filed to No. 17-cv-6427 Citizens Bank N.A. f/k/a RBS Citizens N.A. vs. Jena A. Romanini owner of property Situate in Borough of Dunmore, LACKAWANNA COUNTY, PA BEING 102 Prospect Street, Dunmore, PA 18512
DWELLING KNOWN AS: 102 PROSPECT STREET, DUNMORE, PA 18512.
TAX PARCEL #: 14709080018
Title to said premises is vested in Jena A. Romanini by deed from Celia H. Marcinko dated July 31, 2009 and recorded August 11, 2009 in Instrument Number 200920603.
Assessment Map #: 14709080018
Assessed Value figure: \$8,500.00
Improvements thereon: Residential Dwelling
Attorney: McCabe, Weisberg & Conway, LLC
Sheriff to collect: \$143,329.28

SALE 5

By virtue of a Writ of Execution filed to No. 2020-CV-201, WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I v. PAMELA L. CARDEN A/K/A PAMELA CARDEN, owner(s) of property situate in SCRANTON, Lackawanna County, PA, being 519 DEACON STREET, SCRANTON, PA 18509.
Dimensions: 55 x 96
Property ID #: 13509040082
Assessed Value figure: \$8,000.00
Improvements thereon: Residential property
Attorney: POWERS KIRN, LLC
Sheriff to collect: \$96,349.09

SALE 6

By virtue of a Writ of Execution filed to No. 21 CV 1509, WELLS FARGO BANK, N.A. v. Dean Griffiths and Brenda Griffiths, owner(s) of property situate in Carbondale, Lackawanna County, Pennsylvania, being 156 Canaan St., Carbondale, PA 18407.
Property ID #: Parcel 04515-010-013
Assessed Value figure: \$7500
Improvements thereon: Residential property
Attorney: Powers Kim, LLC
Sheriff to collect: \$45,474.97

LACKAWANNA JURIST

SALE 7

BY VIRTUE of a Writ of Execution filed to No. 2020-01321
PA HOUSING FINANCE AGENCY Vs. RICHARD W.
KARYTO
Real Estate: 413-415 St Francis Cabrini Avenue (aka 413-
415 North Saint Francis Cabrini Avenue) Scranton, PA
18504
Municipality: 14th Ward – City of Scranton, Lackawanna
County, PA
Dimensions: 45 x 150
See Instrument: 2002-010807
Assessment Map: 145.14-090-042
Assessed Value: \$9,000
Improvements thereon:

A residential multi-dwelling house
Attorney: Leon P. Haller, Esquire, Purcell, Krug & Haller
Sheriff to collect: \$37,883.35 (Total amount of Judgment)*
*With costs, interest, late charges and taxes, etc. as may
accrue.

SALE 8

By virtue of a Writ of Execution filed to No. 20-CV-581
JPMorgan Chase Bank, National Association vs. Margaret E.
Johndrow A/K/A Margaret W. Johndrow A/K/A Margaret W.
Williams A/K/A Margaret E. Hughes, owner of property
situate in the City of Scranton, Lackawanna County, PA
being 617-619 Harrison Avenue, Scranton, PA 18509
Property ID #: 15710010037 and 15710010038
Assessed Value Figure: \$8,000.00 and \$8,000.00
Improvements Thereon: Residential Property
Attorney: Jill M. Fein, Esquire Hill Wallack, LLP
Sheriff to collect: \$77,054.43 plus interest at the per diem
rate of \$6.34 from December 1, 2020 until February 4, 2022

SALE 9

Robertson, Anschutz, Schneid, Crane & Partners, PLLC A
Florida Limited Liability Company 133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054 Phone: (855)225-6906 Fax: (866)381-
9549 ATTORNEYS FOR PLAINTIFF
BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS
TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT
SERIES I TRUST v. LISA BAKER, IN HER CAPACITY AS HEIR
OF SONDR A H. COOPERMAN; JEFFREY COOPERMAN, IN
HIS CAPACITY AS HEIR OF SONDR A H. COOPERMAN;
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL
PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR UNDER SONDR A H.
COOPERMAN
COURT OF COMMON PLEAS LACKAWANNA COUNTY NO:
2021-00840
ALL THOSE CERTAIN LOTS OR PIECES OF GROUND
SITUATE IN THE BOROUGH OF CLARKS SUMMIT,
LACKAWANNA COUNTY, PA:
BEING KNOWN AS:
540 GLADIOLA DRIVE
CLARKS SUMMIT, PA 18411
BEING PARCEL #: 1001603000400
DIMENSIONS: 100 X 120
TOTAL VALUE: \$21,000
IMPROVEMENTS: RESIDENTIAL PROPERTY
By: Robert Flacco, Esquire ID No. 325024 Attorney for
Plaintiff

SALE 10

By virtue of a Writ of Execution filed to No. 2018-02832
Nationstar Mortgage LLC d/b/a Mr. Cooper vs. Joseph
Kordish; Lisa M. Kordish, owner(s) of property situated in
Borough of Blakely Lackawanna County, PA being 317 1st
Street, Olyphant, PA 18447
Dimensions: 50X155
Assessment Map #: 11406030009
Assessed Value figure: \$8,000.00
Improvement thereon:
A residential dwelling
Attorney: Kristen D. Little, Esquire
Sheriff to Collect: \$167,169.47

SALE 11

By virtue of a Writ of Execution filed to No. 19 CV 5263,
CITIZENS BANK, N.A. S/B/M TO CITIZENS BANK OF PA v.
Jack Gallagher, owner(s) of property situate in Scott
Township, Lackawanna County, PA, being 1008 White View
Drive n/k/a 41 White View Drive, Clarks Summit, PA 18411.
Dimensions: 0.85 of an acre
Property ID #: 09203-010-01101
Assessed Value figure: \$20,000.00
Improvements thereon: Residential property
Attorney: Law Office of Gregory Javardian, LLC
Sheriff to collect: \$14,773.89

SALE 12

BY VIRTUE of a Writ of Execution filed to No. 21 CV 2579
PA HOUSING FINANCE AGENCY Vs. RENEE WHIPPLE
Real Estate: 1319 Bryn Mawr Street Scranton, PA 18504
Municipality: City of Scranton Lackawanna County, PA
Dimensions: 80 x 125
See Instrument: 200929134
Assessment Map: 15609-030-012
Assessed Value: \$9,000.00
Improvements thereon:
A residential dwelling house
Attorney: Leon P. Haller, Esquire Purcell, Krug & Haller
Sheriff to collect: \$100,622.88 (Total amount of Judgment)*
*With costs, interest, late charges and taxes, etc. as may
accrue.

SALE 13

By virtue of a Writ of Execution filed to No. 2019-5942
LAKEVIEW LOAN SERVICING, LLC vs. SUSAN J.
SALVAGE, owner(s) of property situate in Township of
Clifton, Lackawanna County, PA. Being 164 Cardinal Drive,
Gouldsboro, PA 18424
Assessment Map #: 23301100001
Assessed Value Figure: \$21,000.00
Improvements thereon:
A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$136,983.61

LACKAWANNA JURIST

SALE 14

By virtue of a Writ of Execution filed to No. 2018-01559 U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-HE1 v Jacqueline Wells, Erik Wells owner(s) of property situate in Borough of Winton, Lackawanna County, PA being 109-111 River Street, AKA, 109 River Street #111, Jessup, PA 18434
Dimensions: 50x150
Property ID #: 10417030012, 10417030013
Assessed Value Figure: \$4,500.00
Improvements thereon:
Single family dwelling
Attorney: Joseph E. DeBarberie, Esquire; Scott A. Dieterick, Kimberly J. Hong, Michael E. Carleton, Meredith H. Wooters, Matthew P. Curry & Holly N. Wolf
Sheriff to collect: \$106,619.78

SALE 15

By virtue of a Writ of Execution filed to No. 2021-00067 U.S. BANK NATION ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF THE NEW RESIDENTIAL MORTGAGE LOAN TRUST 2020-NPL2 vs. SALVATORE P. BURCHERI and CANDACE L BURCHERI, owner(s) of property situate in Township of Scott, Lackawanna County, PA. Being: 155 Johnson Road aka 64 Johnson Road, Clarks Summit, PA 18411
Assessment Map #: 07004020019
Assessed Value Figure: \$9,142.00
Improvements thereon:
A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$125,879.37
BEING KNOWN AS: 155 JOHNSON ROAD AKA 64 JOHNSON ROAD, CLARKS SUMMIT, PA 18411
TITLE TO SAID PREMISES IS VESTED IN SALVATORE P. BURCHERI BY DEED FROM SALVATORE P. BURCHERI AND CANDACE L. BURCHERI DATED 2/6/2017
RECORDED ON 5/31/2017, IN DEED BOOK AND PAGE OR INSTRUMENT NUMBER:
PROPERTY ID #: 07004020019

SALE 16

By virtue of a Writ of Execution filed to No. 2021-01653 Reverse Mortgage Funding LLC vs. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Marie Wallick, deceased and Salvatore Cortese, known Heir of Marie Wallick, deceased, owner(s) of property situated in Borough of Old Forge Lackawanna County, PA.
Being 210 Barber Street, Old Forge, PA 18518
Dimensions: 25X150X31X150
Property ID #: 17516050018
Assessed Value figure: \$6,000.00
Improvement thereon:
A residential dwelling
Attorney: LOGS Legal Group, LLP
Sheriff to Collect: \$124,118.14

SALE 17

By virtue of a Writ of Execution filed to No. 2019-04752 Bayview Loan Servicing, LLC, a Delaware Limited Liability Company vs. Elmer Paul Cherney, II: Michelle Marie Cherney, owner(s) of property situated in Borough of Dunmore Lackawanna County, PA being 508 Boyle Street, Dunmore, PA 18512.
Dimensions: 45x133x45x135
Assessment Map #: 14608050039
Assessed Value figure: \$8,500.00
Improvement thereon:
A residential dwelling
Attorney: Kristen D. Little, Esquire
Sheriff to Collect: \$67,985.60

SALE 18

Robertson, Anschutz, Schneid, Crane & Partners, PLLC A Florida Limited Liability Company 133 Gaither Drive, Suite F Mt. Laurel, NJ 08054 Phone: (855)225-6906 Fax: (866)381-9549 ATTORNEYS FOR PLAINTIFF
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC. TRUST 2005-HE3 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-HE3 v. JOSEPH M. FETCHO A/K/A JOSEPH FETCHO
COURT OF COMMON PLEAS LACKAWANNA COUNTY
NO: 2020-04921
ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE BOROUGH OF WINTON, LACKAWANNA COUNTY, PA:
BEING KNOWN AS: 211 CONSTITUTION AVE A/K/A 211 MOOSIC STREET, JESSUP, PA 18434
BEING PARCEL #: 10418020008
IMPROVEMENTS: RESIDENTIAL PROPERTY
DIMENSIONS: 50X150X50X160
TOTAL VALUE: \$7,000
By: Robert Crawley, Esquire ID No. 319712 Attorney for Plaintiff

SALE 19

By virtue of a Writ of Execution filed to No. 18 CV 3328, PROVIDENT FUNDING ASSOCIATES, L.P. v. Andrew G. Olick, a/k/a Andrew Gerald Olick and GERALYN A. Olick, owner(s) of property situate in the Municipality of Archbald, Lackawanna County, PA, being 425 First St. Eynon, PA 18403.
Dimensions: 50x150
Property ID #: Block 7, Lot 2/Parcel: 09418020007
Assessed Value figure: \$4,500.00
Improvements thereon: Residential property
Attorney: Powers Kirn, LLC
Sheriff to collect: \$99,073.11

LACKAWANNA JURIST

SALE 20

By virtue of a Writ of Execution filed to No. 20-CV-1868 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2006-5, ASSET-BACKED CERTIFICATES, SERIES 2006-5 vs. GEORGIANNE GEDMAN and CHARLES J. GEDMAN, owner(s) of property situate in City of Scranton, Lackawanna County, PA.

Being: 1426 West Gebson Street, Scranton, PA 18504

Assessment Map #: 14506020060

Assessed Value Figure: \$9,500.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$126,260.53

BEING lot number Eight (8) in Square or Block Number Three (3), upon the plot of lots known as "Farr's Ideal Home Sites", which said plot has been recorded in Lackawanna County in Map Book No. 2, pages 8 and 9; said lot measures Forty (40) feet in front, the same in the rear, and One Hundred and Thirty-Six feet more or less in depth from West Gibson street to a court for public use as delineated on said plot.

SALE 21

By virtue of a Writ of Execution No. 19CV4056 WELLS FARGO BANK, N.A. F/K/A WACHOVIA MORTGAGE CORPORATION v. ROBIN VELLIS A/K/A ROBIN M. VELLIS owner(s) of property situate in the BOROUGH OF CLARKS SUMMIT, LACKAWANNA County, PA, being 630 SUNSET STREET, CLARKS SUMMIT, PA 18411

Tax ID #: 10014-020-02300

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$88,683.84

Attorneys for Plaintiff: Brock & Scott, PLLC

SALE 22

Robertson, Anschutz, Schneid, Crane & Partners, PLLC A Florida Limited Liability Company 133 Gaither Drive, Suite F Mt. Laurel, NJ 08054 Phone: (855)225-6906 Fax: (866)381-9549 ATTORNEYS FOR PLAINTIFF

LAKEVIEW LOAN SERVICING, LLC v. DANIEL CARSON; MEGAN CARSON

COURT OF COMMON PLEAS LACKAWANNA COUNTY NO: 2019-05866

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE BOROUGH OF TAYLOR, LACKAWANNA COUNTY, PA:

BEING KNOWN AS: 425 UNION ST TAYLOR, PA 18517

PIN #: 16614060022

DIMENSIONS: 65 X 75

TOTAL VALUE: \$12,000

IMPROVEMENTS: RESIDENTIAL PROPERTY

By: Robert Flacco, Esquire ID No. 325024 Attorney for Plaintiff

SALE 23

BY VIRTUE of a Writ of Execution filed to No. 2020-01051 PA HOUSING FINANCE AGENCY Vs. STEPHAN M. WOLF AND TIFFANY M. WOLF

Real Estate: 131 Storrs Street, Taylor, PA 18517

Municipality: Borough of Taylor Lackawanna County, PA

Dimensions: 45 x 150

See Instrument: 2013-10493

Assessment Map: 16614-060-039

Assessed Value: \$8,000

Improvements thereon:

A residential dwelling house

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

Sheriff to collect: \$98,449.35 (Total amount of Judgment)*

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

SALE 24

By virtue of a Writ of Execution No. 2019-CV-05265 WELLS FARGO BANK, N.A. S/B/M TO WACHOVIA BANK, N.A. v. EDWARD V. CORAZZINI A/K/A ED CORAZZINI owner(s) of property situate in the CITY OF SCRANTON,

LACKAWANNA County, PA, being

1116 JACKSON STREET, A/K/A 1116 1118 JACKSON

STREET, SCRANTON, PA 18504

Tax ID #: 14518020060

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$130,049.49

Attorneys for Plaintiff: Brock & Scott, PLLC

SALE 25

By virtue of a Writ of Execution No. 2019-CV-2439 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR IXIS REAL ESTATE CAPITAL TRUST 2006 HE1 MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2006-HE1 v. ELEANOR STIVALA; EDWARD G. STIVALA owner(s) of property situate in the BOROUGH OF MOSCOW, LACKAWANNA County, PA, being 919 OLD LOGGER RD, MOSCOW, PA 18444

Tax ID #: 1980101001112

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$536,468.56

Attorneys for Plaintiff: Brock & Scott, PLLC

SALE 26

By virtue of a Writ of Execution No. 20-CV-1055 WELLS FARGO BANK, N.A. v. JONATHAN K. DAVITT; MEGAN A. DAVITT owner(s) of property situate in the BOROUGH OF THROOP, LACKAWANNA County, PA, being 216 GEORGE ST. THROOP, PA 18512

Tax ID #: 12517020037

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$85,510.49

Attorneys for Plaintiff: Brock & Scott, PLLC

LACKAWANNA JURIST

SALE 27

Robertson, Anschutz, Schneid, Crane & Partners, PLLC A Florida Limited Liability Company 133 Gaither Drive, Suite F Mt. Laurel, NJ 08054 Phone: (855)225-6906 Fax: (866)381-9549 ATTORNEYS FOR PLAINTIFF
DITECH FINANCIAL LLC v. MICHAEL W. KOVALESKI, STEPHANIE KOVALESKI
COURT OF COMMON PLEAS LACKAWANNA COUNTY NO: 2019-05822
ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE CITY OF CARBONDALE, LACKAWANNA COUNTY, PA:
BEING KNOWN AS: 137 EAST GARFIELD AVENUE, CARBONDALE, PA 18407
BEING PARCEL #: 05506-030-009
PIN: 05506030009
DIMENSIONS: 50 X 140
TOTAL VALUE: \$7,000
IMPROVEMENTS: RESIDENTIAL PROPERTY
By: Robert Crawley, Esquire ID No. 319712 Attorney for Plaintiff

SALE 28

By virtue of a Writ of Execution filed to No. 21-CV-90 Pentagon Federal Credit Union vs. Known and Unknown Heirs of Barbara A. Brink. Known and Unknown Heirs of Barbara A. Brink, owners of property situate in Township of Covington, Lackawanna County, PA, being 798 Drinker Turnpike Covington Township, PA 18424.
Dimensions: 15,000 Square feet
Property ID #: 21204030003
Assessed Value figure: \$3285
Improvements thereon: Residential Single Dwelling
Attorney: Michelle Pierro, Esquire, PA ID# 317454, Weltman, Weinberg & Reis Co., L.P.A.
Sheriff to collect: \$30,002.30

SALE 29

By virtue of a Writ of Execution filed to No. 19-7485 Wilmington Savings vs. Alicia Lanuti, owner(s) of property situate in Archbald, Lackawanna County, PA being 703 Yale St.
Dimensions: 40 x 140
Property ID #: 09420030019
Assessed Value figure:
Improvements thereon:
Single Family
Attorney: Brock & Scott
Sheriff to collect: \$90,573.21

SALE 30

By virtue of a Writ of Execution No. 2019-4936 WELLS FARGO BANK, N.A. v. MARK COOPER; BRENDA COOPER owner(s) of property situate in the BOROUGH OF TAYLOR, LACKAWANNA County, PA, being 108 S WASHINGTON STREET, TAYLOR, PA 18517
Tax ID #: 16614-060-025
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$101,202.26
Attorneys for Plaintiff: Brock & Scott, PLLC

SALE 31

By virtue of a Writ of Execution No. 2019-05319 WELLS FARGO BANK, N.A. S/B/M TO WACHOVIA BANK, NATIONAL ASSOCIATION v. JOSEPH COSTANZI, IN HIS CAPACITY AS HEIR OF PHYLLIS JOHNSON A/K/A PHYLLIS ANN JOHNSON, DECEASED; MICHAEL COSTANZI, IN HIS CAPACITY AS HEIR OF PHYLLIS JOHNSON A/K/A PHYLLIS ANN JOHNSON, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER PHYLLIS JOHNSON A/K/A PHYLLIS ANN JOHNSON, DECEASED owner(s) of property situate in the CITY OF SCRANTON, LACKAWANNA County, PA, being 1512 CEDAR AVENUE, A/K/A 1512 REAR CEDAR AVENUE, SCRANTON, PA 18505
Tax ID #: 340-16706-020-016
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$47,701.25
Attorneys for Plaintiff: Brock & Scott, PLLC

SALE 32

By virtue of a Writ of Execution No. 2021-01764 WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO WACHOVIA EQUITY SERVICING, LLC, SUCCESSOR BY MERGER TO HOMEQ SERVICING CORPORATION SUCCESSOR BY MERGER TO TMS MORTGAGE INC., DBA THE MONEY STORE v. RICHARD D. CARPENTER, INDIVIDUALLY AND IN HIS CAPACITY AS HEIR OF THE ESTATE OF JEANETTE CARPENTER; JEAN MARIE O'BOYLE, IN HER CAPACITY AS HEIR OF THE ESTATE OF JEANETTE CARPENTER; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JEANETTE CARPENTER, DECEASED owner(s) of property situate in SCRANTON, LACKAWANNA County, PA, being 1743-1745 CLEARVIEW ST. SCRANTON, PA 18508.
Tax ID #: 13411030058
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$38,401.87
Attorneys for Plaintiff: Brock & Scott, PLLC

SALE 33

By virtue of a Writ of Execution No. 2019-3223 WELLS FARGO BANK, N.A. v. SCOTT T. QUICK JR owner(s) of property situate in the SIXTH WARD OF THE BOROUGH OF TAYLOR, LACKAWANNA County, PA, being 101 RINALDI DRIVE, TAYLOR, PA 18517
Tax ID #: 15514010014
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$115,831.90
Attorneys for Plaintiff: Brock & Scott, PLLC

LACKAWANNA JURIST

SALE 34

By virtue of a Writ of Execution filed to No. 17 cv 4619 MidFirst Bank, A Federally Chartered Savings Association vs. JASON BECK and LINDA BECK, owner(s) of property situate in Newton Township, Lackawanna County, PA. Being: 1673 Summit Lake Road, Clarks Summit, PA 18411-9593

1673 Summit Lake Road, Clarks Summit, PA 18411-9593
1673 Summit Lake Road, Clarks Summit, PA 18411-9593
Assessment Map #: 12201010003

Assessed Value Figure: \$13,500.00 \$0.00 \$0.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$168,606.48

SALE 35

By virtue of a Writ of Execution filed to No. 20 CV 2408, U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT vs. Estate of Helen Verespy Vail a/k/a Helen M. Vail a/k/a Helen Vail owner of property situate in the Borough of Olyphant, Lackawanna County, PA, being 622 E. Spruce Street, Olyphant, PA 18447

Dimensions: 75X150

Property ID #: 1141504003202

Assessed Value Figure: \$15,000

Improvements Thereon: Residential Single Dwelling

Attorney: Emmanuel J. Argentieri/Romano, Garubo & Argentieri

Sheriff to collect: \$307,985.24

SALE 36

By virtue of Writ of Execution in Case Number: 2021-01853 Citibank, N.A., not in its individual capacity but solely as Owner Trustee for New Residential Mortgage Loan Trust 2018-3 vs. Timothy Higgins, Surviving Heir of Francis W. Higgins, Deceased, Kathleen Higgins, Surviving Heir of Francis W. Higgins, Deceased and Unknown Surviving Heirs of Francis W. Higgins, Deceased owners of the property situate in the Borough of Moosic, Lackawanna County, PA being 3343 Birney Avenue, Moosic, PA 18507

Dimensions: 50X260X51X252

Property ID #: 17612010021

Assessed Value Figure: \$5,000

Improvements thereon: Residential Dwelling

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

Sheriff to Collect: \$84,451.40 plus costs, expenses, attorneys' fees and additional interest.

SALE 37

By virtue of a Writ of Execution filed to No. 19-CV-6471 Suntrust Bank vs. Beverly A. Kelley owner of property Situate in Seventh Ward of the City of Scranton, LACKAWANNA COUNTY, PA BEING 846 McCormick Court, Scranton, PA 18509
DWELLING KNOWN AS: 846 MCCORMICK COURT, SCRANTON, PA 18509.

TAX PARCEL #: 14516040031

Title to said premises is vested in Beverly A. Kelley by deed from Cheryl A. Bepler, aka Cheryl Kundla and John R. Kundla, husband and wife, dated April 2, 2008 and recorded May 20, 2008 in Instrument Number 200811915.

Assessment Map #: 14516040031

Assessed Value figure: \$7,000.00

Improvements thereon: Residential Dwelling

Attorney: McCabe, Weisberg & Conway, LLC

Sheriff to collect: \$35,330.57

SALE 38

By virtue of a Writ of Execution filed to No. 2019-2220 Truist Bank vs. Margaret Boylan, Christine Williams, owner(s) of property situate in Dunmore, Lackawanna County, PA being 505 Fourth St.

Dimensions: 25 x 144

Property ID #: 14615040042

Assessed Value figure:

Improvements thereon:

Single family dwelling

Attorney: Brock & Scott

Sheriff to collect: \$85,619.47

SALE 39

By virtue of Writ of Execution in Case Number: 2020-05026 Citibank, N.A., not in its individual capacity but solely as Owner Trustee for New Residential Mortgage Loan Trust 2020-NPL1 vs. Arthur H. Machler and Marylois M. Machler Owners of the property situate in the Township of South Abington, Lackawanna County, PA being 909 Oakwood Drive, Clarks Summit, PA 18411

Dimensions: 80X94X80X97 and 80X60

Property ID #: 1011101000201 and 1011101000202

Assessed Value Figure: \$1,050.00 and \$16,500.00

Improvements thereon: Residential Dwelling

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

Sheriff to Collect: \$166,979.19 plus costs, expenses, attorneys' fees and additional interest.

LACKAWANNA JURIST

SALE 40

By virtue of a Writ of Execution filed to No. 2021-cv-2577, COMMUNITY BANK, N.A., Plaintiff, versus NICHOLAS M. TOKARCZYK and BETHANY BIONDO Defendants, owner(s) of property situate in Borough of Archbald, Lackawanna County, PA being known as 1119 HOWELL STREET, ARCHBALD, LACKAWANNA COUNTY, PA, 18403.

Consisting of approximately 50 feet x 125 feet, more or less, being the same property described by Lackawanna County Deed recorded at Instrument Number 201407565.

Assessment Map #: 10412-030-020

Assessed value figure: \$6,700.00

Improvements thereon:

Single Family Dwelling

Sheriff to collect: \$94,851.97, PLUS COSTS, EXPENSES, ATTORNEY'S FEES AND INTEREST

Attorney: The Paul Law Office, P.C. Brice C. Paul, Esquire

SALE 41

By virtue of a Writ of Execution filed to No. 567 Civil 2020, Arvest Central Mortgage Company v. David M. Shyna, solely in his capacity as Administrator of the Estate of Joseph W. Shyna, deceased, owner of property situate in the Township of Clifton, Lackawanna County, PA being 279 Clifton Beach Road a/k/a Clifton Road LR 35081, Clifton Township, PA 18424.

Property ID #: 24202010008

Assessed Value figure: \$7,100.00

Improvements thereon: Residential Real Estate

Attorney: Kenya Bates, Esquire

Sheriff to collect: \$184,701.81

SALE 42

Robertson, Anschutz, Schneid, Crane & Partners, PLLC A Florida Limited Liability Company 133 Gaither Drive, Suite F Mt. Laurel, NJ 08054 Phone: (855)225-6906 Fax: (866)381-9549 ATTORNEYS FOR PLAINTIFF

LOANCARE, LLC v. JAMES R. MULLEN; THE UNITED STATES OF AMERICA C/O THE UNITED STATES ATTORNEY FOR THE MIDDLE DISTRICT OF PA COURT OF COMMON PLEAS LACKAWANNA COUNTY NO: 18-CV-1225

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE CITY OF SCRANTON, LACKAWANNA COUNTY, PA:

BEING KNOWN AS: 539-541 N GARFIELD AVE SCRANTON, PA 18404

BEING PARCEL #: 14510010027

DIMENSIONS: 39 X 155

TOTAL VALUE: \$8,000

IMPROVEMENTS: RESIDENTIAL PROPERTY

By: Robert Flacco, Esquire ID No. 325024 Attorney for Plaintiff

SALE 43

By virtue of a Writ of Execution filed to No. 2020-4907 The Fidelity Bank vs. Phil Godlewski, owner(s) of property situate in Dalton Lackawanna County, Pennsylvania being Lots 6, 9 and 10 Woodwind Hills Subdivision

Dimensions: 4.46 Acres

Property ID #: 06804-020-002.9

Assessed Value figure: \$24,000

Improvements thereon:

Attorney: Joseph Haggerty

Sheriff to collect: \$238,871.49

SALE 44

By virtue of a Writ of Execution filed to No. 20-CV-4747 Wilmington Trust, National Association, not in its individual capacity but solely as trustee of MFRA Trust 2015-1 vs. Mandy Widdick owner of property situate in the City of Scranton, Lackawanna County, PA being 1662 Sweeney Ave, Scranton, PA 18508.

Property ID#: 13407010029

Assessed Value Figure: \$8,000.00

Improvements Thereon: Residential Property

Attorney: Jill M. Fein, Esquire Hill Wallack, LLP

Sheriff to collect: \$73,143.69 plus interest at the per diem rate of \$6.19 from August 30, 2021 until February 4, 2022

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE CITY OF SCRANTON, COUNTY OF LACKAWANNA, AND COMMONWEALTH OF PA, TO WIT: ALL THAT CERTAIN PARCEL OF LAND IN THE CITY OF SCRANTON, LACKAWANNA COUNTY, COMMONWEALTH OF PA BEING THE SAME FEE SIMPLE PROPERTY CONVEYED BY DEED FROM JAMES CRUISE, DATED 06/05/03 RECORDED ON 06/19/03 IN INSTRUMENT NO. 2003019622 IN LACKAWANNA COUNTY RECORDS, COMMONWEALTH OF PA.

SALE 45

By virtue of a Writ of Execution filed to No. 2020-CV-577 Specialized Loan Servicing LLC vs. Arlene Townsend a/k/a Arlene Stewart, owner(s) of property situated in Borough of Jessup, Lackawanna County, PA being 406 Clarkson

Avenue, Jessup, PA 18434

Dimensions: 30 x 54

Assessment Map #: 11507020032

Assessed Value figure: \$4,000.00

Improvement thereon:

A residential dwelling

Attorney: LOGS Legal Group, LLP

Sheriff to Collect: \$84,501.25

LACKAWANNA JURIST

SALE 46

BY VIRTUE of a Writ of Execution filed to No. 2020-01459
PA HOUSING FINANCE AGENCY Vs. BARBARA L.
PARZYCH
Real Estate: 1031 WHEELER AVENUE, SCRANTON, PA
18510
Municipality: CITY OF SCRANTON, LACKAWANNA COUNTY, PA
Dimensions: 40 X 103 X 40 X 100
See Instrument: 2007-20647
Assessment Map: 146.18-080-012
Assessed Value: \$8,000
Improvements thereon:
A residential dwelling house
Attorney: Leon P. Haller, Esquire Purcell, Krug & Haller
Sheriff to collect: \$64,814.26 (Total amount of Judgment)*
*With costs, interest, late charges and taxes, etc. as may
accrue.

SALE 47

By virtue of a Writ of Execution filed to No. 2020-04970
MidFirst Bank v Chad Genovese; Julie Ann Talarico
owner(s) of property situate in Borough of Old Forge,
Lackawanna County, PA being 606 Moosic Road, Old Forge,
PA 18518
Dimensions: 50x150
Property ID#: 17617020009
Assessed Value Figure: \$9,000.00
Improvements thereon:
Single family dwelling
Attorney: Kimberly J. Hong, Esquire; Scott A. Dietterick,
Michael E. Carleton, Meredith H. Wooters, Matthew P. Curry,
Holly N. Wolf and Alyk L. Ofazian
Sheriff to collect: \$133,756.73

SALE 48

By virtue of a Writ of Execution filed to No. 13 CV 956, RBS
CITIZENS, N.A. v. Corey Wheatley a/k/a Corey C. Wheatley,
owner(s) of property situate in Borough of Archbald,
Lackawanna County, PA, being 742 Oak Street, Eynon, PA
18403.
Dimensions: 11,250 square feet
Property ID#: 09401-020-012
Assessed Value Figure: \$20,000.00
Improvements thereon: Residential property
Attorney: Law Office of Gregory Javardian, LLC
Sheriff to collect: \$395,374.11

SALE 49

By virtue of a Writ of Execution filed to No. 2019-02121 M&T
BANK A/K/A MANUFACTURERS AND TRADERS TRUST
COMPANY vs. JOAN D. SARTI, owner(s) of property situate
in City of Moosic, Lackawanna County, PA. Being: 209
George Street, Moosic, PA 18507
Assessment Map #: 18416020027
Assessed Value Figure: \$13,500.00
Improvements thereon:
A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$41,554.47

SALE 50

By virtue of a Writ of Execution No. 2019-51525 Carbondale
Area School District vs. James Curtis, Michelle Curtis.
James Curtis and Michelle Curtis, owner(s) of property
situate in Carbondale, Lackawanna County, PA, being: 31
Rear Franklin Street
Dimensions: 60x102
Property ID #: 05412-030-029
Assessed Value Figure: \$9,500.00
Improvements thereon: RESIDENTIAL PROPERTY
Attorney: ROBERT P. DADAY, Esquire, DAVID D. DUGAN,
Esquire, Portnoff Law Associates, Ltd., (866)211-9466
Sheriff to Collect: \$5,688.27

SALE 51

By virtue of a Writ of Execution No. 2019-51200 Carbondale
Area School District vs. Sean Burnham. Sean Burnham,
owner(s) of property situate in Fell Township, Lackawanna
County, PA, being: 75 Prospect Street
Dimensions: 50x150
Property ID #: 04507-020-027
Assessed Value Figure: \$5,250.00
Improvements thereon: RESIDENTIAL SINGLE DWELLING
Attorney: ROBERT P. DADAY, Esquire, DAVID D. DUGAN,
Esquire, Portnoff Law Associates, Ltd., (866)211-9466
Sheriff to Collect: \$4,930.34

SALE 52

By virtue of a Writ of Execution No. 2019-51915 Carbondale
Area School District vs. Lynne Fortuner. Lynne Fortuner,
owner(s) of property situate in Carbondale, Lackawanna
County, PA, being: 92 S. Main Street
Dimensions: 52X45X24X26X20X25X76
Property ID #: 05505-080-002
Assessed Value Figure: \$12,000.00
Improvements thereon: RESIDENTIAL MULTI DWELLING
Attorney: ROBERT P. DADAY, Esquire, DAVID D. DUGAN,
Esquire, Portnoff Law Associates, Ltd., (866)211-9466
Sheriff to Collect: \$5,117.27

SALE 53

By virtue of a Writ of Execution No. 2017-52280 Carbondale
Area School District vs. Daniel S. DeGrazia, Diane Harrity,
Daniel S. DeGrazia and Diane Harrity, owner(s) of property
situate in Carbondale, Lackawanna County, PA, being: 42
Hospital Street
Dimensions: 30X128X30X123
Property ID #: 04416-030-049
Assessed Value Figure: \$6,000.00
Improvements thereon: RESIDENTIAL SINGLE DWELLING
PROPERTY
Attorney: ROBERT P. DADAY, Esquire, DAVID D. DUGAN,
Esquire, Portnoff Law Associates, Ltd., (866)211-9466
Sheriff to Collect: \$5,056.60

LACKAWANNA JURIST

SALE 54

By virtue of a Writ of Execution No. 2017-52148 Carbondale Area School District vs. Richard Ormsby. Richard Ormsby, owner(s) of property situate in Fell Township, Lackawanna County, PA, being: 11 Railroad Street
Dimensions: 40X125
Property ID #: 04507-010-004
Assessed Value Figure: \$4,228.00
Improvements thereon: RESIDENTIAL SINGLE DWELLING
Attorney: ROBERT P. DADAY, Esquire, DAVID D. DUGAN, Esquire, Portnoff Law Associates, Ltd., (866)211-9466
Sheriff to Collect: \$4,879.17

SALE 55

By virtue of a Writ of Execution No. 2018-50330 Abington Heights School District vs. Jennifer A. Batton, Patrick J. Snyder. Jennifer A. Batton and Patrick J. Snyder, owner(s) of property situate in Ransom Township, Lackawanna County, PA, being: 2733 Evergreen Drive
Dimensions: 4 acres
Property ID #: 15204-050-00103
Assessed Value Figure: \$20,500.00
Improvements thereon: RESIDENTIAL SINGLE DWELLING
Attorney: ROBERT P. DADAY, Esquire, DAVID D. DUGAN, Esquire, Portnoff Law Associates, Ltd., (866)211-9466
Sheriff to Collect: \$18,959.58

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 4TH, 2022 AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH SAID SCHEDULE UNLESS EXCEPTIONS ARE FILED THERETO WITHIN TEN DAYS AFTER THE FILING OF THE PROPOSED SCHEDULE.

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

ATTEST:

**BOB MOORE
REAL ESTATE DEPUTY
SHERIFF'S OFFICE
SCRANTON, PA 18503
NOVEMBER 1, 2021**

LACKAWANNA JURIST

JUDICIAL OPINION

CASE NAME AND NUMBER: Barbarevech v. Tomlinson, 2021 WL 5086611 (Lacka. Co. 2021)

DATE OF DECISION: October 29, 2021

JUDGE: Terrence R. Nealon

ATTORNEYS INVOLVED:

Joseph A. Quinn, Jr., Esquire, Nicole M. Santo, Esquire, Ryan N. Molitoris, Esquire, Kathleen DePillis, Esquire, Counsel for Plaintiffs

Jay L. Edelstein, Esquire, James J. Walsh, Esquire, Counsel for Defendants

SUMMARY OF OPINION:

Plaintiffs in this auto liability litigation filed a motion for sanctions against defendants for their "brazen failure to comply with the Court's May 16, 2019, November 15, 2019, and August 24, 2021 Orders" directing them to provide liability insurance information. Under Pa.R.C.P. 4003.2 and Supreme Court precedent predating the adoption of Rule 4003.2 in 1978, parties are entitled to obtain discovery of the existence and terms of any applicable liability insurance policies. Despite three judicial admonitions that sanctions would be imposed for non-compliance with orders directing the production of that information, defendants inexplicably failed to provide relevant insurance information. Under Pa.R.C.P. 4019(a)(viii), a court may impose sanctions whenever a party fails to obey a discovery order, and in "exercising judicial discretion in formulating an appropriate order, the court is required to select a punishment which 'fits the crime.'" Defendants were ordered to pay monetary sanctions comprised of the reasonable expenses and counsel fees incurred by plaintiffs in preparing and presenting their motion for sanctions. Defendants were further cautioned that any additional discovery violations would result in the imposition of non-monetary sanctions with more meaningful impact, such as the preclusion of evidence or expert testimony challenging plaintiffs' claims for economic and non-economic damages.

JUDICIAL OPINION

CASE NAME AND NUMBER: Bellersen v. Gill, 2021 WL 5086612 (Lacka. Co. 2021)

DATE OF DECISION: November 1, 2021

JUDGE: Terrence R. Nealon

ATTORNEYS INVOLVED:

Daniel W. Munley, Esquire, Ciara L. DeNaples, Esquire, Counsel for Plaintiff

Donald H. Smith, Esquire, Counsel for Defendants, Nihal S. Gill, and 2235016 Ontario, Inc., d/b/a/ Seaport Intermodal

Jeffrey McGuire, Esquire, Counsel for Defendant, Department of Transportation of the Commonwealth of Pennsylvania

SUMMARY OF OPINION:

The defendant-driver in this motor vehicle litigation filed a motion to amend his responsive pleading in order to admit liability for the accident, but to further preclude plaintiff from making any evidentiary use of that admission in support of her claim for punitive damages. Plaintiff contended that defendant's motion was untimely in that it was presented almost two years after the filing of his initial answer, and also argued that plaintiff should not be restricted in her ability to use defendant's admissions in connection with her punitive damages claim.

The right to amend should be liberally granted under Pa.R.C.P. 1033, absent some resulting prejudice to an adverse party, and Rule 1033 imposes no time limit for when an amendment may be made. Our appellate courts have concluded that "denial of a petition to amend, based on nothing more than unreasonable delay, is an abuse of discretion." Furthermore, the "resulting prejudice" that may warrant the denial of a request to amend a pleading "must be something more than a detriment to the other party since any amendment almost certainly will be designed to strengthen the legal position of the amending party and correspondingly to weaken the position of the adverse party."

Since plaintiff did not identify any prejudice from defendant's proffered admission of liability, the motion to amend defendant's responsive pleading to admit liability was granted. However, the future evidentiary use of defendant's admission is a matter to be decided by the assigned trial judge via a motion *in limine*. As a result, the motion to amend was granted, but without the requested wording restricting plaintiff's use of defendant's judicial admissions at trial.

LACKAWANNA JURIST

ESTATES

First Notice

ESTATE OF LEONARD A. BURIAN, late of Lackawanna County, Pennsylvania (died November 9, 2021). Personal Representative is Joan Burian, 856 Lakeland Drive Scott Township PA 18447. Attorney for the Estate is Nancy M. Barrasse, Esquire, 224 Adams Avenue Scranton, Pennsylvania 18503.

RE: ESTATE OF BARBARA W. GORDON, late of Carbondale, Lackawanna County, Pennsylvania (died April 28, 2021). Notice is hereby given that Letters of Administration for the Estate of Barbara W. Gordon have been issued to Kathryn Moran, Administratrix of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to the Administratrix, or to Sean P. McGraw, Attorney for the Estate, 41 N. Main Street, Suite 415, Carbondale, PA 18407.

Notice is hereby given that Letters Testamentary have been granted in the **ESTATE OF DOROTHY ANN KALAUS, a/k/a DOROTHY ANN FRANCES**, late of the City of Scranton, County of Lackawanna, and Commonwealth of Pennsylvania. All persons indebted to said Estate are requested to make immediate payment, and those having claims or demands against the Estate of the Decedent shall present them without delay to the undersigned Executor or its attorney. Christian Kalas, 287 Beth Ellen Drive, Lewisburg, PA 17837. Executor.

ESTATE OF DONALD J. KANAVY, late of Lackawanna County, Pennsylvania (died December 12, 2021). Personal Representative is Laura Kanavy, 420 Deer Run Drive, Archbald, PA 18403. Attorney for the Estate is Nancy M. Barrasse, Esquire, 224 Adams Avenue, Scranton, Pennsylvania 18503.

ESTATE OF NICOLE LUTZ, DECEASED, late of 640 E. LACKAWANNA AVE., OLYPHANT, PA 18447, (Died OCTOBER 18, 2021). NICHOLAS RUSYN, Administrator; Dante A. Cancelli, Suite 260, 125 North Washington Ave., Scranton, Pennsylvania 18503, Attorney. DANTE A. CANCELLI, ESQUIRE.

Notice is hereby given that Letters of Testamentary have been granted in the **ESTATE OF GERALD J. MARCINEK** late of Scranton, Lackawanna County, Pennsylvania. 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, Joseph Marcinek of 741 Blackmer Circle, Sacramento, California 95825 or John D. Lalley, Attorney for the Estate, 709 N. State Street, Clarks Summit, Pennsylvania 18411. JOHN D. LALLEY, ESQUIRE.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF CHARLES J. MORRIS** Deceased, late of Peckville, Lackawanna County, Pennsylvania, 18452, who died on July 9, 2021. All persons indebted to the Estate are requested to make payment and those having claims or demands are to present the same, without delay, to the Executrix, Alita Mahalidge or John P. Sanderson, III, Attorney for the Estate – Sanderson Building, 1 Terrace Drive, Olyphant, Pennsylvania 18447. THE SANDERSON LAW FIRM.

ESTATE OF ORLANDO F. NOTARI, JR., Late of Old Forge, died November 22, 2021, Executor, Gerald Gromelski; Danielle M. Mulcahey, Attorney for the Estate, Wright, Reiher and Mulcahey, 148 Adams Avenue, Scranton, Pa 18503. Notice is hereby given that Letters Testamentary 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 Executor named.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF ANDREW J. SABOL, JR.**, Deceased, late of Scranton, Lackawanna County, Pennsylvania, 18503, who died on January 23, 2021. 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 Executrix, Kimberly Ann Sabol or John P. Sanderson, III, Attorney for the Estate – Sanderson Building, 1 Terrace Drive, Olyphant, Pennsylvania 18447. THE SANDERSON LAW FIRM.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF ROSEMARIE A. STRONY** Deceased, late of Dickson City, Lackawanna County, Pennsylvania, 18519, who died on July 8, 2021. 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, Gregory J. Strony or John P. Sanderson, III, Attorney for the Estate – Sanderson Building, 1 Terrace Drive, Olyphant, Pennsylvania 18447. THE SANDERSON LAW FIRM.

NOTICE IS HEREBY GIVEN that Letters of Testamentary have been granted to Bonita Timins, Executrix of the **ESTATE OF MARY TIMINS a/k/a MARY L. TIMINS**, deceased, late of the City of Scranton, County of Lackawanna and the Commonwealth of Pennsylvania who died on the 4th day of November, 2021. Said Letters being filed with the Register of Wills of Lackawanna County, No. 35-21-0179. All persons indebted to said estate are requested to make payment and those having claims or demands are to present the same without delay to the Executrix above named in care of James T. Lesho, Esquire, 121 South Main Street, Pittston, PA 18640.

ESTATE OF MARIA J. TROZZOLILLO, late of Scranton, Pennsylvania (Died October 1, 2021). Notice is hereby given that Letters Testamentary on the above estate have been granted to Maria Christina Calvert, Executrix. All persons having claims or demands against the estate of decedent shall make them known and present them, and all persons indebted to said decedent shall make payment thereof without delay to the Administrator named herein, or to Jill M. Spott, Esquire, Sheils Law Associates, P.C., Attorney for Estate, 108 North Abington Road, Clarks Summit, Pennsylvania 18411.

ESTATE OF GEORGE B. WRIGHTNOUR, Late of Nicholson, died December 11, 2021, Executor, George B. Wrightnour, Jr.; Danielle M. Mulcahey, Attorney for the Estate, Wright, Reiher and Mulcahey, 148 Adams Avenue, Scranton, Pa 18503. Notice is hereby given that Letters Testamentary 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 Executor named.

LACKAWANNA JURIST

Second Notice

ESTATE OF DONALD HOWARD ARNDT, a/k/a DONALD H. ARNDT late of Taylor, PA (died 12/6/21), Christopher D. Arndt, Administrator.

Paul A. Kelly, Jr., Esq. – Attorney
201 Lackawanna Avenue, Suite 306
Scranton, Pa. 18503

ESTATE OF MARGARET FOLEY, late of Lackawanna County, Pennsylvania (died December 10, 2020). Personal Representative is Joseph Foley, 458 Oak Street Scranton, PA 18508. Attorney for the Estate is Nancy M. Barrassé, Esquire, 224 Adams Avenue, Scranton, Pennsylvania 18503.

ESTATE OF EDMUND THOMAS LASKIEWICZ AKA ED LASKIEWICZ, ESTATE NUMBER 35-2021-1809, DECEASED, LATE OF CLARKS SUMMIT, PA, LACKAWANNA COUNTY, PA: DIED OCTOBER 26, 2021. 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 PAUL M. LASKIEWICZ, 10520 ABBERLY VILLAGE LANE, APT 127, FREDERICKSBURG, VA 22407.

ESTHER ROSE LINKO a/k/a ESTHER LINKO, late of the City of Scranton, Lackawanna County, Pennsylvania, (Died October 22, 2021). Notice is hereby given that Letters Testamentary, on the above Estate, have been granted to Linda Pirritano, Executrix. All persons indebted to the said Estate are required to make payment and those having claims or demands to present the same without delay to the Executrix named above, c/o Frank J. Bolock, Jr., Esquire, Bolock Law, 212 Front Street, Clarks Summit, PA 18411, Attorney for the Estate.

ESTATE OF CLAIRE C. LOFTUS, AKA CLAIRE CARNEY LOFTUS, CLAIRE M. LOFTUS, AKA CLAIRE M.C. LOFTUS, ESTATE NUMBER 35-2021-1740, DECEASED, LATE OF FELL TOWNSHIP, PA, LACKAWANNA COUNTY, PA, DIED OCTOBER 13, 2021. 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 HENRY J. LOFTUS, JR, 294 DUNDAFF STREET, CARBONDALE, PA 18407, AND MARK W. LOFTUS 18 KIMMIE COURT, BEAR, DE 19701.

ESTATE OF LESLIE R. MARTIN, late of Peckville, Borough of Blakely, Pennsylvania (died November 04, 2021). Notice is hereby given that Letters of Testamentary on the above Estate have been granted to Benjamin Martin, of Harrisburg, PA and Daniel Martin, of Silver Spring MD. All persons indebted to the said estate are required to make payment and those having claims to present the same without delay to the Personal Representatives named herein, or to Nicholas D. Tellie, Esquire, Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

ESTATE OF MARTHA SUSAN MCKENZIE, ESTATE NUMBER 35-2021-1778, DECEASED, LATE OF SCRANTON, PA, LACKAWANNA COUNTY, PA. DIED NOVEMBER 3, 2021. 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 LUCAS F. STEMBA, 15 BARRINGTON HILLS LANE, APT F, SHAVERTOWN, PA 18708.

ESTATE OF MARY C. RAYMOND, late of Dunmore, Lackawanna County, PA died December 6, 2021. Letters Testamentary granted to Anthony Trotta, Dunmore, PA. Counsel for the Estate is Robert J. Murphy, Esq., 208 Chestnut Street, Dunmore, PA 18512.

ESTATE OF JACQUELINE RITCH, late of Taylor, Lackawanna County, Pennsylvania died October 15, 2021. Letters Testamentary being granted to Brenda Alnemy, Pensacola, FL. Attorney for the Estate is Robert J. Murphy, Esquire, 208 Chestnut Street, Dunmore, PA 18512.

ESTATE OF NANCY WALSH, ESTATE NUMBER 35-21-1780, DECEASED, LATE OF DALTON, PA, LACKAWANNA COUNTY, PA. DIED JULY 23, 2021. NOTICE IS HEREBY GIVEN THAT THE 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 ERIN W. DUFFY, 122 WEATHERBY STREET, DALTON, PA 18414.

Third Notice

Notice is hereby given that Letters Testamentary have been granted to Nicole Benzie in the **ESTATE OF LARRY BENZIE**, late of Jefferson Township, Pennsylvania, who died on October 21, 2021. All persons indebted to the Estate are requested to make payment and those having claims or demands are to present the same without delay to Nicole Benzie, Executrix c/o John P. Finnerty, Esquire, 75 Glenmaura National Boulevard, Moosic, Pennsylvania 18507.

ESTATE OF STEPHEN FRANCHAK late of Jermyn, Lackawanna County, Pennsylvania (died November 11, 2021). Notice is hereby given that Letters Testamentary have been issued to MICHAEL FRANCHAK and BRIAN FRANCHAK, Executors of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to MICHAEL FRANCHAK and BRIAN FRANCHAK, c/o Jule Gaige, Attorney for the Estate, 615 Clay Avenue, Third Floor, Scranton, PA 18510.

NOTICE is hereby given that Letters Testamentary have been granted in the **ESTATE OF JOSEPH F. GIBBONS** late of Clarks Summit, Lackawanna County, who died October 19, 2021. All persons indebted to said Estate are requested to make payment and those having claims to present the same, without delay to the Executrix, Mary Ellen Gibbons, and her Attorney, DAVID CHERUNDOLLO, ESQUIRE, 410 JEFFERSON AVENUE, SCRANTON, PA 18510.

Notice is hereby given that Letters Testamentary have been granted to Mariou Frederick, Executrix of the **ESTATE OF LAURA A. GILLAR**, late of Olyphant, PA, who died on May 6, 2021. All persons indebted to the Estate are required to make payment and those having claims or demands are to present the same without delay to the Executrix or to Raymond C. Rinaldi, II, Esquire, Rinaldi & Poveromo, P.C., P.O. Box 826, Scranton, PA, 18501.

LACKAWANNA JURIST

ESTATE OF MICHAEL ISERNIA, late of Thornhurst, Lackawanna County, Pennsylvania (died May 21, 2021). Letters Testamentary having been granted, all persons having claims or demands against estate of decedent shall make them known and present them, and all persons indebted to said decedent shall make payment thereof without delay to Candice Isernia, Executor, 11 Adams Lane, Middle Island, New York 11953 or to Kimberly Kost Scanlon, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, P.O. Box 240, Clarks Summit, Pennsylvania 18411.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted to Wallace Kudalsky, Executor of the **ESTATE OF SHIRLEY KUDALSKY** late of Throop, Lackawanna County, Pennsylvania, who died on November 1, 2021. All persons indebted to said Estate are required to make payment and those having claims to present the same without delay to the Executor or to Joseph O. Haggerty, Jr., Esquire of Haggerty Hinton & Cosgrove LLP, 1401 Monroe Avenue, Suite 2, Dunmore, PA 18512.

ARTICLES OF INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for Dragon Foods and Produce, Inc. on December 16, 2021. The said corporation has been incorporated under the provisions of the Business Corporation Law of 1988 of the Commonwealth of Pennsylvania.

McNEES WALLACE & NURICK LLC
Attorneys at Law
100 Pine Street
Harrisburg, PA 17101 T-1

ARTICLES OF INCORPORATION

Notice is hereby given that Articles of Incorporation – For Profit Corporation have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on the 26th day of July 2018 for the purpose of obtaining a Certificate of Incorporation for a business corporation to be organized under the Business Corporation Law of the Commonwealth of Pennsylvania of 1988. The name of the corporation is Bacgraz Medical Consulting Inc. The purpose for which it is to be or has been organized is to provide medical consulting services for medical facilities and related activities, and any and all lawful acts for which corporations may be incorporated under the Pennsylvania Business Corporation Law of 1988, as amended. T-1

FICTITIOUS NAME

An application for registration of the fictitious name Ellie Salon, 1150 South Main Ave Scranton, Pa 18504 has been filed in the Department of State at Harrisburg, PA, File Date 09/28/2021 pursuant to the Fictitious Names Act, Act 1982-295. The name and address of the person who is a party to the registration is Amanda Boice, 408 Dunmore Street, Throop, PA, 18512. T-1

CHANGE OF NAME

On Friday, February 18, 2022 at 1:30 there will be a Court Hearing for a Name Change Petition at the Lackawanna County Court House. Petitioner Danielle Elizabeth Catrillo is petitioning for a change of name to Wren Elizabeth Catrillo. T-1

CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on December 20, 2022, the Petition of Jordan Isabella Poindexter, was filed to Term Number 2021 CV 5523 in the Court of Common Pleas of Lackawanna County requesting a decree to change the name of Jordan Isabella Poindexter to Jordan Isabella Stine. The Court has fixed the 18th day of February 2022, at 1:30 P.M. in Courtroom 1/b/d, in the Lackawanna County Courthouse, 200 North Washington Avenue, Scranton PA 18503, as the time and place for hearing on said petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said petition should not be granted. Jessica L. Pleskach, Esquire, (Attorney for Movant) 1170 Highway 315, Suite 1, Plains PA 18702 (570) 823-0101. T-1

CHANGE OF NAME

AND NOW, this 4th day of January, 2022, upon motion of Jennifer Moreira, Petitioner it is ORDERED and DECREED that the within Petition be heard on the 18th day of February, 2022 at 1:30 P.M. before the Honorable Mary Dempsey and that notice of the filing of the within Petition and of the aforesaid date of hearing be published in the Scranton Times and the Lackawanna Jurist at least thirty (30) days before the hearing. T-1

LACKAWANNA JURIST

"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 Monday, the 31st of January 2022.**

The accounts will be filed by the clerk, with the Court for adjudication and conformation on Tuesday, **the 1st of February 2022.** Distribution may be ordered or authorized without further notice if no objections are filed prior to that date.

35-2002-266	First and Final Account
Andrea H. McFarland	Joseph M. McFarland &
An Incapacitated Person	Sean McFarland, Guardians
	J Fredrick Rohrbeck, Esq

35-2018-706	First and Final Account
Lee Ann Marie Mitchell	Heather Louise Antolik,
Deceased	Executrix.
	Richard S. Bishop Esq

35-2020-532	First and Final Account
Jean E. Neuman	Beth Ann Pollock, Executrix
Deceased	Douglas C Lovisky, Esq T-2