

LACKAWANNA JURIST

JUDICIAL OPINION

CASE NAME AND NUMBER: Charlesworth v. Galacci, 2017 WL 4171517 (Lacka. Co. 2017)

DATE OF DECISION: September 19, 2017

JUDGE: Terrence R. Nealon

ATTORNEYS INVOLVED: Vincent S. Cimini, Esquire, Counsel for Plaintiffs
Harry T. Coleman, Esquire, Counsel for Defendants

SUMMARY OF OPINION:

Plaintiffs in this dog bite case, who have a pending claim for punitive damages, filed a motion to compel financial wealth discovery from defendant pursuant to Pa.R.C.P. 4003.7. Plaintiffs identified facts in the record demonstrating defendant's prior knowledge and subjective appreciation of the dog's attacks on other people, and that defendant nevertheless advised plaintiff that the dog "was friendly and would not bite." In addition, plaintiffs' liability expert opined that defendant acted "in a reckless manner" and demonstrated "willful and wanton disregard for the safety of others." Consequently, plaintiffs demonstrated their right to financial wealth discovery in accordance with Rule 4003.7, and their motion to compel was granted subject to their execution of a confidentiality agreement barring plaintiffs from divulging the financial wealth information to any third party other than their expert witness or consultant addressing the subject of defendant's wealth.

JUDICIAL OPINION

CASE NAME AND NUMBER: Monje v. Lackawanna County Tax Claim Bureau, 2017 WL 4239018 (Lacka. Co. 2017)

DATE OF DECISION: September 22, 2017

JUDGE: Terrence R. Nealon

ATTORNEYS INVOLVED: Tullio DeLuca, Esquire, Counsel for Petitioner
Joseph J. Joyce, III, Esquire, Counsel for Respondent, Lackawanna County Tax Claim Bureau

SUMMARY OF OPINION:

Petitioner sought to set aside a judicial tax sale on the basis that the Tax Claim Bureau failed to comply with the notice and service requirements for an upset tax sale and a judicial tax sale under the Real Estate Tax Sale Law (RETSL). Once a property owner alleges defective notice of a tax sale, the burden of proving strict compliance with the RETSL's notice provisions rests with the taxing authority in order to guard against the deprivation of property without due process of law. The credible evidence established that the Tax Claim Bureau strictly complied with the requirements of Sections 602, 607.1, and 611 of the RETSL prior to conducting the upset tax sale and the subsequent judicial tax sale. As a result, the petition to set aside the judicial tax sale was denied.

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SHERIFF'S SALE OF VALUABLE REAL ESTATE ON
TUESDAY, NOVEMBER 14, 2017

BY VIRTUE OF CERTAIN WRITS OF EXECUTION ISSUED OUT OF THE COURTS OF COMMON PLEAS OF LACKAWANNA COUNTY, THE SHERIFF WILL EXPOSE AT PUBLIC SALE, BY VENUE OR OUTCRY, ALL THE RIGHT, TITLE AND INTEREST OF THE DESCRIBED LOTS, PIECES OR PARCELS OF LAND TO THE HIGHEST AND BEST BIDDER FOR CASH OR CERTIFIED FUNDS (SUBJECT TO PAYMENT OF ANY UNPAID TAXES) AT THE COURTHOUSE IN THE CITY OF SCRANTON, COUNTY OF LACKAWANNA, AND STATE OF PENNSYLVANIA, ON TUESDAY, NOVEMBER 14, 2017 AT TEN O'CLOCK IN THE FORENOON OF SAID DAY.

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

SALE 1

By virtue of a Writ of Execution filed to No. 2017-00093, Wells Fargo Bank, N.A., as Trustee for Park Place Securities, Inc., Asset-Backed Pass-Through Certificates, Series 2004-MCW1, Class A-1 Certificates vs. Evelyn K. Racavitch and Karl Racavitch owner of property situate in the Township of Newton, and Lackawanna County, Pennsylvania being 1616 Forest Acres, Clarks Summit, PA 18411.

Front: irregular Depth: irregular

Property ID #: 11004010011

Assessed Value figure: \$10,814.00

Improvements thereon: Residential Real Estate

Attorney: M. Troy Freedman, Esq.

Sheriff to collect: \$215,230.14

SALE 2

By virtue of a Writ of Execution filed to No. 17 CV1299, Finance of America Mortgage LLC vs. Paul J. Shotto and Tara N. Shotto owner of property situate lying and being on Willow St., Lackawanna County, Pennsylvania being 81 Elderberry Drive, Thornhurst, PA 18424

Front: irregular Depth: irregular

Property ID #: 2410305000107

Assessed Value figure: \$17,000

Improvements thereon: Residential Real Estate

Attorney: M. Troy Freedman, Esq.

Sheriff to collect: \$

SALE 3

BY VIRTUE of a Writ of Execution filed to No. 2016-CV-4960, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY Vs. GWENDOLYN PHILMECK AND JAMES PHILMECK, 1116 PRESCOTT AVENUE, DUNMORE, PA 18510, Borough of Dunmore, Lackawanna County, Pennsylvania

Dimensions: 33 x 126

See Instrument # 2004-42401

Assessment Map: 14618100024

Assessed Value: \$11,000

Improvements thereon: A residential dwelling house

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

Sheriff to collect: \$79,689.71 (Total amount of Judgment)*

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

SALE 4

By virtue of a Writ Of Execution filed to No. 2011 CV 7039 MTGLQ Investors, LP vs. David C. Reynolds and Heather M. Wisniewski owners of property Situate in City of Scranton, LACKAWANNA COUNTY, PENNSYLVANIA BEING 812 North Lincoln Avenue, Scranton, Pennsylvania 18504

All that certain lot of land situate in the City of Scranton, County of Lackawanna and State of Pennsylvania, designated and described as follows, to wit Begin lot numbered twenty-six (26) in block numbered nine (9) upon the easterly side of Lincoln Avenue. Said lot being forty (40) feet in front on said Lincoln Avenue and one hundred forty-three (143) deep to a court for public use fourteen (14) feet wide, as designated and laid out on the plot or map known as West Park, which map is duly recorded in the proper office for the Recording Deeds, etc, in and for said County of Lackawanna in Map Book numbered 1 at page 98 and 99, as by reference thereto had will more fully and at large appear. DWELLING KNOWN AS: 812 NORTH LINCOLN AVENUE, SCRANTON, PENNSYLVANIA 18504.

TAX PARCEL #: 14506040012

Title to said premises is vested in David C. Reynolds and Heather M. Wisniewski by deed from Diane Shoener and Jeffrey Gretz, Co-Executors for the Estate of Judy M. Gretz a/k/a Judith M. Gretz dated May 13, 2009 and recorded May 15, 2009 in Instrument # 200912169.

Assessment Map #: 14505040012

Assessed Value figure: \$9,500.00

Improvements thereon: Residential Dwelling

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

Sheriff to collect: \$109,231.16

SALE 5

By virtue of a Writ of Execution filed to No. 2015-01456, Deutsche Bank National Trust Company, as Trustee, for Carrington Mortgage Loan Trust, Series 2005-NC3 Asset Backed Pass-Through Certificates vs. John C. Andrade and Colleen J. Andrade, owners of property situate in Dunmore Borough, Lackawanna County, Pennsylvania being 405 E. Drinker Street, Dunmore, PA 18512

Front: Depth:

Assessment Map #: 14643-010-001

Assessed Value figure: \$18,000.00

Improvements thereon: Residential Dwelling

Attorney: Roger Fay, Esquire

Sheriff to collect: \$

SALE 6

By virtue of a Writ of Execution filed to No. 3260-CV-2017, The Dime Bank vs. Mohamed Elsayed, owner(s) of property situate in Borough of Carbondale, Lackawanna County, Pennsylvania being 44 Hospital Street, Carbondale, PA

Dimensions: 30 x 123 x 30 x 122

Property ID #: 44.16-030-050

Assessed Value figure: \$5,500

Improvements thereon: Residential Multi-Dwelling

Attorney: Kimberly D. Martin, Esquire

Sheriff to collect: \$46,993.71

SALE 7

BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY: CIT

Bank, N.A., NO. 17-CV-2706

ALL THAT CERTAIN lot, piece or parcel of land situate in the City of Scranton, County of Lackawanna and State of Pennsylvania, known and designated as Lot Number Twelve (12) on Ruane Street, now Ruane Avenue, on a certain

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property entitled "Electric City Park" according to a survey of the same made in August 1892 by Lewis Van Duyn, Engineer and Surveyor, a map of which is recorded in Deed Book 111 at Page 1 in the Office of the Recorder of Deeds of Lackawanna County; being fifty (50) feet in front and fifty (50) feet in rear and one hundred twenty-five (125) feet in depth and further described as beginning at a point on the Southerly corner of Ruane Street, now Ruane Avenue, and Mountain Drive, now Ferdinand Street; thence along the Easterly side of Ruane Street, now Ruane Avenue, fifty (50) feet; thence at right angles Southeasterly one hundred twenty-five (125) feet; thence at right angles Southwesterly fifty (50) feet; thence at right angles Northwesterly one hundred twenty-five (125) feet to the place of beginning.

DWELLING KNOWN AS : 1638 RUANE AVENUE, SCRANTON, PENNSYLVANIA, 18505

TAX PARCEL #: 13401-020-003

Title to said premises is vested in Irene McIlwee by deed from Irene McIlwee dated September 13, 2006 and recorded September 22, 2006 in Deed Book Instrument # 2006627193. The said Irene McIlwee died on December 26, 2016 without a will or appointment of an Administrator.

IMPROVEMENTS THEREON CONSIST OF: Residential Dwelling

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Thomas McIlwee, Known Surviving Heir of Irene McIlwee, James McIlwee, Known Surviving Heir of Irene McIlwee, Sharon Gebhardt, Known Surviving Heir of Irene McIlwee, Judy McIlwee, Known Surviving Heir of Irene McIlwee and Unknown Surviving Heirs of Irene McIlwee
ASSESSED VALUE \$

SALE 8

By virtue of a Writ of Execution filed to No. 2158-CV-2017, Wayne Bank, Assigner of North Peen Savings & Loan Association vs. Christopher Gawrys, owner(s) of property situate in South Abington Township, Lackawanna County, Pennsylvania being 339 Bailey Street, Clarks Summit, PA 18411

Dimensions: 90 x 150

Property ID #: 11201 010 03906

Assessed Value figure: \$16,000

Improvements thereon: Single Dwelling

Attorney: Kimberly D. Martin, Esquire

Sheriff to collect: \$64,356.05

SALE 9

By virtue of a Writ of Execution filed to No. 2017-CV-2955, The Fidelity Deposit and Discount Bank, Plaintiff, vs. Mark T. Dixon, Deceased Mortgagee and Real Owner, and all his unknown heirs, successors, assigns, and all unknown individuals, persons or entities claiming any rights, title or interests from or under said Mark T. Dixon, and known potential heirs Alyssa Dixon and Sarah Dixon, the Defendants, and owner(s) of the property situate in the Borough of Old Forge, Lackawanna County, Pennsylvania being, 310 Sussex Street, Old Forge, PA 18518. The Dimensions of such property are 60 feet x 150 feet more or less.

Property ID #: 17512-010-003

Assessed Value figure: \$17,000.00

Improvements Thereon: Improved with a Commercial Structure

Attorney: Rocco Haertter, Esquire

Sheriff to collect: \$119,548.98

SALE 10

By virtue of a Writ of Execution filed to No. 2017-CV-111, Fidelity Deposit & Discount Bank, Plaintiff, vs. John J. Vilchok and Wendy Ann Vilchok, Defendants and Owners of the

property situate in the City of Scranton, Lackawanna County, Pennsylvania, being known as 965 Wheeler Avenue, Scranton, PA 18510. The Dimensions of the property are 60' x 170' more or less.

Property ID #: 15706060003

Assessed Value figure: \$7,000.00

Improvements Thereon: Residential Single Dwelling

Attorney: Rocco Haertter, Esquire

Sheriff to collect: \$53,098.72

SALE 11

By virtue of a Writ of Execution No. 17 CV 1475, Ditech Financial LLC f/k/a Green Tree Servicing LLC v. Joyce Santos, in Her Capacity as Heir of Jose M. Santos a/k/a Jose J. Santos, Deceased, Michelle Santos, in Her Capacity as Heir of Jose M. Santos a/k/a Jose J. Santos, Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Jose M. Santos a/k/a Jose J. Santos, Deceased, The United States of America C/O The United States Attorney for the Middle District of PA owners of property situate in the CARBONDALE CITY, Lackawanna County, Pennsylvania, being 15-17 Oak Street, A/K/A 15 17 Oak Avenue, Carbondale, PA 18407

Dimensions: 40x60

Assessment Map #: 04513060005

Assessed Value figure: \$13,500

Judgment Amount: \$27,532.25

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 12

BY VIRTUE OF A WRIT OF EXECUTION issued by PEOPLES SECURITY BANK & TRUST successor by merger to PENN SECURITY BANK & TRUST CO., 17-2092, KATHEEN E. MATIAS and JAMES A. MATIAS are the owners of property situate in the Borough of Old Forge, Lackawanna County, Pennsylvania, being 229 Susquehanna Avenue
Assessment Map #: 17516 030 015

Assessed Value Figure: \$8,600

Improvements Thereon: residential single dwelling

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

Sheriff to collect: \$60,023.14 (plus costs)

SALE 13

By virtue of a Writ of Execution filed to No. 2013-02664, U.S. Bank National Association, as Trustee for the registered holders of GSRPM 2004-1, Mortgage Pass-Through Certificates by its Attorney-in-fact Ocwen Loan Servicing, LLC v. Larri O. Desouza and Patricia C. DeSouza, owner of property situate in the City of Scranton, Lackawanna County, Pennsylvania being 819 Orchard Street, Scranton, PA 18505
Dimensions: 40X101

Property ID #: 1576102002201

Assessed Value figure: \$4,000

Improvements thereon: Residential Real Estate

Attorney: Jessica N. Manis, Esquire

Sheriff to collect: \$45,946.64

SALE 14

By VIRTUE of a Writ of Execution filed to No. 2017-01846, PENNSYLVANIA HOUSING FINANCE AGENCY, Vs. JESSICA N. NORRIS, 711 MAIN STREET, SIMPSON, PA 18407

Municipality: Fell Township, Lackawanna County,

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Dimensions: 33 x 168 x 33 x 164

See Instrument #: 2008008427

Assessment Map: 03515010047

Assessed Value: \$5,00

Improvements thereon: A residential dwelling house

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

Sheriff to collect: \$53,022.83 (Total amount of Judgment)*

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

SALE 15

BY VIRTUE OF A WRIT OF EXECUTION issued by PEOPLES SECURITY BANK & TRUST successor by merger to PENN SECURITY BANK & TRUST CO., successor in interest to Old Forge Bank, 17-cv-3007, Ann Marie Long and Dale A. Long are the owners of property situate in the Borough of Blakely, Lackawanna County, Pennsylvania, being 416 Grove Street, Peckville, PA 18452.

Assessment Map #: 10413 010 045

Assessed Value Figure: \$8,000

Improvements Thereon: residential single dwelling

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

Sheriff to collect: \$39,868.73 (plus costs)

SALE 16

By virtue of a Writ of Execution filed to No. 2017-02758, NATIONSTAR MORTGAGE LLC vs. MARY L. WILLIAMS and BARRY W. WILLIAMS, owner(s) of property situate in Dunmore Borough, Lackawanna County, Pennsylvania, being, 523 William Street, Dunmore, PA 18510 1461901001100

Assessment Map #: 1461901001100

Assessed Value Figure: \$6,000.00

Improvements thereon: A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$120,675.66

Lot Number Five (5) on William Street in the Borough of Dunmore as per map in Pennsylvania Coal Company's Office. Said Lot Number Five (5) being fifty (50) feet wide in front on William Street, and extending backward there from in a Northeasterly direction, at right angles, one hundred forty-four (144) feet to an alley.

CONTAINING 7,200 square feet of land thereabout.

SALE 17

By virtue of a Writ of Execution No. 15-CV-6135, Wells Fargo Bank, N.A. v. Tim Burke, in His Capacity as Executor of The Estate of Michael Vitale, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Michael Vitale, Deceased owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 1229 Providence Road, A/K/A 1229 Prov Road, Scranton, PA 18508-2228

Assessment Map #: 13419050024

Assessed Value figure: \$10,000.00

Judgment Amount: \$99,361.54

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 18

By virtue of a Writ of Execution filed to No.15-CV-4109, U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-KS4 vs. HILARY BEAVERS ALSO KNOWN AS HILARY MOORE ALSO KNOWN AS HILARY A. BEAVERS,

HILARY BEAVERS ALSO KNOWN AS HILARY MOORE ALSO KNOWN AS HILARY A. BEAVERS, owner(s) of property situate in Township of Jefferson, Lackawanna County, Pennsylvania. Being 298 Wimmers Road a/k/a 298 Wimmer Road, Lake Ariel, PA 18436

Dimensions: 100 X 211 X 100 X 224

Assessment Map #: 16101-020-007

Assessed Value Figure: \$8,670.00

Improvements thereon: Improved w/single family dwelling

Attorney: Udren Law Offices, P.C.

Sheriff to collect: \$136,965.81

SALE 19

By virtue of a Writ of Execution No. 16-CV-4029, U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust 2006-Wfhe3, Asset-Backed Pass-Through Certificates, Series 2006-Wfhe3 v. Donna Melvin, Terry Melvin owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 253 Charles Street, Scranton, PA 18508-1321

Dimensions: 87 x 120

Assessment Map #: 1241701002106

Assessed Value figure: \$16,500.00

Judgment Amount: \$100,328.12

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 20

By virtue of a Writ of Execution filed to No. 17CV1848, Sun West Mortgage Company, Inc. vs. Ashley M. Driesbaugh, owner of property Situate in Borough of Archbald, LACKAWANNA COUNTY, PENNSYLVANIA, BEING 185 Handley Street, Eynon, Pennsylvania 18403

ALL that certain lots, pieces or parcels of land situate in the Borough of Archbald, County of Lackawanna and Commonwealth of Pennsylvania, described as follows, to wit: PARCEL ONE:

BEING Lot Number Twenty-Nine (29) in square block number 5, and situated upon street called and known as Jones Street, now known as Handley Street, upon a plot entitled "The Equity Improvement Company's Plot of Lots in the Borough of Archbald, Pennsylvania," intended to be duly registered and recorded (presently shown on map of the Penn Anthracite Collieries Company at its office in Scranton, Pennsylvania); said lot being Forty (40) feet in front and One Hundred and Sixty (160) feet in depth, and said lot is rectangular in shape. Said lot is improved with a two-story frame house, used for a dwelling house.

PARCEL TWO:

BEING Lot Number Twenty-Eight (28) in square or block number 5, and situated upon street called and known as Jones Street, now known as Handley Street, upon a plot entitled "The Equity Improvement Company's Plot of Lots in the Borough of Archbald, Pennsylvania," intended to be duly registered and recorded (presently shown on map of the Penn Anthracite Collieries Company at its office in Scranton, Pennsylvania); said lot being Forty (40) feet in front and One Hundred and Sixty (160) feet in depth, and said lot is rectangular in shape.

DWELLING KNOWN AS: 185 HANDLEY STREET, EYNON, PENNSYLVANIA 18403.

TAX PARCEL #: 09413050003

Title to said premises is vested in Ashley M. Driesbaugh by deed from NICOLE WELSCH dated July 1, 2015 and recorded July 2, 2015 in Deed Book, Instrument # 201510196 Assessment Map #: 09413050003

Assessed Value figure: \$

Improvements thereon: Residential Dwelling

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

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Sheriff to collect: \$95,586.90

SALE 21

By virtue of a Writ of Execution No. 16 CV 6442, BANK OF AMERICA, N.A. vs. Erlene Braithwaite a/k/a Erlene A. Braithwaite owner of property Situate in 20th Ward of the City of Scranton, LACKAWANNA COUNTY, PENNSYLVANIA, BEING 2508 South Webster Avenue, Scranton, Pennsylvania 18505

ALL that surface or right of soil in and to all that certain lot, piece or parcel of land situate, lying and being in the twentieth Ward of the City of Scranton, County of Lackawanna and State of Pennsylvania, bounded and described more particularly as follows:

BEGINNING at a point on the Northerly side of South Webster Avenue, said point being One Hundred Thirty-Six and Twenty-Seven Hundredths (136.27) feet from the intersection of South Webster Avenue with Herbert Street, and being the Northeasterly corner of premises conveyed to Ann Gerrity Fowler by Deed by Penn Wood Park Development Company, dated June 20, 1959 and recorded in Deed Book 568, Page 270.

THENCE along South Webster Avenue North Fifty degrees Fifteen minutes East (North 50 Degrees 15 Minutes East) Fifty-five and Sixty-three Hundredths (55.63) feet to a point in the dividing line between Lots 9 and 10 in Block A of Penn Wood Park, according to map recorded in Map Book 9, Page 34.

THENCE along said dividing line North Thirty-three degrees Four Minutes West (North 33 degrees 4 Minutes West) One Hundred Ten and Seventy-five Hundredths (110.75) feet to a point;

THENCE South Fifty degrees Fifteen minutes West (South 50 degrees 15 Feet West) Fifty-six and Thirty-four Hundredths (56.34) feet to a point; to land now or formerly of Ann Gerrity Fowler;

THENCE along the Fowler Lot in a Southeasterly Direction One Hundred Eleven (111) feet more or less, to the place of beginning.

BEING part of Lot 9 in Block A of Penn Wood Park's Subdivision of the Twentieth Ward of the City of Scranton. DWELLING KNOWN AS: 2508 WEBSTER AVENUE, SCRANTON, PENNSYLVANIA 18505.

TAX PARCEL #: 16718020046

Title to said premises is vested in Erlene Braithwaite a/k/a Erlene A. Braithwaite by deed from Sharon Stevens dated July 27, 2007 and recorded July 31, 2007 as Instrument # 200720936.

Assessment Map #: 16718020046

Assessed Value figure: \$

Improvements thereon: Residential Dwelling

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

Sheriff to collect: \$67,354.93

SALE 22

By virtue of a Writ of Execution filed to No. 16 CV 2747, American Advisors Group vs. Ana Davies a/k/a Anna Davies, Mortgagor in Her Capacity as Administratrix of the Estate of John S. Davies owners of property Situate in Township of Greenfield, LACKAWANNA COUNTY, PENNSYLVANIA, BEING 392 Route 247, Greenfield Twp. Pennsylvania 18407

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

BEGINNING at a point on the right of way line of Pennsylvania State Highway Route 247, said point being on the division line between Lot Number Three (3) and a lot previously conveyed to Jones, as shown on a map of Section 1, Finch Hill Development, which is intended to be duly recorded; thence

along said division line between Lot Number Three (3) and Jones property South Seventy-three Degrees Twenty-six Minutes East (South 73 degrees 26 seconds East) One Hundred Twenty-five (125) feet to a point; thence along the division line between Lots Numbered Three (3) and Thirty-two (32) as shown on said map South Sixteen Degrees Thirty-four Minutes West (South 16 degrees 34 minutes West) One Hundred (100) feet to a proposed street; thence along the Northeasterly side of said street North Seventy-three Degrees Twenty-six Minutes West (North 73 degrees 26 minutes West) One Hundred (100) feet to a point; thence along an arc or curve having a radius of Twenty-five (25) feet, a distance of Thirty-nine and Twenty-seven hundredths (39.27) feet to a point on the right of way line of Route 247; thence along the Easterly right of way line of said Route 247 Seventy-five (75) feet to the place of beginning.

BEING Lot Number Three (3) as shown on a map of Gasparini's Finch Hill Development, intended to be duly recorded.

DWELLING KNOWN AS: 392 ROUTE 247, GREENFIELD TWP, PENNSYLVANIA 18407.

TAX PARCEL #: 0230404000604

Title to said premises is vested in John S. Davies by deed from Ana M. Davies dated October 31, 2013 and recorded November 1, 2013 in Deed Book, Instrument # 201322860. The said John S. Davies died on November 11, 2015. On January 11, 2016, Letters of Administration were granted to Ana Davies a/k/a Anna Davies, nominating and appointing her as the Administratrix of the Estate of John S. Davies.

Assessment Map #: 0230404000604

Assessed Value figure: \$

Improvements thereon: Residential Dwelling

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

Sheriff to collect: \$51,324.03

SALE 23

By virtue of a Writ of Execution filed to No. 1919 Civil 2017, Wilmington Savings Fund Society, FSB, d/b/a Christiana Truste, as Owner Trustee of the Residential Credit Opportunities Trust II vs. Jeffrey McKeown and Lori L. McKeown a/k/a Lori McKeown, owners of property situate in the Borough of Olyphant, Lackawanna County, Pennsylvania being 203 River Street, Olyphant, PA 18447

Front: 22 ft. Depth: 113 ft.

Property ID #: 11406080038

Assessed Value figure: \$6,500.00

Improvements thereon: Residential Real Estate

Attorney: Jessica N. Manis, Esquire

Sheriff to collect: \$62,407.64

SALE 24

By virtue of a Writ of Execution filed to No. 2137-Civil-2017, CNB Realty Trust, Assignee of NBT Bank NA vs. John M. Kernoschak, owner of property situate in Roaring Brook Township, Lackawanna County, Pennsylvania, being 160 Windsor Way, Roaring Brook Township, Pennsylvania 18444

Acreage: 3.06 Acres

Assessed Map #: 16001-020-00582

Assessed Value figure: \$50,600.00

Improvements thereon: Residential Dwelling

Attorney: Nicholas D. Gregory, Esquire

Sheriff to collect: \$680,424.64

SALE 25

By virtue of a Writ of Execution filed to No. 2017-00692, WILMINGTON SAVINGS FUND SOCIETY, FSB, DBA CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR VENTURES TRUST 2013-I-H-R vs. Lamudan Cielski and Thomas R. Cielski, owners of property situate in City of Carbondale, Lackawanna County,

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Pennsylvania being 84 7th Avenue, Carbondale, PA 18407, containing 1,408 square feet of land.
Property ID #: 05055-050-043
Assessed Value Figure: \$10,500.00
Improvements Thereon: Residential Property
Attorney: Jill M. Fein, Esquire Hill Wallack, LLP
Sheriff to collect: \$97,077.98 plus interest at the per diem rate of \$15.44 from June 23, 2017 until November 14, 2017.

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE CITY OF CARBONDALE, COUNTY OF LACKAWANNA, AND COMMONWEALTH OF PENNSYLVANIA, TO WIT:

ALL THAT PIECE, PARCEL, AND LOT OF IMPROVED LAND SITUATE IN THE THIRD (3RD) WARD OF THE CITY OF CARBONDALE, COUNTY OF LACKAWANNA, AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING ON THE CORNER OF SEVENTH AVENUE AND WASHINGTON STREET, RUNNING SOUTH THIRTY-TWO (32) FEET ON WASHINGTON STREET; THENCE WEST FORTY-FOUR (44) FEET ON THE LINE OF LAND NOW OR FORMERLY OF MARY KENYON TO LANDS NOW OR FORMERLY OF MARK BRENNAN, AND LATE OF D.T. LARKIN; THENCE NORTHERLY THIRTY-TWO (32) FEET IN LINE OF SAID LARKIN'S LAND TO SEVENTH AVENUE AFORESAID; THENCE EAST FORTY-FOUR (44) FEET ON SEVENTH AVENUE TO THE PLACE OF BEGINNING.

SALE 26

By virtue of a Writ of Execution No. 17-CV-2243, Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Inc. v. Yvonne Hughes, owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 528 Birch Street, Scranton, PA 18505-1888
Assessment Map #: 15619060024
Assessed Value figure: \$13,000.00
Judgment Amount: \$63,998.46
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 27

By virtue of a Writ of Execution file to No. 2016-04212, The Bank of New York Mellon et.al. vs. Mark J. Manning & Mariann F. Manning, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 323 Christ Court, Scranton, PA 18504
Dimensions: 100 x 150
Property ID #: 15606050060
Assessed Value Figure: \$10,000
Improvements thereon: Multi-Dwelling
Attorney: Patrick J Wesner/Parker McCay PA
Sheriff to collect: \$109,199.10

SALE 28

By virtue of a Writ of Execution filed to No. 2017-02352, PNC BANK, NATIONAL ASSOCIATION vs. JOSEPH D. FARINO, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 1056 Blair Avenue A/K/A 1056 Blair Avenue L 6, Scranton, PA 18508, 14508020022.
Assessment Map #: 14508020022
Assessed Value Figure: \$8,800.00
Improvements thereon: A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$61,412.41
BEGINNING on the southerly side of Blair Avenue in the City of Scranton, Pennsylvania, at a point of intersection of Lots

numbered 5 and 6 in Block No. 9; thence along said Lot No. 5 in a southerly direction one hundred forty (140) feet to Lenahan Avenue; thence along said Lenahan Avenue in an easterly direction forty (40) feet to Lot No. 7 in same block; thence along said Lot No. 7 in a northerly direction one hundred forty (140) feet to Blair Avenue; thence along said Blair Avenue in a westerly direction forty (40) feet to the place of beginning.

BEING Lot No. 6 in Block No. 9 of Plan of Lands of the Diamond Land and Improvement Company of the City of Scranton, Lackawanna County, Pennsylvania, filed in the office for the Recording of Deeds in and for Lackawanna County, PA, which said plan is hereby made a part of this indenture.

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHER WISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

TOGETHER with all rights of way and UNDER AND SUBJECT to all covenants, reservations, restrictions and conditions of record, as found in the Chain of Title.

SALE 29

By virtue of a Writ of Execution filed to No. 2017-02287, Nationstar Mortgage LLC vs. Robert D. McAllister; Helen L. McAllister, owner(s) of property situated in South Abington Township, Lackawanna County, Pennsylvania being 109 Camp Hill Road assessed as 109 Camp Hill Drive, South Abington Township, PA 18411
Dimensions: 15,500
Assessment Map #: 10115010016
Assessed Value figure: \$14,000.00
Improvements thereon: a residential dwelling
Attorney: Samantha Gable, Esquire
Sheriff to collect: \$148,198.87

SALE 30

By virtue of a Writ of Execution filed to No. 2016-02287, U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT vs. Allison McGarry, owner(s) of property situated in South Abington Lackawanna County, Pennsylvania being 41 Abington Gardens Drive, Clarks Summit, PA 18411
Assessment Map #: 11206CON4A000
Assessed Value figure: \$15,000.00
Improvements thereon: a residential dwelling
Attorney: Samantha Gable, Esquire
Sheriff to collect: \$120,083.12

SALE 31

By virtue of a Writ of Execution filed to No. 2016-04541, The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-24 vs. Amy Bates a/k/a Amy J. Bates; Richard Bates, owner(s) of property situated in Township of Newton, Lackawanna County, Pennsylvania being 1712 Forest Acres Drive, Clarks Summit, PA 18411
Dimensions: 70X150X98X152
Assessment Map #: 12201010012

LACKAWANNA JURIST

Assessed Value figure: \$5,700.00
Improvement thereon: a residential dwelling
Attorney: Samantha Gable, Esquire
Sheriff to collect: \$344,270.95

SALE 32

By virtue of a Writ of Execution No. 12 CV 4593, Wilmington Savings Fund Society, FSB, as Trustee for Stanwich Mortgage Loan Trust A v. John Wagner, Kimberly Wagner, owners of property situate in the BENTON TOWNSHIP, Lackawanna County, Pennsylvania, being RR4 Box 84, Dalton, PA 18414-9798
Dimensions: 4.9A
Assessment Map #: 03903-010-004
Assessed Value figure: \$10,485
Judgment Amount: \$183,743.38
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 33

By virtue of a Writ of Execution No. 17-CV-1772, Wells Fargo Bank, N.A. v. Loreen Ann Smith, in Her Capacity as Executrix and Devisee of The Estate of Nancy Harrison a/k/a Nancy A. Harrison a/k/a Nancy Ann Harrison, The United States of America C/O The United States Attorney for The Middle District of PA owners of property situate in the JERMYN BOROUGH, Lackawanna County, Pennsylvania, being 204 Bacon Street, Jermy, PA 18433-1330
Front: 41 feet Depth: 50 feet, containing
Assessment Map #: 0731604002200
Assessed Value figure: \$6,000.00
Judgment Amount: \$33,377.48
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 34

By virtue of a Writ of Execution No. 17-CV-2079, Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association v. Clifford J. Scheiner, Anita Scheiner a/k/a Anita L. Scheiner owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 119 Seymour Avenue, Scranton, PA 18505-2836
Dimensions: 65 X 94
Assessment Map #: 16807010043
Assessed Value figure: \$17,000
Judgment Amount: \$117,156.09
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 35

By virtue of a Writ of Execution filed to No. 2010-4301, Wells Fargo Bank, National Association, as Trustee for Lehman Mortgage Trust Mortgage Pass-Through Certificates, Series 2007-5 v. William J. Gilday owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 1329 Farr St AKA 1329-1331 Farr Street, Scranton, PA 18504
Dimensions: 35x136
Property ID #: 14507020034 & 14507020033
Assessed Value Figure: \$6,500.00 + \$1,300.00 = \$7,800.00
Improvements thereon: Single Family Dwelling
Attorney: Kimberly A. Bonner, Esquire; Scott A. Dietherick, Kimberly J. Hong, Michael E. Carleton, Meredith H. Wooters, Justin F. Kobeski, Matthew P. Curry and Cristina L. Connor
Sheriff to collect: \$92,615.38

SALE 36

By virtue of a Writ of Execution filed to No. 5467-Civil-2016 CNB Realty Trust, Assignee of NBT Bank NA f/d/b/a Pioneer American Bank, NA vs. Lynne C. Zavacki, owner of property situate in the Borough of Jermy, Lackawanna County,

Pennsylvania, being 439 Madison Avenue, Jermy, Pennsylvania 18433
Dimensions: 50 x 169
Assessed Map #: 07316-070-01600
Assessed Value figure: \$8,514.00
Improvements thereon: Single Dwelling
Attorney: David M. Gregory, Esquire
Sheriff to collect: \$25,962.11

SALE 37

By virtue of a Writ of Execution filed to No. 2014-CV-06128, The Bank of New York Mellon, the successor to JPMorgan Chase Bank, as Trustee for CIT Home Equity Loan Trust 2002-1 v. Joseph R. Uher, as Executor of the Estate of Vincent W. Uher, deceased, 1228-30 South 6th Avenue, Scranton, PA 18504, owner of property situate in City of Scranton, Lackawanna County, Pennsylvania, being known as 1228-30 South 6th Avenue, Scranton, PA 18504.
Property #: 15613-080-072
Assessed Value Figure: \$6,500.00
Improvements thereon: Single Family Residence
Attorney: Richard M. Squire & Associates, LLC
Sheriff to collect: \$2,000.00

SALE 38

By virtue of a Writ of Execution filed to No. 6873-Civil-2016 CNB Realty Trust, Assignee of NBT Bank NA f/k/a Penstar Bank, a division of NBT Bank, NA vs. Eleanor J. Morgantini, as the Administrator of the Estate of Raymond Perri, a/k/a Raymond A. Perri, owner of property situate in Fell Township, Lackawanna County, Pennsylvania, being 110 George Street, Simpson, Fell Township, Pennsylvania 18407
Dimensions: 70 x 150
Assessed Map #: 03519-040-009
Assessed Value figure: \$7,000.00
Improvements thereon: Residential Dwelling
Attorney: David M. Gregory, Esquire
Sheriff to collect: \$85,503.37

SALE 39

By virtue of a Writ of Execution filed to No. 2017-02779, USAA Federal Savings Bank vs. Patrick Seamus Quinn, owner(s) of property situated in City of Scranton, Lackawanna County, Pennsylvania being 1600 Fellows Street, Scranton, PA 18504
Dimensions: 93X133X32X118
Assessment Map #: 1550802000203
Assessed Value figure: \$18,000.00
Improvement thereon: a residential dwelling
Attorney: Samantha Gable, Esquire
Sheriff to collect: \$167,536.94

SALE 40

By virtue of a Writ of Execution No. 16CV6871, Carisbrook Asset Holding Trust v. Bridie Thomas, Sandra L. Thomas a/k/a Sandra Thomas, in Her Capacity as Administratrix and Heir of James F. Thomas, Deceased, Jason Thomas, in His Capacity as Heir and Heir of James F. Thomas, Deceased, Geraldine Thomas, in Her Capacity as Heir of The Estate of James F. Thomas, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under James F. Thomas, Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under William L. Thomas a/k/a William Thomas, Deceased Heir of The Estate of James F. Thomas, Deceased owners of property situate in the SCRANTON CITY, 22ND, Lackawanna County, Pennsylvania, being 1420 Rundle ST, Scranton, PA 18504-2915
Dimensions: 82x145

LACKAWANNA JURIST

Assessment Map #: 15516010014
Assessed Value figure: \$19,500.00
Judgment Amount: \$193,925.77
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 41

By virtue of a Writ of Execution filed to No. 2016-06733, Village Capital & Investment, LLC v. Joshua Domingo Ildefonso owner(s) of property situate in Borough of Moosic, Lackawanna County, Pennsylvania being 3338 Birney Avenue, Moosic, PA 18507
Dimensions: 35x249
Property ID #: 17608040030
Assessed Value Figure: \$12,000.00
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: \$143,724.55

SALE 42

By virtue of a Writ of Execution No. 17 CV 1101, CitiMortgage Inc. v. Steven Cieciorka owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 1311 Dartmouth ST, Scranton, PA 18504-2723
Dimensions: 40 X 125
Assessment Map #: 15609020021
Assessed Value figure: \$5,000
Judgment Amount: \$82,242.45
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 43

By virtue of a Writ of Execution No. 17-CV-2242, Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association v. Jason Blew, Peter A. Barbuti a/k/a Peter Barbuti owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 615-617 North Main Avenue, Scranton, PA 18504-1878
Dimensions: 41 X 150
Assessment Map #: 14510070059
Assessed Value figure: \$15,000
Judgment Amount: \$91,718.76
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 44

By virtue of a Writ of Execution No. 17-CV-2202, Wells Fargo Bank, N.A. v. Frank L. Puzzo owners of property situate in the CLIFTON TOWNSHIP, Lackawanna County, Pennsylvania, being Lt 344 Big Bass Lake, A/K/A Big Bass Dr B-344, Clifton Township, PA 18424
Dimensions: 119 X 176 X 132 X 175
Assessment Map #: 23303050014
Assessed Value figure: \$9,629
Judgment Amount: \$52,330.32
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

NOTICE

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A SCHEDULE OF DISTRIBUTION OF ONLY HIGH BID SALES WILL BE FILED BY THE SHERIFF NOT LATER THAN DECEMBER 14, 2017 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
AUGUST 14, 2017

LACKAWANNA JURIST

PUBLIC NOTICE

REFERENDUM ON ELECTORAL DEBT FOR COUNTYWIDE REASSESSMENT

NOTICE is hereby given that the Board of Commissioners of Lackawanna County has authorized by Resolution dated August 6, 2017, that a referendum be placed on the ballot for the General Election to be held on **Tuesday, November 7, 2017**, authorizing the county commissioners to incur debt pursuant to the Local Government Unit Debt Act (53 Pa. C.S.A. §8041), not to exceed \$13 million dollars for the sole purpose of conducting a countywide real property reassessment.

BALLOT QUESTION

Shall the Lackawanna County Commissioners incur debt not to exceed \$13 (Thirteen Million) Dollars solely for the purpose of conducting a countywide revision of assessment so that all real estate within the county will be assessed at a predetermined ratio of 100% of a new base-year value?

PLAIN ENGLISH STATEMENT

The purpose of the Ballot Question is to authorize Lackawanna County to borrow up to thirteen million (\$13,000,000.00) Dollars for the purpose of funding a countywide reassessment of all tax parcels in the County. Lackawanna County last conducted a property tax reassessment in 1968. A countywide revision of assessment would update the assessments of all real property within the county so they reflect current value. The assessments are assigned to each tax parcel in the County for the purpose of levying school, county and local municipal real estate taxes.

The effect of the ballot question would be to authorize the County Commissioners to borrow up to thirteen million (\$13,000,000.00) Dollars for the purpose of funding a countywide property reassessment in Lackawanna County.

A Yes vote would authorize the Board of Commissioners to incur electoral debt up to thirteen million (\$13,000,000.00) Dollars for the purpose of funding a countywide reassessment.

A No vote would prohibit the Board of Commissioners from incurring electoral debt to finance a countywide reassessment.

This notice is being published pursuant to the Local Government Unit Debt Act (53 Pa. C.S.A. §8042).

Andrew Wallace,
Lackawanna County Chief of Staff

LACKAWANNA JURIST

ESTATES

First Notice

ESTATE OF RICHARD S. BEDNARZ, late of Dickson City, Pennsylvania (died September 16, 2017). Notice is hereby given that Letters Testamentary have hereby been granted to Brenda Kaeb, Executrix. All persons indebted to the Estate are requested to make payment, and those having claims or demands to present same without delay to the Executrix, or to Edward A. Monsky, Esquire, Fine, Wyatt & Carey, P.C., 425 Spruce St., 4th Fl, Scranton, PA 18503, attorneys for Estate.

ESTATE OF SALLY E. BROGAN, DECEASED, late of 708 Highland Avenue, Clarks Green, Pennsylvania 18411 (died on July 26, 2017). Mary R. Brogan, Executrix, c/o Walter F. Casper, Jr., Esquire, P.O. Box 513, Carbondale, PA 18407, Counsel for the Estate.

ESTATE OF JOYCE G. GILLIGAN, A/K/A JOYCE GILLIGAN, late of Elmhurst, Pennsylvania (died 07/03/2017). Notice is hereby given that Letters of Testamentary on the above estate have been granted to Theresa J Cavellus, of Scranton, PA 18507, Executrix. 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 herein, or to Patrick N. Coleman, Esquire, Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

Letters have been granted on the **ESTATE OF WILLIAM E. HARPER A/K/A WILLIAM EDWARD HARPER**, late of Clarks Summit, Lackawanna County, PA, (died June 29, 2017), to Roderick T. Harper, Executor, Elizabeth Schneider, Esq. Attorney for the Estate, 102 Sturbridge Road, Clarks Summit, PA 18411. All persons having claims against the estate are requested to present them in writing and all persons indebted to the estate to make payment to it in care of the Attorney noted above.

ESTATE OF MARY R. NEHME, late of Scranton, Lackawanna County, Pennsylvania, (died June 25, 2017). Notice is hereby given that Letters Testamentary on the estate have been issued to Margaret M. Marino, Executrix of the Estate. **MARIANNE M. STIVALA, ESQUIRE, BRIAN J. CALI & ASSOCIATES**, 103 EAST DRINKER STREET, DUNMORE, PENNSYLVANIA 18512.

NOTICE IS HEREBY GIVEN that Letters Testamentary in the **ESTATE OF JEROME J. O'BRIEN, A/K/A JEROME J. O'BRIEN, SR.**, late of the City of Scranton, Lackawanna County, Pennsylvania (Date of Death: June 19, 2017), 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: **ANNE MARIE ASTOLFI, EXECUTRIX. KEVIN R. GREBAS**, Esquire, **COLBERT & GREBAS, P.C.**, 210 Montage Mountain Road – Suite A, Moosic, PA 18507.

ESTATE OF GEORGE OPRISHKO, late of Olyphant, Pennsylvania (Died October 3, 2017). **MEREDITH DeNISCO**, Executrix or **Albert E. Nicholls, Jr.**, Attorney for the Estate, 1421 E. Drinker Street, Dunmore, Pennsylvania 18512.

NOTICE IS HEREBY GIVEN that Letters Testamentary in the **ESTATE OF JOSEPH J. PANNICK A/K/A JOSEPH PANNICK**, late of the Borough of Dunmore, Lackawanna County, Pennsylvania (Date of Death: May 28, 2017), 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: **JOSEPH G. PANNICK, EXECUTOR. BRENDIA D. COLBERT**, Esquire, **COLBERT & GREBAS, P.C.**, 210 Montage Mountain Road – Suite A, Moosic, PA 18507.

ESTATE OF JOSEPH SUMMA, Late of Dunmore, died March 1, 1999. Notice is hereby given that Letters Testamentary on the above estate have been granted to Louis DiMattio as Executor. All persons indebted to this Estate are required to make payment and those having claims are required to present the same without delay to the Executor named within or to Kelly Hadley, 345 Wyoming Ave., Scranton, PA 18503.

In re: **ESTATE OF ROBERT TOCKI, A/K/A ROBERT G. TOCKI**, late of Mayfield, Lackawanna County, PA (died August 20, 2017). 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 Personal Representative, Barbara Tocki, or to Joseph S. Toczylowski, Jr., Esquire, 392 North Main Street, Archbald, PA 18403.

ESTATE OF STEPHEN WALSH III, late of Clarks Summit, PA (died January 6, 2015) Letters of Administration having been granted to Gail Walsh. All persons knowing themselves to be indebted to said Estate will make payment immediately, and those having claims will present them for settlement to Gail Walsh, Executor, or to: Tullio DeLuca, Attorney for the Estate, 381 N. 9th Avenue, Scranton, PA 18504.

Notice is hereby given that Letters of Administration have been granted in the **ESTATE OF GEORGE JOHN YURCHAK, JR.** late of South Abington Township, Lackawanna County (died August 2, 2017), to Robert Yurchak, Executor, Mark G. Tunis, Esquire, 709 N. State Street, Clarks Summit, PA 18411. All person indebted to the said Estate are required to make payment, and those having claims or demands are to present same without delay to the Executor named above.

Second Notice

ESTATE OF THOMAS V. BENNETT, late of Throop, Lackawanna County, Pennsylvania, (died September 2, 2017). Letters Testamentary having been granted, creditors shall make demand and debtors shall make payment to Stephen J. Evers, Esq., Attorney for the Estate, 213 R. North State Street, Clarks Summit, PA, 18411.

ESTATE OF THOMAS BOYLAN, JR., late of Scranton, Lackawanna County, Pennsylvania. Letters of Administration on the above estate having been granted to Thomas Boylan, III, 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 Joseph Kosierowski, Esq. 400 Broad Street, Milford, Pennsylvania 18337.

RE: **ESTATE OF PHOEBE ANNE BRITT**, late of Dalton Township, Lackawanna County, and State of Pennsylvania, deceased, who died on the 14th day of August, 2017. Letters of Testamentary having been granted, all persons having claims or demands against the estate of the decedent shall make them known and present them, and all persons indebted to the decedent shall make payment thereof without delay to the Executrix, **Sondra Holmes**, 474 Marshbrook Road, Dalton, PA 18414, or to **Mattes & Mattes, P.C.**, 324 N. Washington Ave, Scranton, PA 18503.

LACKAWANNA JURIST

RE: **ESTATE OF JANICE FORCONI**, late of Olyphant, PA, who died July 24, 2017. Letters 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: Louis Forconi, Administrator, or to Daniel L. Penetar, Jr., Esquire, 116 North Washington Avenue, Suite 2A, Scranton, PA 18503.

RE: **ESTATE OF ETHEL M. GOLO**, Deceased, (died June 1, 2017) late of Scranton, Pennsylvania, Lackawanna County. Letters Testamentary having been granted, creditors shall make demand and debtors shall make payment to J. Frederick Rohrbeck, Esquire, Kreder Brooks Halstone LLP, 220 Penn Avenue, Suite 200, Scranton, Pennsylvania, 18503.

RE: **ESTATE OF BARBARA LAMPMAN**, late of Springbrook Township, Lackawanna County, and State of Pennsylvania, deceased, who died on the 3rd day of April, 2016. Letters of Testamentary having been granted, all persons having claims or demands against the estate of the decedent shall make them known and present them, and all persons indebted to the decedent shall make payment thereof without delay to the Executrix, Carol Hemphill, 364 Freytown Road, Covington Twp., PA 18424, or to Mattes & Mattes, P.C., 324 N. Washington Ave, Scranton, PA 18503.

RE: **ESTATE OF JOAN MAYOCK**, late of Scranton, Lackawanna County, Pennsylvania (died October 15, 2016). Notice is hereby given that Letters Testamentary for the Estate of Joan Mayock have been issued to Robert Mayock, Executor 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 Executor, or to John J. McGovern, Jr., Attorney for the Estate, 321 Spruce Street- Suite 201, Scranton, PA 18503.

In re: **ESTATE OF JOSEPH TONTI**, late of Old Forge, Lackawanna County, PA (died July 25, 2017). Letters of Administration 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 Personal Representatives, William Tonti or Jerome Tonti, or to Stephanie M. Sebastianelli, Esquire, 392 North Main Street, Archbald, PA 18403.

IN RE: **ZACHARY ANTHONY WRIGHTSON**, deceased, late of the Borough of Archbald, Lackawanna County, Pennsylvania (September 16, 2017). Notice is hereby given that Letters of Administration on the above estate have been granted to Brian A. Wrightson. All persons indebted to the said estate are required to make payment and those having claims to present the same without delay to the Administrator named above or to James M. Tressler, Esquire, Tressler Law, LLC, 220 Penn Avenue, 3rd Floor, Scranton, PA 18503.

Third Notice

RE: **ESTATE OF MARY AIGELDINGER**, late of Dunmore, Pennsylvania (died June 15, 2017). Notice is hereby given that Letters Testamentary for the Estate of Mary Aigeldinger have been issued to John P. Aigeldinger, Executor 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 Executor at 719 W. Lackawanna Avenue, Dickson City, PA 18519 or to Robert T. Kelly, Jr., Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Spruce Street, Suite 200, Scranton, PA 18503.

IN RE: **ESTATE OF THERESA L. BOBERSKY**, late of Moosic, Pennsylvania (Died August 23, 2017). Notice is hereby given that Letters Testamentary on the above Estate have been granted to Andrea Marie Kipp on September 11, 2017. 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 Eugene Daniel Lucas, Esquire, 207 Lackawanna Avenue, Olyphant, PA 18447.

IN RE: **ESTATE OF FRANCIS XAVIER BORUSIEWICZ, SR.**, late of Dickson City, Pennsylvania, died February 18, 2017. Notice is hereby given that Letters of Administration, on the above estate have been granted to Deborah Bojarsky. All persons indebted to the said Estate are required to make payment and those having claims to present the same without delay to the Administratrix named above or to Theresa J. Malski-Pezak, Esquire, 907 Church Street, Jessup, Pennsylvania 18434, Attorney for the Estate.

ESTATE OF JEAN A. CALABRO, AKA JEAN ANN ROSE CALABRO, AKA JEAN ANN ROSE SIMANSKY, AKA JEAN SIMANSKY, Deceased late of Archbald, PA LACKAWANNA COUNTY: Died September 17, 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 Brian J. Calabro, Executor, 855 East Scott Street, PA 18447.

ESTATE OF PETER A. CASTELLANO, late of the Borough of Dunmore, Lackawanna County, Pennsylvania (died December 23, 2016). Personal Representative is Frank P. Castellano. Attorney for the Estate is Nancy M. Barrasso, Esquire, 224 Adams Avenue, Scranton, Pennsylvania 18503.

ESTATE OF JOSEPH KARL CUCURA, late of Jermyn, Pennsylvania (Died: September 3, 2017). Joseph Nicholas Cucura, Executor or Albert E. Nicholls, Jr., Attorney for the Estate, 1421 E. Drinker Street, Dunmore, Pennsylvania 18512.

ESTATE OF DOROTHY JEAN DAWSON, Deceased late of Olyphant, PA LACKAWANNA COUNTY: Died September 15, 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 Howard E. Heater, Executor, 111 Jackson Street, Olyphant, PA 18447.

ESTATE OF JOSEPH DUBAS, Deceased late of Clarks Summit, PA LACKAWANNA COUNTY: Died July 8, 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 Marie Dubas, Administrator, 2012 Laurel Hill Road, Clarks Summit, PA 18411.

ESTATE OF ANN FERENCHAK A/K/A ANNA FERENCHAK, late of Jermyn, PA (died August 12, 2017) Letters Testamentary were granted to Janet Frank, Executrix. Elaine C. Geroulo, Esq., Attorney for the Estate, 411 Jefferson Avenue, Scranton, PA 18510.

ESTATE OF VINCENT W. FITCH A/K/A VINCENT WILLARD FITCH late of Covington Township, Lackawanna County, Pennsylvania (died August 31, 2017). Notice is hereby given that Letters Testamentary for the Estate of VINCENT W. FITCH A/K/A VINCENT WILLARD FITCH have been issued to Samantha Fitch-Chumard, Executor 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 SAMANTHA FITCH-CHUMARD, c/o Julie Gaige, Attorney for the Estate, 615 Clay Avenue, Third Floor, Scranton, PA 18510, 570-350-5225.

LACKAWANNA JURIST

Notice is hereby given that Letters Testamentary have been granted in the **ESTATE OF JOSEPHINE MARIE FORDIANI A/K/A JOSEPHINE M. FORDIANI A/K/A JOSEPHINE FORDIANI**, late of Scranton, Lackawanna County, Pennsylvania, who died on August 11, 2017, Estate No. 35-17-1065 by the Register of Wills of Lackawanna County to Elaine Donahue on September 12, 2017. All persons indebted to the said Estate are required to make payment and those having claims or demands must present the same without delay to the above named Executrix, c/o Angela F. Stevens, Esquire, 400 Third Avenue, Suite 101, Kingston, Pennsylvania 18704.

ESTATE OF EDWARD J. GHILARDI, DECEASED, late of 150 EDELLA RD., CLARKS SUMMIT, PA 18411, (Died SEPTEMBER 13, 2017) THERESA FEHLINGER, Executrix; Dante A. Cancelli, Esquire, Suite 401, 400 Spruce Street, Scranton, Pennsylvania 18503, Attorney.

RE: **ESTATE OF NAN P. McNULTY**, late of Dunmore, PA, who died August 30, 2017. 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: Mary Alice Acquaviva, Executrix, or to Daniel L. Penetar, Jr., Esquire, 116 North Washington Avenue, Suite 2A, Scranton, PA 18503.

ESTATE OF ROBERT M. MORAN A/K/A ROBERT M. MORAN SR. A/K/A ROBERT MORAN late of 628 Alder Street, Scranton, Lackawanna County, Pennsylvania (died August 23, 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 persons indebted to said decedent shall make payment thereof without delay to Robert M. Moran, Jr., Executor, 1423 E. Elm Street, Scranton, Pennsylvania 18505, or to James J. Gillotti of Oliver, Price & Rhodes, Attorney for the Estate, 1212 S/ Abington Road, Clarks Summit, PA 18411.

ESTATE OF ROSE M. NAPOLITANO, late of Scranton, Lackawanna County, Pennsylvania (died September 9, 2017). Notice is hereby given that Letters Testamentary have been issued to Tina Marino, Executrix of the Estate. All persons having claims against the Estate or indebted to the Estate shall present claims or make payment without delay to Donna Davis, Attorney for the Estate, 651 Simpson Street, Throop, PA 18512.

ESTATE OF MARY F. RICHARD, Deceased late of Scranton, PA LACKAWANNA COUNTY: Died August 30, 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 Stephanie Richards, Administrator, 16734 Morrison, Encino, CA 91436.

ESTATE OF HAROLD SOLSMAN, Deceased late of Clarks Summit, PA LACKAWANNA COUNTY: Died November 13, 2009. 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 Marjorie Solsman, Administrator, 434 Sheridan Avenue, Clarks Summit, PA 18411.

RE: **ESTATE OF EUGENE G. STEC**, late of Dalton, PA, who died August 19, 2017. 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:

Helen Stec, Executrix, or to Ernest J. Gazda, Jr., Esquire, 116 North Washington Avenue, Suite 2A, Scranton, PA 18503.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF PHILIP A. TOCHELLI, A/K/A PHILIP AUGUST TOCHELLI, SR.**, Deceased, late of 630 Jefferson Avenue, Jermyn, Lackawanna County, Pennsylvania 18433, who died on August 16, 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, Philip A. Tochelli, or Michael N. Krisa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447.

FICTITIOUS NAME

NOTICE IS HEREBY GIVEN that an application for Registration of Fictitious Name was filed under the Fictitious Names Act for **Pompey Automotive Group**, 1146 Wyoming Avenue, Scranton, PA 18509. The names and addresses of all persons who are parties to the registration are: Marwen Inc., 1146 Wyoming Avenue, Scranton, PA 18509; Tunkhannock Ford Inc., 1146 Wyoming Avenue, Scranton, PA 18509; and Tunkhannock Auto Mart Inc., 509 Hunter Highway, Tunkhannock, PA 18657.

Ernest A. Sposto Jr., Esq.
108 N. Washington Ave., Suite 701
Scranton, PA 18503

T1- Oct 20

LACKAWANNA JURIST

NOTICE

Lackawanna County
Court of Common Pleas
Number: 2017 CV 2457
Notice of Action in Mortgage Foreclosure

LSF9 Master Participation Trust c/o
Caliber Home Loans, Inc.,
Plaintiff
v.

Nichole Greskovic, Known Surviving Heir of Edward J. Greskovic, Michael Greskovic, Known Surviving Heir of Edward J. Greskovic and Unknown Surviving Heirs of Edward J. Greskovic,
Defendants

TO: Unknown Surviving Heirs of Edward J. Greskovic. Premises subject to foreclosure: 1157 Freida Street, Dickson City, Pennsylvania 18519.

NOTICE:

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you. You should take this notice to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

Northern Pennsylvania Legal Services, Inc.,
33 North Main Street, Suite 200,
Pittston, Pennsylvania 18640, 570-299-4100.

McCabe, Weisberg & Conway, LLC,
Attorneys for Plaintiff,
123 S. Broad St., Ste. 1400,
Philadelphia., PA 19109,
215-790-1010
T1- Oct 20

LACKAWANNA JURIST

NOTICE

IN THE COURT OF COMMON PLEAS
OF LACKAWANNA COUNTY, PENNSYLVANIA
CIVIL ACTION-LAW
NO: 2016-05748
NOTICE OF ACTION IN MORTGAGE FORECLOSURE

Nationstar Mortgage LLC,
Plaintiff
vs.
Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations claiming right,
Title or Interest from or under Martin J. Katorkas, deceased and Christopher Katorkas,
Known Heir of Martin J. Katorkas, deceased,
Defendant(s)

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 Martin J. Katorkas, deceased, Defendant(s), whose last known address is 509 Dean Street, Scranton, PA 18509.

Your house (real estate) at: 509 Dean Street, Scranton, PA 18509, 13510-050-004, is scheduled to be sold at Sheriff's Sale on 2/6/18, at 10:00 AM, at Lackawanna County Sheriff's Office, 200 N. Washington Ave., Scranton, PA 18503, to enforce the court judgment of \$63,562.38, obtained by Nationstar Mortgage LLC (the mortgagee) 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 Nationstar Mortgage LLC, 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 below on 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 County Lawyer Referral Service,
233 Penn Avenue, Scranton, PA 18503, 570.969.9600.

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.

Christopher A. DeNardo, Kristen D. Little, Kevin S. Frankel,
Samantha Gable, Daniel T. Lutz, Leslie J. Rase,
Alison H. Tulio & Katherine M. Wolf,
Attys. for Plaintiff, Shapiro & DeNardo, LLC,
3600 Horizon Dr., Ste. 150,
King of Prussia, PA 19406,
610-278-6800