

LACKAWANNA JURIST

IN THE SUPREME COURT OF PENNSYLVANIA

IN RE: : NO. 864
:
ORDER TEMPORARILY MODIFYING : SUPREME COURT RULES
PENNSYLVANIA RULE OF CONTINUING: DOCKET
LEGAL EDUCATION 108(e) FOR :
CALENDAR YEAR 2021 :

ORDER

PER CURIAM

AND NOW, this 23rd day of December, 2020, upon the recommendation of the Pennsylvania Continuing Legal Education Board (the "Board"),

IT IS ORDERED pursuant to Article V, Section 10 of the Constitution of Pennsylvania, and Rule 1952(A) of the Rules of Judicial Administration, that Rule 108 of the Pennsylvania Rules of Continuing Legal Education is temporarily modified as follows:

Pennsylvania Rule of Continuing Legal Education 108(e), which states that no more than six (6) credits earned by distance learning education may be applied to the annual compliance requirement, is hereby modified with respect to CLE compliance deadlines for the year 2021. All CLE credits to satisfy 2021 compliance deadlines may be obtained through completion of distance learning programs consistent with the Rules and Regulations for Continuing Legal Education in Pennsylvania.

This ORDER shall be processed in accordance with Pa.R.J.A. No. 103(b), and shall be effective January 1, 2021.

LACKAWANNA JURIST

IN RE: : IN THE COURT OF COMMON PLEAS
THE 45th JUDICIAL DISTRICT : OF LACKAWANNA COUNTY
MAURI B. KELLY
LACKAWANNA COUNTY
2020 DEC 22 P 12:56 : 2020 MD 408/32 mm2020

RECORDS ORIGINAL DIVISION

ORDER

NOW, this 18th day of December 2020, in accord with the Order of the Pennsylvania Supreme Court dated May 27, 2020, in which President Judges are authorized to extend local judicial emergency declarations based on local conditions, the following is HEREBY ORDERED AND DECREED:

The judicial emergency in the 45th Judicial District of Pennsylvania, Lackawanna County, is hereby extended through February 28, 2021. All counsel, pro-se litigants, public and those conducting business in the court system of Lackawanna County are to be guided by the following directives.

All in-person access and proceedings to courts and courtrooms may be limited, at the discretion of the judge who is assigned to the matter or courtroom, in order to safeguard the health and safety of court personnel, court users and members of the public.

The continued use of advanced communication technologies for all court proceedings is highly encouraged. All statewide rules that restrict, directly or indirectly, the use of advanced communication technologies remain suspended.

Lackawanna County Central Court shall continue to use advanced communication technologies to conduct its proceedings and hearings throughout the extent of this Order whenever possible. Any request for an in-person proceeding shall be determined by the Magisterial District Judge assigned to the case and coordinated by the Central Court staff.

All Civil matters shall be conducted in a manner at the sole discretion of the judge assigned to the case. This Court's Order of April 13, 2020, docketed as, IN RE: CIVIL LITIGATION MATTERS IN LACKAWANNA COUNTY, 2020 CV 1, remains in full force and effect and should be interpreted in conjunction with this Order as it relates to Motion Court practice.

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All Criminal matters shall be conducted in a manner at the sole discretion of the judge assigned to the case. All previous Court Orders filed during the judicial emergency regarding the procedures to be followed for criminal court cases remain in full force and effect.

All Family matters shall be conducted in a manner at the sole discretion of the judge assigned to the case. All previous Court Orders filed during the judicial emergency regarding the procedures to be followed for family court cases remain in full force and effect.

This Court's Order dated October 21, 2020, regarding the section, IN RE: TEMPORARY MOTION PRACTICE IN LACKAWANNA COUNTY, 2020 CV 1, remains in effect as follows:

Effective September 8, 2020, all Civil, Family, Orphans, and Discovery Motions, which would normally be presented in Motion Court prior to the judicial emergency, and have been subject to this Court's Order dated March 19, 2020, are to be submitted electronically as set forth herein:

Civil Motions shall be emailed to CivilMotion@lackawannacounty.org

Family Motions shall be emailed to FamilyMotion@lackawannacounty.org

Orphans' Motions shall be emailed to OrphanMotion@lackawannacounty.org


Discovery Motions shall be emailed to DiscoveryMotion@lackawannacounty.org

The motions must be in PDF format and each submission shall state if the motion is stipulated to, consented or opposed, where applicable. Pursuant to Lackawanna County Motion Practice, all notice requirements remain in effect, and each motion shall include a certificate of service, and list email addresses and phone numbers for all counsel or parties.

Jury trials are suspended through February 28, 2021.

All statewide rules pertaining to the rule-based right of criminal defendants to a prompt trial remain suspended.

All Magisterial District Judges are hereby granted authority to limit access to their Magisterial District Court as they deem safe and appropriate during the duration of the judicial emergency. The use of advanced communication technologies to conduct hearings is encouraged whenever possible. All necessary safeguards shall be implemented when public access is granted to ensure the health and safety of court personnel, court users and members of the public.



Honorable Michael J. Barrasse
President Judge

BY THE COURT:



Honorable Trish Corbett
President Judge-Elect

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BY VIRTUE OF CERTAIN WRITS OF EXECUTION ISSUED OUT OF THE COURTS OF COMMON PLEAS OF LACKAWANNA COUNTY, THE SHERIFF WILL EXPOSE AT PUBLIC SALE, BY VENUE OR OUTCRY, ALL THE RIGHT, TITLE AND INTEREST OF THE DESCRIBED LOTS, PIECES OR PARCELS OF LAND TO THE HIGHEST AND BEST BIDDER FOR CASH OR CERTIFIED FUNDS (SUBJECT TO PAYMENT OF ANY UNPAID TAXES) AT THE COURTHOUSE IN THE CITY OF SCRANTON, COUNTY OF LACKAWANNA, AND STATE OF PENNSYLVANIA, ON TUESDAY, **FEBRUARY 5, 2021** 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 PEOPLES SECURITY BANK & TRUST COMPANY, vs. NV PETROLEUM, LLC and VANGA PROPERTIES, LLC, Docket No. 2018-2814. Vanga Properties, LLC is the owner of property situate in the South Abington, County of Lackawanna, Commonwealth of PA. Being 801 Northern Blvd., Clarks Summit, PA 18411
Assessment Map #: 10117 010 004
Assessed Value Figure: 53,600
Improvements Thereon: Improved real estate
Attorney: HOURIGAN, KLUGER & QUINN, PC 600 Third Avenue Kingston, PA 18704
Sheriff to collect: \$333,091.82 (plus costs)

SALE 2

By virtue of a Writ of Execution filed to No. 2018-CV-1871 PENTAGON FEDERAL CREDIT UNION vs. SUZANNE M. MURRAY-SMITH situate in Madison Township, Pennsylvania being 52 Chipmunk Lane, L4, Madison Township, PA
Dimensions: 1.004 acres
Assessment Map #: 20702 010 001
Assessed Value figure: \$18,600.00
Improvements thereon: SINGLE FAMILY RESIDENCE
Attorney: John R. O'Brien, Oliver, Price & Rhodes
Sheriff to Collect: \$113,399.69

SALE 3

By virtue of a Writ of Execution filed to No. 2019-02639 USAA Federal Savings Bank vs. Jesse A. Lord, owner(s) of

property situated in Borough of Dalton Lackawanna County, PA being 1325 Huntington Lane, Dalton, PA 18414
Dimensions: 30,006.06 sq. ft.
Assessment Map #: 0680203000103
Assessed Value figure: \$35,550.00
Improvement thereon:
A residential dwelling
Attorney:
Sheriff to Collect: \$452,362.90

SALE 4

RAS Citron, LLC – Attorneys for Plaintiff Robert Flacco, Esquire ID No. 325024 133 Gaither Drive, Suite F Mt. Laurel, NJ 08054 (855)225-6906
rflacco@rasnj.com
NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER Plaintiff v. JOSEPHINE JOY DOUGHTON A/K/A JOY TRAPANI, INDIVIDUALLY AND IN HER CAPACITY AS HEIR OF EDWARD DOUGHTON A/K/A EDWARD R. DOUGHTON A/K/A EDWARD ROBERT DOUGHTON; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EDWARD DOUGHTON A/K/A EDWARD R. DOUGHTON A/K/A EDWARD ROBERT DOUGHTON Defendant(s)
COURT OF COMMON PLEAS LACKAWANNA COUNTY NO: 2019-06268
ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE BOROUGH OF OLYPHANT, LACKAWANNA COUNTY, PENNSYLVANIA: BEING KNOWN AS: 122-124 LINCOLN STREET OLYPHANT, PA 18447
BEING PARCEL NUMBER: 11406-080-012
PIN #: 11406080012
DIMENSIONS: 29 X 140 X 29 X 140
TOTAL VALUE: \$6000
IMPROVEMENTS: RESIDENTIAL PROPERTY
By: RAS Citron, LLC – Attorneys for Plaintiff Robert Flacco, Esq. ID No. 325024

SALE 5

By virtue of a Writ of Execution filed to No. 19CV7118 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MASTR ASSET BACKED SECURITIES TRUST 2004-HE1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-HE1 vs. PHILIP C. SOTTILE, owner(s) of property situate in Borough of Jermyn, Lackawanna County, PA. Being: 99 Franklin Street, Jermyn, PA 18433
Assessment Map #: 0731608000200
Assessed Value Figure: \$13,000.00
Improvements thereon:
A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$171,536.56

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SALE 6

By virtue of a Writ of Execution filed to No. 2019-07449
American Advisors Group vs. Eric Frantz a/k/a Eric L. Frantz
owner of property Situate in BOROUGH OF MOOSIC,
LACKAWANNA COUNTY, PA BEING 311 Walnut Street,
Moosic, PA 18507

TAX PARCEL #: 18416020054

Title to said premises is vested in Eric Frantz a/k/a Eric L.
Frantz by deed from Eric L. Frantz an unmarried man and
Jennifer M Frantz an unmarried woman dated March 24,
2017 and recorded April 3, 2017 in Instrument Number
201704821.

Assessment Map #: 18416020054

Assessed Value figure: \$

Improvements thereon: Residential Dwelling
Attorney: McCabe, Weisberg & Conway, LLC
Sheriff to collect: \$53,493.99

SALE 7

By virtue of a Writ of Execution filed to No. 7395 Civil 2019,
PHH Mortgage Corporation vs. Johnathan R. Powell a/k/a
Johnathan Powell, owner of property situate in the Fifth
Ward of the City of Scranton, Lackawanna County,
Pennsylvania being 1306-1308 Division Street, Scranton, PA
18504.

Front: 50 ft. Depth: 67 feet

Property ID #: 14517060030

Assessed Value figure: \$7,000.00

Improvements thereon: Residential Real Estate
Attorney: Jessica N. Manis, Esq.
Sheriff to collect: \$68,000.42

SALE 8

RAS Citron, LLC – Attorneys for Plaintiff Robert Flacco,
Esquire ID No. 325024 133 Gaither Drive, Suite F Mt. Laurel,
NJ 08054 (855)225-6906 rflacco@rasnj.com
WELLS FARGO BANK, NATIONAL ASSOCIATION,
SUCCESSOR BY MERGER TO WELLS FARGO BANK
MINNESOTA, NATIONAL ASSOCIATION, AS TRUSTEE F/K/A
NORWEST BANK MINNESOTA, NATIONAL ASSOCIATION,
AS TRUSTEE FOR AMRESO RESIDENTIAL SECURITIES
CORPORATION MORTGAGE LOAN TRUST 1998-3 Plaintiff v.
THOMAS NESTERAK, IN HIS CAPACITY AS HEIR OF DIANE
YACOPCHAK; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS
AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST FROM OR UNDER DIANE
YACOPCHAK Defendant(s)

COURT OF COMMON PLEAS LACKAWANNA COUNTY
NO: 2020-00688

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND
SITUATE IN THE BOROUGH OF OLD FORGE,
LACKAWANNA COUNTY, PA: BEING KNOWN AS: 508-
510 F/K/A 510 HICORY STREET OLD FORGE, PA 18518
BEING PARCEL NUMBER: 175.08-2-18

PIN: 17508020018

DIMENSIONS: 50 X 105

TOTAL VALUE: \$12000

IMPROVEMENTS: RESIDENTIAL PROPERTY

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

SALE 9

By virtue of a Writ of Execution filed to No. 20-CV-826,
Citizens Savings Bank vs. Gary J. Durkin and Melissa Marie
Killian, now by marriage Melissa Marie Durkin, owners of
property situate in Township of Roaring Brook, Lackawanna
County, PA, being 329 Summit Woods Road:

Dimensions: 4.52 acres

Property ID #: 170.01-010-01 63

Assessment Value: \$40,000.00

Improvements thereon:

Single Dwelling

Attorney: David K. Brown, Esquire KREDER BROOKS

HAILSTONE LLP 220 Penn Avenue, Suite 200 Scranton, PA
18503 (570) 346-7922

Sheriff to collect: \$293,528.14*

*Plus additional interest, costs, escrow advances, late
charges, attorneys' fees and other costs through date of
payment.

SALE 10

By virtue of a Writ of Execution filed to No. 2020-00626 U.S.
BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR
THE CIM TRUST 2016-2, MORTGAGE-BACKED NOTES, SERIES 2016-2
vs. LYDIA CURCERELLO, owner(s) of property situate in
CARBONDALE TWP, Lackawanna County, PA.

Being: 124 Madison Avenue, Childs, PA 18407

Assessment Map #: 06410030002

Assessed Value Figure: \$4,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$45,032.70

All That Certain Property Situated in the Township of
Carbondale in the County of Lackawanna and
Commonwealth of Pennsylvania, Being Described as
Follows: Lot Number 28 in Block Two (2) and the Rear Half
of Lot Number 28 in Block Two (2). Being More Fully
Described in a Deed Dated 07/10/1995 and Recorded
01/11/1996, Among The Land Records of the County and
State Set Forth above, in Deed Volume 1534 and Page 161
and, Tax Map or Parcel Id No.: 06410-030-002
Parcel One Being On the Northeasterly Side of Madison
Street Beginning At The Westerly Corner of Lot Number
Twenty Seven (27) On Said Plot Being Now or Late of The
Land of James Fife; Thence North Forty Nine (49) Degrees
And Fifteen (15) Minutes West Fifty (50) Feet Along Madison
Street To A Corner of Land Of Hillside Coal And Iron

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Company; Thence Along Land Of Said Company North Forty (40) Degrees And Forty Five (45) Minutes East Fifty Nine (59) Feet To The Corner of Land of Grantor; Thence South Forty Nine (49) Degrees And Fifteen (15) Minutes East Fifty (50) Feet To Line of Land of Said Fife; Thence Along Last Mentioned Land South Forty (40) Degrees And Forty Five (45) Minutes West Fifty Nine (59) Feet To The Said Madison Street At The Place of Beginning.

Parcel Two Bounded Northerly By Land of The Hillside Coal And Iron Company Easterly By An Alley Sixteen (16) Feet And Nine (9) Inches Wide Southerly By Lot Number 27 on Said Plot Now or Formerly owned by Blass Ettinger And Westerly By The Other Half of Said Lot Number 28 owned by Peter Salitsky And Daniel Spielka.

Hazardous Waste, As Defined By The Solid Waste Management Act No. 1980-97 And Regulations, Has Never Been And Is Not Presently Being Disposed By The Grantors or to the Grantors' Knowledge in or on the Premises Hereby Conveyed.

Pursuant To The Provisions of The Pennsylvania Realty Transfer Tax Act, This Conveyance Is Exempt From The Payment of Pennsylvania Realty Transfer Tax Being A Conveyance From Parent and Daughter.

SALE 11

By virtue of a Writ of Execution filed to No. 2018-05289 Nationstar Mortgage LLC d/b/a Mr. Cooper vs. Unknown Heirs, Successor, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Roseanne M. Balsavage, Deceased; Walter Balsavage, known Heir of Roseanna M. Balsavage, Deceased, owner(s) of property situated in Borough of Old Forge, Lackawanna County6, PA being 217 Vine Street, Old Forge, PA 18518
Dimensions: 24X64X76X11X100X52

Assessment Map #: 1751205005004

Assessed Value figure: \$9,000.00

Improvement thereon:

A residential dwelling

Attorney:

Sheriff to Collect: \$43,802.01

SALE 12

By virtue of a Writ of Execution filed to No. 2020-CV-1812, PEOPLES SECURTY BANK & TRUST COMPANY, Plaintiff, vs. QUALITY PERFORATING, INC., Defendant, owner of property situate in Carbondale, Lackawanna County, PA, being known as 166 DUNDAFF STREET, CARBONDALE, LACKAWANNA COUNTY, PA.

Consisting of seven (7) parcels, more or less, as more particularly described in Lackawanna County Record Book 610, Page 80.

Assessment Map #: 04509-030-020; 04509-030-021;

04509-030-022; 04509-030-029;

04509-030-030; 04509-030-031; and 04509-040-045

Assessed Value: \$156,165.00

Improvements Thereon: Commercial/Industrial buildings and vacant land

Sheriff to Collect: \$4,147,877.57, plus costs, attorneys' fees and additional interest at the maximum rate allowed by law until paid in full.

Attorney: Cipriani & Werner

SALE 13

By virtue of Writ of Execution in Case Number: 19 CV 03727 U.S. Bank National Association, as indenture trustee, for the CIM Trust 2016-2, Mortgage-Backed Notes, Series 2016-2 (Plaintiff) vs. Theresa A. Brier (Defendant) Owner of the property situate in the First Ward of the Borough of Dunmore, Lackawanna County, PA being 218 Prospect Street, Dunmore, PA 18512

Dimensions: 40X256

Property ID #: 14709030009

Assessed Value Figure:

Improvements thereon: Residential Dwelling

Attorney: Hladik Onorato and Federman, LLP, Bradley J.

Osborne, Esquire 298 Wissahickon Avenue, North Wales, PA 19454

Sheriff to Collect: \$78,739.62 plus costs, expenses, attorneys' fees and additional interest.

SALE 14

By virtue of a Writ of Execution filed to No. 19-CV-7133 PNC BANK, NATIONAL ASSOCIATION vs. SKYLAR D. ROSAR, owner(s) of property situate in Archbald Borough, Lackawanna County, PA. Being: 506 Main Street, Eynon, PA 18403

Assessment Map #: 09414020018

Assessed Value Figure: \$6,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$56,803.47

SALE 15

By virtue of a Writ of Execution No. 20-CV-2472 Santander Bank, N.A. v. Elizabeth M. Kline a/k/a Elizabeth Kline owners of property situate in the SCRANTON CITY, Lackawanna County, PA, being 835 Harrison Avenue, a/k/a 835 Harrison Avenue L 21, Scranton, PA 18510-1401

Dimensions: 40X160

Assessment Map #: 15706050040

Assessed Value figure: \$12,500.00

Judgment Amount: \$110,634.39

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

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SALE 16

By virtue of a Writ of Execution filed to No. 2019-04935 Carrington Mortgage Services, LLC vs. Frank Reichert, owner(s) of property situated in Township of Lehigh Lackawanna County, PA being 40 Woodland Drive, f/k/a 164 Woodland Drive, assessed as Laurel Dr. L-164 Sec-1, Thornhurst, PA 18424
Dimensions: 80 X 157
Assessment Map #: 2460105000305
Assessed Value figure: \$19,000.00
Improvement thereon:
A residential dwelling
Attorney:
Sheriff to Collect: \$116,633.50

SALE 17

By virtue of a Writ of Execution filed to No. 2018 CIV 2760, Fairway Consumer Discount Company vs. LAURA A. OESTEL, owner of property situate in the Borough of Mayfield, Lackawanna County, PA, being 512 Lackawanna Avenue.
Dimensions: 50 x 150
Assessment Map #: 07405-050-028
Assessed Value: \$9,000.00
Improvements thereon:
Single family dwelling
Sheriff to collect: \$33,041.57 plus costs as of February 15, 2021
Attorney: CHARITON, SCHWAGER & MALAK

SALE 18

By virtue of a Writ of Execution file to No. 18cv5906 NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER AS SUCCESSOR BY MERGER TO PACIFIC UNION FINANCIAL, LLC vs. LORRIE A SCARFO, owner(s) of property situate in Township of Bengin, Lackawanna County, PA.
Being: 3446 State Route 438, Benton Township, PA 18414
Assessment Map #: 04901030005
Assessed Value Figure: \$16,000.00
Improvements thereon:
A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$126,139.67
BEGINNING at a point in the center of State Route No. 438 leading from Wallsville to LaPlume, said point being North 89 degrees 36 minutes West, 145 feet from the intersection of State Road No. 438 with the center line of the dirt Township Road T-530 heading to Waverly; thence Sought 15 degrees 03 minutes East, three hundred (300) feet along Lot No. 1 to an iron pin at the corner of Lots Nos. 1 and 8; thence North 89 degrees 36 minutes West along Lot No. 2 sixty-five (65) feet to an iron pin at the corner of Lots No. 2 and No. 7; thence South 71 degrees 51 minutes West along Lot No. 7, 229.9 feet, more or less, to a point at the corner of lands

conveyed by the grantor to Theodore and Vicky Varady, husband and wife, on the 23rd day of April, 1980, and recorded in Lackawanna County Recorder of Deeds Office in Deed Book 1002, at Page 458; thence North 19 degrees West, 383.35 feet, more or less, to a point on the center of State Route No. 438; thence along center of said road, South 89 degrees 51 minutes East 230 feet, more or less to a point in the center of said road; thence along center of said road, South 89 degrees 30 minutes East, 103.5 feet, more or less, to a point in the center of said road, the place of BEGINNING.

Notice – This Document Does 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 Structure On Or In Such Land. The Inclusion Of This Notice Does Not Enlarge, Restrict Or Modify Any Legal Rights Or Estates Otherwise Created, Transferred, Excepted Or Reserved By This Instrument. (This Notice Is Set Forth In The Manner Provided In Section 1 Of The Act of July 17, 1957 P.L., 984 As Amended; And Is Not Intended As Notice Of Unrecorded Instruments, If Any).

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 10TH, 2021 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
NOVEMBER 2, 2020**

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ESTATES

First Notice

ESTATE OF ANN M. BRAZ, late of Scranton, Pennsylvania, died on November 15, 2020. All persons having claims against the Estate shall present same to Co-Executors, Richard Braz and Charles J. Braz, c/o Donald W. Jensen, Esquire, 538 Spruce Street, Suite 730, Scranton, Pennsylvania 18503.

ESTATE OF JOAN H. CAFFREY, A/K/A JOAN CAFFREY, late of Scranton, Lackawanna County, Pennsylvania (died November 30, 2020). 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 Maureen Caffrey O'Malley, Executor, 522 Warren Street, Scranton, Pennsylvania 18508 or to James J. Gillotti, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, PO Box 240, Clarks Summit, PA 18411.

ESTATE OF HERMAN E. CLAUS, late of Scranton, Lackawanna County, Pennsylvania, (died May 25, 2020). Notice is hereby given that Letters Testamentary have been issued to Ann Marie Claus, Executrix. MARIANNE M. STIVALA, ESQUIRE, BRIAN J. CALI & ASSOCIATES, 103 EAST DRINKER STREET, DUNMORE, PENNSYLVANIA 18512.

ESTATE OF JOSEPH A. FAGAN, late of Moscow, PA (died July 31, 2020). Notice is hereby given that Letters of Administration on the above estate have been granted to Paul F. Fagan, 1551 Camp Meeting Road, Sewickley, PA 15143, Administrator. 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 herein.

ESTATE OF ALBERT REPCHAK, late of Borough of Dunmore, Lackawanna County, Pennsylvania, (died November 04, 2020). Notice is hereby given that Letters of Testamentary on the above estate have been granted to Jennifer Popis, of Scranton, PA. 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.

ESTATE OF JAMES P. VOROZILCHAK, late of Scranton, Lackawanna County, Pennsylvania, (died October 4, 2020). Notice is hereby given that Letters of Administration on the above estate have been granted to Phyllis Ruzbarsky, Administratrix of the Estate. All persons indebted to said estate are required to make payment, and those having claims or demands to present the same immediately to the Administrator as named above or to Paul K. Paterson, Esquire, Mascelli & Paterson, Bank Towers Building, Suite 410, 321 Spruce Street, Scranton, PA 18503.

Second Notice

NOTICE IS HEREBY GIVEN, that Letters Testamentary have been granted to Joseph J. Bomba, Executor in the **ESTATE OF JOY E. BOMBA**, late of Moosic, Lackawanna County, Pennsylvania, who died on September 19, 2020. All persons indebted to said estate are requested to

make payment and those having claims or demands to present the same without delay to Joseph J. Bomba, Executor, c/o Stephen B. Killian, Esquire, 575 Pierce Street, Suite 303, Kingston, Pennsylvania 18704.

ESTATE OF SHARON A. GRASSO GALLO A/K/A SHARON ANN GRASSO GALLO A/L/A SHARON A. GALLO late of Peckville, Lackawanna County, Pennsylvania (died November 11, 2020). Notice is hereby given that Letters Testamentary have been issued to Shara Juliet Bauman, 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 Shara Juliet Bauman, c/o John J. McGee, Attorney for the Estate, P.O. Box 3298, Scranton, PA 18505.

ESTATE OF MARGARET MORELLI, late of Dunmore, Lackawanna County, Pennsylvania, (died October 13, 2020). Notice is hereby given that Letters Testamentary have been issued to John Morelli, Executor 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 have been granted to Donald Olekszulín, Executor of the **ESTATE OF MICHAEL OLEKSZULIN, A/K/A MICHAEL OLEKSZULIN, JR.**, late of the Borough of Moosic, Lackawanna County, Pennsylvania, who died on June 1, 2020. All persons indebted to said Estate are required to make payment and those having claims or demands to present the same to the Executor c/o Anthony G. Ross, Esquire, Law Offices of Tony Ross, 126 Main Street, Pittston, PA 18640.

NOTICE IS HEREBY GIVEN, that Letters Testamentary have been granted to Barbara L. Smith, Executrix in the **ESTATE OF VANCE P. PACKARD**, late of Thornhurst Township, Lackawanna County, Pennsylvania, who died on October 27, 2020. All persons indebted to said estate are requested to make payment and those having claims or demands to present the same without delay to Barbara L. Smith, Executrix, c/o Stephen B. Killian, Esquire, 575 Pierce Street, Suite 303, Kingston, Pennsylvania 18704.

NOTICE IS HEREBY GIVEN THAT Letters Testamentary have been granted in the **ESTATE OF PATRICIA PAULISH**, Deceased, late of 1205 Bank Street, Dickson City, Pennsylvania, 18519 (died April 16, 2020), and all persons indebted to said estate are requested to make payment, and those having claims to present the sum without delay, to Nancy Madden, Administratrix c/o JOHN J. MINORA, ESQUIRE, MINORA, KROWIAK & MUNLEY, 700 Vine Street, Scranton, PA 18510, Attorney for the Estate.

ESTATE OF JOHN M. REBAR A/K/A JOHN REBAR late of Dunmore, Lackawanna County, Pennsylvania (died November 10, 2020). Notice is hereby given that Letters Testamentary have been issued to Elaine Morrell, 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 Elaine Morrell, c/o John J. McGee, Attorney for the Estate, P.O. Box 3298, Scranton, PA 18505.

NOTICE is hereby given that Letters of Administration C.T.A. have been given in the **ESTATE OF FRANCIS C. RHIEW, A/K/A FRANCIS CHANG NAM RHIEW**, late of Clarks Summit, Lackawanna County, Pennsylvania, who died October 21, 2020. All persons indebted to said Estate are required to make payment, and those having claims or demands, to present the same without delay to the

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Administratrix, Elizabeth Rhiew, c/o Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704.

ESTATE OF THOMAS SADOSKI, late of the City of Scranton, Lackawanna County, Pennsylvania, died on October 17, 2020. Letters Testamentary having been granted to James Bonner and Marjorie DeSanto Barlow Esquire, Co-Executors. Creditors shall make demands and debtors shall make payment without delay to James Bonner and Marjorie DeSanto Barlow Esquire, Attorney for the Estate, DeSanto Barlow Law, PC, Professional Arts Building, 327 North Washington Ave. Suite 400, Scranton, PA 18503.

ESTATE OF HELEN SCHOONOVER, late of City of Scranton, Lackawanna County, Pennsylvania, (died 11/21/2020). Notice is hereby given that Letters of Testamentary on the above estate have been granted to Joan Gerrity of Scranton, PA, 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.

ESTATE OF ALBERTA T. WOGEN A/K/A ALBERTA WOGEN A/K/A ALBERTA T. SCHULZE A/K/A ALBERTA SCHULZE, late of Carbondale City, Lackawanna County, PA. Paul J. Wogen, 10 High Street, Carbondale, PA 18407, Administrator; Nicholas A. Barna, 207 Tenth Street, Honesdale, PA 18431, Attorney.

Third Notice

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF JUDITH BURCH A/K/A JUDITH M. BURCH**, late of Dickson City, Lackawanna County, Pennsylvania (died October 23, 2020). 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, Candace A. Burch, or John J. Lawler, Jr., Attorney for the Estate, 25 North Main Street, Suite Two, Carbondale, Pennsylvania 18407.

ESTATE OF JANET M. DOUGHERTY, late of Dunmore, Lackawanna County, Pennsylvania, (died 09/26/2020). Notice is hereby given that Letters of Testamentary on the above estate have been granted to Brian L. Dougherty of S. Bington Twp., PA 18411, and Patrick J. Dougherty, of Dunmore, PA 18512, Co-Executors. All persons indebted to the said estate are required to make payment and those having claims to present the same without delay to the Co-Executors named herein, or to Patrick N. Coleman, Esquire, Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

ESTATE OF EDWARD JACOB KOLATIS, late of Borough of Olyphant, Pennsylvania, (died October 22, 2020). Notice is hereby given that Letters of Testamentary on the above Estate have been granted to Marie Kolatis, Olyphant, PA. 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 Representative named herein, or to Nicholas D. Tellie, Esquire, Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

ESTATE OF PAULETTE KREBLOSKY, A/K/A PAULETTE J. KREBLOSKY, late of Blakely, Lackawanna County, Pennsylvania, (died 09/02/2020). Notice is hereby given that Letters of Testamentary on the above estate have been granted to Leslie Russin of Olyphant, PA, 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.

NOTICE

NOTICE OF PROPOSED PRIVATE SALE #1292

On December 18, 2020, the Lackawanna County Tax Claim Bureau received and approved a private sale offer to purchase the property identified as tax map No. 03515-020-03301 located at 714 Main Street, Fell Twp., Pennsylvania 18407 pursuant to the terms and conditions of Section 5860.613 of the Real Estate Tax Sale Law, 72 P.S. § 5860.613, for \$1.00 free and clear of all tax claims and tax judgements. An interested party, or a person interested in purchasing the property may, if not satisfied that the sale price approved by the Bureau is sufficient, within forty-five (45) days after notice of the proposed sale, petition the Court of Common Pleas of Lackawanna County to disapprove the sale.

Barbara Lynady, Deputy Director
Lackawanna County Tax Claim Bureau
T2-1/15

NOTICE

NOTICE OF PROPOSED PRIVATE SALE #1293

On December 18, 2020, the Lackawanna County Tax Claim Bureau received and approved a private sale offer to purchase the property identified as tax map No. 09304-020-013 located at 389 Scranton Carbondale Highway, Archbald, Pennsylvania 18403 pursuant to the terms and conditions of Section 5860.613 of the Real Estate Tax Sale Law, 72 P.S. § 5860.613, for \$1,450.00 free and clear of all tax claims and tax judgements. An interested party, or a person interested in purchasing the property may, if not satisfied that the sale price approved by the Bureau is sufficient, within forty-five (45) days after notice of the proposed sale, petition the Court of Common Pleas of Lackawanna County to disapprove the sale.

Barbara Lynady, Deputy Director
Lackawanna County Tax Claim Bureau
T2-1/15

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Lackawanna County Tax Claim Bureau
T2-1/15

NOTICE

NOTICE OF PROPOSED PRIVATE SALE #1294

On December 18, 2020, the Lackawanna County Tax Claim Bureau received and approved a private sale offer to purchase the property identified as tax map No. 06002-020-00805 located at T488 , Scott Township, Pennsylvania 18414 pursuant to the terms and conditions of Section 5860.613 of the Real Estate Tax Sale Law, 72 P.S. § 5860.613, for \$600.00 free and clear of all tax claims and tax judgements. An interested party, or a person interested in purchasing the property may, if not satisfied that the sale price approved by the Bureau if sufficient, within forty-five (45) days after notice of the proposed sale, petition the Court of Common Pleas of Lackawanna County to disapprove the sale.

Barbara Lynady, Deputy Director
Lackawanna County Tax Claim Bureau
T2-1/15

NOTICE

NOTICE OF PROPOSED PRIVATE SALE #1295

On December 18, 2020, the Lackawanna County Tax Claim Bureau received and approved a private sale offer to purchase the property identified as tax map No. 19203-010-01202 located at 5431 Haas Pond Road, Madison Twp., Pennsylvania 18403 pursuant to the terms and conditions of Section 5860.613 of the Real Estate Tax Sale Law, 72 P.S. § 5860.613, for \$1,200.00 free and clear of all tax claims and tax judgements. An interested party, or a person interested in purchasing the property may, if not satisfied that the sale price approved by the Bureau if sufficient, within forty-five (45) days after notice of the proposed sale, petition the Court of Common Pleas of Lackawanna County to disapprove the sale.

Barbara Lynady, Deputy Director
Lackawanna County Tax Claim Bureau
T2-1/15

NOTICE

NOTICE OF PROPOSED PRIVATE SALE #1296

On December 18, 2020, the Lackawanna County Tax Claim Bureau received and approved a private sale offer to purchase the property identified as tax map No. 07312-070-009 located at 217 Whitmore Ave., Mayfield Borough, Pennsylvania 18433 pursuant to the terms and conditions of Section 5860.613 of the Real Estate Tax Sale Law, 72 P.S. § 5860.613, for \$2,000.00 free and clear of all tax claims and tax judgements. An interested party, or a person interested in purchasing the property may, if not satisfied that the sale price approved by the Bureau if sufficient, within forty-five (45) days after notice of the proposed sale, petition the Court of Common Pleas of Lackawanna County to disapprove the sale.

Barbara Lynady, Deputy Director

NOTICE

NOTICE OF PROPOSED PRIVATE SALE #1297

On December 18, 2020, the Lackawanna County Tax Claim Bureau received and approved a private sale offer to purchase the property identified as tax map No. 07405-090 - 002 located at Main Street, Mayfield Borough, Pennsylvania 18403 pursuant to the terms and conditions of Section 5860.613 of the Real Estate Tax Sale Law, 72 P.S. § 5860.613, for \$1,250.00 free and clear of all tax claims and tax judgements. An interested party, or a person interested in purchasing the property may, if not satisfied that the sale price approved by the Bureau if sufficient, within forty-five (45) days after notice of the proposed sale, petition the Court of Common Pleas of Lackawanna County to disapprove the sale.

Barbara Lynady, Deputy Director
Lackawanna County Tax Claim Bureau
T2-1/15

NOTICE

Notice is hereby given of a Petition of Petitioner, Sister Ellen Maroney, IHM, for the finding of and decree of death of Sister Angela Miller, IHM. Hearing to be held on February 16, 2021 at 1:30 p.m. before the Honorable Vito P. Geroulo of the Lackawanna County Court of Common Pleas in Courtroom No. 2 of the Lackawanna County Courthouse, 200 North Washington Avenue, Scranton, Pennsylvania 18503, at such time the Court will hear evidence concerning the alleged absence of Sister Angela Miller, IHM, including the circumstances and duration thereof.

T3-1/22