

## LACKAWANNA JURIST

BY VIRTUE OF CERTAIN WRITS OF EXECUTION ISSUED OUT OF THE COURTS OF COMMON PLEAS OF LACKAWANNA COUNTY, THE SHERIFF WILL EXPOSE AT PUBLIC SALE, BY VENUE OR OUTCRY, ALL THE RIGHT, TITLE AND INTEREST OF THE DESCRIBED LOTS, PIECES OR PARCELS OF LAND TO THE HIGHEST AND BEST BIDDER FOR CASH OR CERTIFIED FUNDS (SUBJECT TO PAYMENT OF ANY UNPAID TAXES) AT THE COURTHOUSE IN THE CITY OF SCRANTON, COUNTY OF LACKAWANNA, AND STATE OF PENNSYLVANIA, ON TUESDAY, **NOVEMBER 12, 2019** 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. 2019-02121 M&T BANK A/K/A MANUFACTURERS AND TRADERS TRUST COMPANY vs. JOAN D. SARTI, owner(s) of property situate in the Borough of Moosic, Lackawanna County, Pennsylvania. Being: 209 George Street, Moosic, PA 18507

Assessment Map #: 18416020027

Assessed Value Figure: \$13,500.00

Improvements thereon: A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to Collect: \$41,554.47

Beginning at a corner on the Northerly side of George Street, also a corner of other land of said Grantors;

Thence along said street fifty (50) feet to a corner of lot of Thomas Kelly;

Thence along said Kelly's line North, five degrees and twenty-five minutes East, one hundred forty-four (144) feet to a corner on an alley;

Thence along said alley South, eighty-four degrees thirty-five minutes West, fifty (50) feet to a corner of other land of said grantors, and

Thence along said land mentioned land, South five degrees and twenty-five minutes West, one hundred and forty-four (144) feet to the place of beginning.

### SALE 2

By virtue of a Writ of Execution No. 2019-01547 Ditech Financial LLC v. Laura E. Hughes a/k/a Laura Hughes owners of property situate in the OLYPHANT BOROUGH, Lackawanna County, PA, being 637 East Grant Street, a/k/a 637 East Grant Street L46, Olyphant, PA 18447-1918  
Dimensions: 60X150

Assessment Map #: 11415020013

Assessed Value figure: \$5,500.00

Judgment Amount: \$124,365.14

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

### SALE 3

By virtue of a Writ of Execution filed to No. 18-CV-5206 Federal National Mortgage Association ("Fannie Mae") vs. Daniel J. Flynn, Administrator of the Estate of Lisa Hardy, (address per lexis) owner of property Situate in SCRANTON, LACKAWANNA COUNTY, PA BEING 1837 Clearview Street, Scranton, Pennsylvania 18508

ALL those certain lots, pieces, or parcels of land in the City of Scranton, County of Lackawanna and State of Pennsylvania, known as Lots Number Ninety Nine, One Hundred, One Hundred One, One Hundred Two, in Square or Block No. "B" and fronting on Clearview Street, each lot being twenty-five feet in front and twenty-five feet in rear, and one hundred feet in depth, more or less, according to plan or map entitled, "Brislin Plot of Lots on Francis Ann Giffith Tract." Said lots known as Lots 99 to 102 inclusive on Block 75 on the Assessment Map for the 3rd Ward of the City of Scranton.

DWELLING KNOWN AS: 1837 CLEARVIEW STREET, SCRANTON, PA 18508.

TAX PARCEL #: 13411-020-043

Title to said premises is vested in Lisa Hardy by deed from John Washo, deceased and Mary Washo, husband and wife, dated August 30, 2006 and recorded September 7, 2006 in Instrument Number 200625506. The said Lisa Hardy died on October 11, 2016. On September 1, 2017, Letters of Administration were granted to Daniel J. Flynn, nominating and appointment him as the Administrator of the Estate of Lisa Hardy.

Assessment Map #: 13411-020-043

Assessed Value figure: \$11,250.00

Improvements thereon: Residential Dwelling

Attorney: McCabe, Weisberg & Conway, LLC

Sheriff to collect: \$76,748.64

### SALE 4

By virtue of a Writ of Execution filed to No. 2018-CV-05922, First National Bank of Pennsylvania vs. Beverly Hall, owner of property situate in the Township of La Plume, Lackawanna County, Pennsylvania being 2030 North Overbrook Road, Factoryville, PA 18419, one (1) acre of property.

Property ID #: 04707 020 002000

Assessed Value Figure: \$11,235.00

Improvements thereon:

Attorney: Marcia L. DePaula, Esquire, 11 Grandview Circle, #200, Canonsburg, PA 15317

Sheriff to collect: \$229,898.19

## LACKAWANNA JURIST

### SALE 5

All that certain piece or parcel or Tract of land situate in the Borough of Old Forge, Lackawanna County, Pennsylvania, and being known as 1280 Mine Street, Old Forge, Pennsylvania 18518.

TAX MAP AND PARCEL #: 16518010016

IMPROVEMENTS THEREON: Residential Dwelling

REAL DEBT: \$66,860.00

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

William E. Lapinski

McCabe, Weisberg & Conway, LLC

123 South Broad Street,

Suite 1400

Philadelphia, PA 19109

### SALE 6

By virtue of a Writ of Execution filed to No. 19CV3080

Lakeview Loan Servicing, LLC, vs. Kimberly Eiden owner of property Situate in THE BOROUGH OF THROOP, LACKAWANNA COUNTY, PA BEING 190 Phillip Street, Throop, Pennsylvania 18512

DWELLING KNOWN AS: 190 PHILLIP STREET, THROOP, PENNSYLVANIA 18512

TAX PARCEL #: 13605-020-009

Title to said premises is vested in Kimberly Eiden by deed from Daniel Sansky and Mary Ann Sansky, husband and wife, dated November 24, 1999 and recorded November 29, 1999 in Deed Book 180, Page 801 Instrument Number 1999-031140.

Assessment Map#: 13605-020-009

Assessed Value figure: \$8000.00

Improvements thereon: Residential Dwelling

Attorney: McCabe, Weisberg & Conway, LLC

Sheriff to collect: \$6,273.76

### SALE 7

By virtue of a Writ of Execution filed to No. 2016-06134 PNC Bank, National Association v Christopher G. Gawrys; Mary E. Gawrys, AKA Mary Lou Gawrys, AKA Mary Lou E.

Gawrys (deceased) owner(s) of property situate in Township of South Abington, Lackawanna County, Pennsylvania being 339 Bailey Street, Clarks Summit, PA 18411

Dimensions: 90x150

Property ID #: 1.201-010-03906

Assessed Value Figure: \$16,000.00

Improvements thereon: single family dwelling

Attorney: Meredith H. Wooters, Esquire, Scott A. Dietterick,

Kimberly J. Hong, Michael E. Carleton, Justin F. Kobeski,

Matthew P. Curry, Cristina L. Connor, Holly N. Wolf and

Karina Velter

Sheriff to collect: \$76,680.34

### SALE 8

By virtue of a Writ of Execution No. 19 CV 2638 Deutsche Bank National Trust Company, as Trustee for Equifirst Loan Securitization Trust 2007-1, Mortgage Pass-Through Certificates, Series 2007-1 v. Theresa M. Miller owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 618 Pear Street, A/K/A 618 Pear Street L 9, Scranton, PA 18505-4004

Front: 40 feet, Depth: 174 feet, containing 6,960 sq ft

Assessment Map #: 16711030026

Assessed Value figure: \$11,500.00

Judgment Amount: \$118,007.32

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

### SALE 9

By virtue of a Writ of Execution filed to No. 2018-04995

Nationstar Mortgage LLC d/b/a Mr. Cooper vs. Qudea L.

Joseph a/k/a Qudea Joseph; Dale F. Joseph a/k/a Dale

Joseph, owner(s) of property situated in Township of

Thornhurst, (formerly known as the Township of Lehigh)

Lackawanna County, Pennsylvania being 120 Country Club

Drive, a/k/a 1099 Country Club Drive, Thornhurst, PA 18424

Dimensions: 80X150

Assessment Map #: 24500010007

Assessed Value figure: \$18,000.00

Improvement thereon:

A residential dwelling

Attorney: Katherine M. Wolf, Esq

Sheriff to Collect: \$87,041.66

### SALE 10

By virtue of a Writ of Execution No. 16 CV 5448 Freedom

Mortgage Corporation v. Edward Wetzel, in His Capacity as

Heir of Louise M. Serpico, Deceased, All Other Heirs of

Louise M. Serpico, Deceased, Known of Unknown owners of

property situate in the SCRANTON CITY, Lackawanna

County, Pennsylvania, being 614 Wheeler Avenue, a/k/a

612-614 Wheeler Avenue, Scranton, PA 18510-1936

Front: 30 feet, Depth: 160 feet, containing

Assessment Map #: 15710050009

Assessed Value figure: \$17,000.00

Judgment Amount: \$127,930.54

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

### SALE 11

By virtue of a Writ of Execution No. 2019-01853 Wells Fargo

Bank, N.A. v. Vanessa Carisano owners of property situate

in the SCRANTON CITY, Lackawanna County,

Pennsylvania, being 703 Harrison Avenue, Scranton, PA

18510-1907

Dimensions: 27X68

Assessment Map #: 15706030028

Assessed Value figure: \$7,500.00

## LACKAWANNA JURIST

Judgment Amount: \$72,643.60

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

### SALE 12

RAS Citron, LLC Robert Crawley, Esq. ID No. 319712 133 Gaither Drive, Suite F Mt. Laurel, NJ 08054 855-225-6906 rcrawley@rasnj.com REVERSE MORTGAGE SOLUTIONS INC. v. JAMES ANTONIK, IN HIS CAPACITY AS HEIR OF MARY ANN ANTONIK, DECEASED; JUDY KEYASKO, IN HER CAPACITY AS HEIR OF MARY ANN ANTONIK, DECEASED; JANICE ANTONIK, IN HER CAPACITY AS HEIR OF MARY ANN ANTONIK, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARY ANN ANTONIK, DECEASED. COURT OF COMMON PLEAS LACKAWANNA COUNTY NO: 2018-05215 ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE BOROUGH OF OLYPHANT, LACKAWANNA COUNTY, PENNSYLVANIA: BEING KNOWN AS: 204 OLYPHANT COURT OLYPHANT, PA 18447

PIN #: 11407020016

DIMENSIONS: 37 X 88 X 27 X 93

TOTAL VALUE: \$7751

IMPROVEMENTS: RESIDENTIAL PROPERTY

By: RAS Citron, LLC – Attorneys for Plaintiff Robert Crawley, Esq. ID No. 319712

### SALE 13

RAS Citron, LLC Robert Flacco, Esq., ID No. 325024 133 Gaither Drive, Suite F Mt. Laurel, NJ 08054 855-225-6906 rflacco@rasnj.com THE BANK OF NEW YORK MELLOW F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION F/K/A THE CHASE MANHATTAN BANK, AS TRUSTEE FOR C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2001-CB3 v. ROBERT G. CLARK. COURT OF COMMON PLEAS LACKAWANNA COUNTY NO: 2019-01754

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE CITY OF SCRANTON, LACKAWANNA COUNTY, PA: BEING KNOWN AS: 1743-1745

BEAUMONT AVE. SCRANTON, PA 18508

BEING PARCEL #: 13407040018

PIN: 13407040018

DIMENSIONS: 50 X 150

TOTAL VALUE: \$11500

IMPROVEMENTS: RESIDENTIAL PROPERTY

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

### SALE 14

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, Pennsylvania 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: Katherine M. Wolf, Esq

Sheriff to Collect: \$421,689.94

### SALE 15

By virtue of a Writ of Execution No. 18-CV-1225 Ditech Financial LLC v. James R. Mullen, The United States of America C/O The United States Attorney for The Middle District of PA owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 539-541 North Garfield Avenue, A/K/A 539 541 N Garfield Ave, Scranton, PA 18504

Dimensions: 39 X 155

Assessment Map #: 14510010027

Assessed Value figure: \$8,000.00

Judgment Amount: \$119,284.08

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

### SALE 16

By virtue of a Writ of Execution filed to No. 18-CV-02226 CL45 MW LOAN 1, LLC, Plaintiff vs. Eric Ofcharsky and Louise Ofcharsky owner(s) of property situate in Township of Scott, Lackawanna County, Pennsylvania being 612 Poplar Street, Jermyn, Township of Scott, Pennsylvania 18433 Property ID #: 07405030010

Assessed Value Figure:

PIN 07405030010 \$3,000.00 (Land) + \$16,000.00

(Improvement) = \$19,000.00

Improvements thereon:

Single family dwelling

Attorney: Kimberly A. Bonner, Esq

Sheriff to collect: \$49,594.74 plus interest and costs to the date of sale

### SALE 17

RAS Citron, LLC Robert Crawley, Esq. ID No. 319712 133 Gaither Drive, Suite F Mt. Laurel, NJ 08054 855-225-6906 rcrawley@rasnj.com DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR RESIDENTIAL ACCREDITED LOANS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-QS10 v. DAWN M. TROTTA A/K/A DAWN TROTTA. COURT OF COMMON PLEAS LACKAWANNA COUNTY NO: 2019-03079 ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP OF COVINGTON,

## LACKAWANNA JURIST

LACKAWANNA COUNTY, PA: BEING KNOWN AS: 246  
DORANTOWN ROAD F/K/A RR 9 BOX 9241 MOSCOW, PA  
18444

BEING PARCEL #: 21902-010-004  
PIN: 21902010004

DIMENSIONS: 303 X 300 X 242  
TOTAL VALUE: \$21000  
AND

BEING PARCEL #: 21902-010-005  
PIN: 21902010005

DIMENSIONS: 189 X 188 X 252 X 22  
TOTAL VALUE: \$3900

IMPROVEMENTS: RESIDENTIAL PROPERTY  
By: RAS Citron, LLC – Attorneys for Plaintiff Robert  
Crawley, Esq. ID No. 319712

### SALE 18

By virtue of a Writ of Execution filed to No. 14 CV 6126  
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs.  
JOHNCARLO LIGI JR., owner(s) of property situate in  
Township of Jefferson, Lackawanna County, Pennsylvania.  
Being: 20 Mount Cobb Highway, Lake Ariel, PA 18436  
Assessment Map #: 15004-010-012  
Assessed Value Figure: \$6,042.00  
Improvements thereon:  
A Residential Dwelling  
Attorney: KML Law Group, P.C.  
Sheriff to collect: \$129,218.75

### SALE 19

BY VIRTUE OF A WRIT OF EXECUTION NBT BANK, NA,  
formerly Pennstar Bank, a division of NBT Bank, NA, now by  
assignment, CNB Realty Trust, Docket No. 19-cv-744  
Raymond Wascavage is the owner of property situate in the  
Borough of Old Forge, Lackawanna County, Pennsylvania.  
Being 305 McClure Street, Old Forge, PA 18518  
Assessment Map #: 17605 050 068  
Assessed Value Figure: 10,000  
Improvements Thereon: improved real estate  
Attorney: HOURIGAN, KLUGER & QUINN, PC 600 Third  
Avenue Kingston, PA 18704  
Sheriff to collect: \$75,311.38 (plus costs)

### SALE 20

By virtue of a Writ of Execution filed to No. 18 CV 3104 U.S.  
Bank National Association, as Trustee, on behalf of the  
holders of the CSMC Mortgage-Backed Pass-Through  
Certificates, Series 2007-1 vs. Savita Baldeo aka Savita  
Karamchand and Kiman S. Baldeo, owners of property  
situate in Old Forge Borough, Lackawanna County,  
Pennsylvania being 701 Maple St, Old Forge, PA 18518.  
Assessment Map #: 17508010031  
Assessed Value figure: \$12,000.00  
Improvements thereon: Residential Dwelling  
Attorney: Roger Fay, Esquire

Sheriff to collect: \$

### SALE 21

By virtue of a Writ of Execution filed to No. 16-CV-2568 U.S.  
Bank National Association, as Indenture Trustee for  
Springleaf Mortgage Loan Trust 2013-3, Mortgage-Backed  
Notes, Series 2013-3 vs. Michele Sekelsky, Known Heir of  
the Estate of Pearl L. Sosnowski, Christine Wilczewski,  
Known Heir of the Estate of Pearl L. Sosnowski and  
Unknown heirs, successors, assigns and all persons, firms  
or associations claiming right, title or interest from or under  
Pearl L. Sosnowski, Deceased Mortgagor and Real Owner,  
owners of property situate in Dickson City Borough,  
Lackawanna County, Pennsylvania being 508 River Street,  
Dickson City, PA 18519  
Assessment Map #: 12412040036  
Assessed Value figure: \$9,000.00  
Improvements thereon: Residential Dwelling  
Attorney: Roger Fay, Esquire  
Sheriff to collect: \$

### SALE 23

On February 11, 2019, Letters of Administration were  
granted to Loretta James and Dolores Cillo, nominating and  
appointment her as the Administratrix of the Estate of  
Leonard Zinn. The said Ronald Zinn died on January 24,  
2018 thereby vesting title in Leonard Zinn by operation of  
law.  
Assessment Map #: 10111100010  
Assessed Value figure: \$21,000.00  
Improvements thereon: Residential Dwelling  
Attorney: McCabe, Weisberg & Conway, LLC  
Sheriff to collect: \$128,393.51

### SALE 24

DATE: July 9, 2019  
REQUESTED BY: Meredith H. Wooters, Esquire, Manley  
Deas Kochalski LLC P.O. Box 165028, Columbus, OH  
43216-5028, 614-220-5611  
PLEASE FURNISH US WITH A TAX CERTIFICATE FOR  
THE FOLLOWING PROPERTY: REPUTED OWNER(S):  
Robert A. Jones and Deborah A. Jones, his wife  
PROPERTY ID #: 14402050017  
CITY/TOW/BOR: City of Scranton  
RETURN TO: SHERIFF OF LACKAWANNA COUNTY

### SALE 25

By virtue of a Writ of Execution filed to No. 19cv1683 U.S.  
BANK NATIONAL ASSOCIATION, AS INDENTURE  
TRUSTEE, FOR THE HOLDERS OF THE CIM TRUST  
2017-3, MORTGAGE-BACKED NOTES, SERIES 2017-3 vs.  
JENNIFER A. TILBERRY as Executrix of the Estate of Mary  
T. Kinney a/k/a Mary S. Kinney Deceased, owner(s) of  
property situate in the Fourth Ward of the Borough of  
Moosic, Lackawanna County, Pennsylvania.

## LACKAWANNA JURIST

Being: 3750 Kreig Avenue, Moosic, PA 18507

Assessment Map #: 17615050032

Assessed Value Figure: \$18,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$176,409.67

BEGINNING AT A POINT LOCATED AT THE NORTHEASTERLY INTERSECTION OF KREIG AVENUE AND SCHOOL STREET AS SHOWN ON MAP HERINAFTER REFERRED TO; THENCE NORTH TWENTY DEGREES FOUR MINUTES EAST (N.20°04' E.) ALONG THE EASTERLY SIDE OF SCHOOL STREET ONE HUNDRED (100) FEET TO A POINT; THENCE NORTH SEVENTY-SEVEN DEGREES THIRTY-THREE MINUTES EAST (N.77°33'E.) ALONG THE DIVIDING LINE OF LOT NO. 10 AND LOT NO. 11, BLOCK "J", ONE HUNDRED THIRTEEN AND THIRTY-THREE HUNDREDTHS (113.33) FEET TO A POINT; THENCE SOUTH TWENTY DEGREES FOUR MINUTES WEST (S.20°04' W) ALONG THE DIVIDING LINE OF LOT NO. 11 AND LOT :NO.7, BLOCK "J", ONE HUNDRED FOUR AND SIXTY-SIX HUNDREDTHS (104.66) FEET TO A POINT LOCATED ON THE NORTHERLY SIDE OF KRIEG AVENUE; THENCE SOUTH SEVENTY-SEVEN DEGREES THIRTY-THREE MINUTES WEST (S. 77° 33'W) ALONG THE NORTHERLY SIDE OF KRIEG AVENUE, ONE HUNDRED FIVE (105) FEET TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING.

BEING LOT NO. 11. IN BLOCK "J" UPON HIDDEN ACRES PLOT, FOURTH WARD, MOOSIC BOROUGH, AS SURVEYED BY HAROLD W. RIST, PROFESSIONAL ENGINEER, NO. 7071-E, SAID PLOT DATED DECEMBER 15, 1966. SAID LOT IS ONE HUNDRED (100) FEET IN FRONT ON SCHOOL STREET, ONE HUNDRED FOUR AND SIXTY-SIX HUNDREDTHS (104.66) FEET IN REAR AND ONE HUNDRED FIVE (105) FEET IN DEPTH ALONG THE NORTHERLY SIDE OF KRIEG AVENUE AND ONE HUNDRED THIRTEEN AND THIRTY-THREE HUNDREDTHS (113.33) FEET IN DEPTH ALONG ITS OTHER SIDE

### SALE 26

By virtue of a Writ of Execution No. 19-CV-3139 Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2006-Opt1, Asset-Backed Certificates, Series 2006-Opt1 v. Rafie M. Fahiz owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 2043-2045 Wayne Avenue, Scranton, PA 18508-2751

Dimensions: 50X150

Assessment Map #: 13408060051

Assessed Value figure: \$9,500.00

Judgment Amount: \$67,951.69

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

### SALE 27

All that certain piece or parcel or Tract of land situate in the City of Scranton, Lackawanna County, Pennsylvania, and being known as 434 North Cameron Avenue, Scranton, Pennsylvania 18504.

TAX MAP AND PARCEL #: 14408-060-04801

IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$123,737.40

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY

OF: Bryan Causer

McCabe, Weisberg & Conway, LLC 123 South Broad Street, Suite 1400 Philadelphia, PA 19109

### SALE 28

By virtue of a Writ of Execution filed to No. 2018-01314 Bank of America, N.A. vs. Stephen R. Devine, owner(s) of property situated in Blakely Borough Lackawanna County, Pennsylvania being 801 West Grant Street, Blakely, PA 18447

Dimensions: 58X31X28X80X50

Assessment Map #: 11406020040

Assessed Value figure: \$10,857.00

Improvement thereon: a residential dwelling

Attorney: Katherine M. Wolf, Esq

Sheriff to Collect: \$169,730.88

### SALE 29

By virtue of a Writ of Execution filed to No. 2019-01243 Bank of America, N.A. vs. Joseph K. Hynosky, Jr Individually and as Administrator of the Estate of Joseph K. Hynosky, Deceased, Brian E. Hynosky, known heir of Joseph K. Hynosky, Deceased, and Unknown heirs, successors, assigns and all persons, firms, or associations claiming right, title or interest from or under Joseph K. Hynosky, Deceased, owners of property situate in Scranton City, Lackawanna County, Pennsylvania being 1122 Court Street, Scranton, PA 18508

Assessment Map #: 13419030033

Assessed Value figure: \$3,150.00

Improvements thereon: Residential Dwelling

Attorney: Roger Fay, Esquire

Sheriff to collect: \$

### SALE 30

By virtue of a Writ of Execution filed to No. 2019-03250 Scranton Times Downtown Federal Credit Union vs. Kathleen M. Stanton, owner(s) of property situate in Scranton Lackawanna County, Pennsylvania being 312 New York Street

Dimensions: 21' x 81'

Property ID #: 14605070004

Assessed Value figure: \$9,075.00

Improvements thereon: Residential single dwelling

Attorney: Michael R. Nesfeder

Sheriff to collect: \$85,338.63

## LACKAWANNA JURIST

### SALE 31

By virtue of a Writ of Execution filed to No. 2018-06027  
Bayview Loan Servicing, LLC vs. Ronald Groh, Barbara  
Groh, Eric Hartshorn a/k/a Eric Paul Hartshorn and Christine  
Groh f/k/a Christine Hartshorn, owners of property situate in  
Throop Borough, Lackawanna County, Pennsylvania being  
140 Dimmick Street, Throop, PA 18512  
Assessment Map #: 12416020050  
Assessed Value figure: \$8,000.00  
Improvements thereon: Residential Dwelling  
Attorney: Roger Fay, Esquire, Nelson Diaz, Esquire  
Sheriff to collect: \$

### SALE 32

By virtue of a Writ of Execution filed to No. 19 CV 1211, U.S.  
Bank National Association as trustee for Structured Asset  
Securities Corporation Mortgage Pass-Through Certificates,  
Series 2005-RF6 c/o Ocwen Loan Servicing, LLC v. Jean E.  
Allman and Karl F. Allman, owner of property situate in  
Dickson City, Lackawanna COUNTY, Pennsylvania being  
701 Pancoast Street, Dickson City, PA 18519.  
Dimensions: 90X176X85X176  
Property ID #: 11409-060-009  
Assessed Value Figure: \$7000.00  
Improvements Thereon: RESIDENTIAL SINGLE  
DWELLING  
Attorney: Brian T. LaManna, Esq.  
Sheriff to Collect: \$123,501.23

### 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 12TH, 2019 AND THAT  
DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH  
SAID SCHEDULE UNLESS EXCEPTIONS ARE FILED  
THERE TO WITHIN TEN DAYS AFTER THE FILING OF  
THE PROPOSED SCHEDULE.

MARK P. MCANDREW  
SHERIFF OF LACKAWANNA COUNTY

ATTEST:

BOB MOORE  
REAL ESTATE DEPUTY  
SHERIFF'S OFFICE  
SCRANTON, PA. 18503  
AUGUST 12, 2019

# LACKAWANNA JURIST

## JUDICIAL OPINION

**CASE NAME AND NUMBER:** Huffsmith v. PPL Electric Utilities Corporation, Treesmith, Inc. and Treesmiths Utility Arborists, Inc., 2019 WL 4374338 (Lacka. Co. 2019)

**DATE OF DECISION:** September 5, 2019

**JUDGE:** Terrence R. Nealon

**ATTORNEYS INVOLVED:**

George A. Reihner, Esquire, Counsel for Plaintiffs  
Marianne J. Gilmartin, Esquire, Counsel for Defendant, PPL Electric Utilities Corporation  
Kelly E. Hadley, Esquire, Counsel for Defendants, Treesmiths, Inc. and Treesmiths Utility Arborists, Inc.

**SUMMARY OF OPINION:**

An electric utility retained an arborist contractor to perform transmission line clearance and tree removal services pursuant to a contract that obligated the contractor to indemnify the utility for any property damage claims resulting from the contractor's work, and which also imposed a separate duty upon the contractor to "defend at its own expense, with counsel acceptable to [the utility], any suit or action brought against [the utility] based upon such claims." After landowners filed a trespass action against the utility and the contractor for allegedly removing 17 fully-grown evergreen trees from their property, as opposed to the utility's lawful right-of-way, the utility tendered its defense of the lawsuit to the contractor per the terms of their contract, but the contractor's insurer rejected the utility's tender of its defense on the ground that the contractor's duty to defend the utility would arise only if the utility became obligated to make a payment on the trespass claim. Therefore, the utility retained its own defense counsel, asserted a cross-claim against the contractor seeking to recover its defense costs based upon the contractor's breach of its contractual duty to defend, and litigated the matter to a successful conclusion with the jury finding that the utility and the contractor had not trespassed upon the landowners' property. The utility's cross-claim against the contractor was thereafter submitted for a non-jury decision.

Although the contractor's duty to indemnify the utility was contingent upon the utility's liability for a payment to the land owners as a result of a settlement or verdict, the contractor's duty to defend the utility became operative once the landowners filed their lawsuit against the utility. The contractor was found to have breached its duty to defend the utility in this matter, and was held liable for compensatory damages comprised of the reasonable and necessary counsel fees and costs incurred and paid by the utility in defending the trespass action and pursuing its cross-claim. Based upon the evidence presented, the utility established the reasonableness and necessity of its counsel fees and costs totaling \$148,234.18, and a nonjury decision was rendered in favor of the utility and against the contractor in that amount on the utility's cross-claim for breach of the contractor's duty to defend.

## JUDICIAL OPINION

**CASE NAME AND NUMBER:** Roegner v. Stezar, 2019 WL 5091218 (Lacka. Co. 2019)

**DATE OF DECISION:** September 6, 2019

**JUDGE:** Terrence R. Nealon

**ATTORNEYS INVOLVED:**

Caroline Munley, Esquire, Ciara DeNaples, Esquire, Counsel for Plaintiff  
James V. Pyrah, Esquire, Jillian M. Denicola, Esquire Counsel for Defendants, Joseph Stezar and Mary Ellen Stezar  
Joseph Gardner Price, Esquire, Counsel for Defendant, Ryan Stezar

**SUMMARY OF OPINION:**

The dog owner in a dog bite case file preliminary objections in the nature of a demurrer seeking to dismiss this personal injury lawsuit for failure to state a negligence claim. For the victim of a dog bite to establish negligence on the part of the dog's owner, [s]he must prove that: (1) the dog had dangerous propensities; (2) the owner knew, or had reason to know, that the dog had those dangerous propensities; and (3) the owner failed to exercise reasonable care to secure or control the dog so as to prevent it from injuring another person. A dog's dangerous propensity is determined by the dog's behavior rather than its breed, and the law "makes no distinction between an animal dangerous from viciousness and one merely mischievous or dangerous from playfulness," such that the dog's "mood in which it inflicts harm is immaterial."

Plaintiff averred that the dog "had dangerous propensities" and "a tendency to attack," that the owner "knew, or in the exercise of reasonable care should have known," of those dangerous propensities and its tendency to attack, and that the owner nevertheless failed to exercise reasonable care to adequately control, restrain, and supervise his dog. Thus, plaintiff stated a cognizable cause of action in negligence, and the demurrer was overruled.

# LACKAWANNA JURIST

## JUDICIAL OPINION

**CASE NAME AND NUMBER:** Monahan v. Reedy, 2019 WL 4492836 (Lacka. Co. 2019)

**DATE OF DECISION:** September 12, 2019

**JUDGE:** Terrence R. Nealon

### **ATTORNEYS INVOLVED:**

Malcolm L. MacGregor, Esquire, Counsel for Plaintiffs, Candice Monahan and Martin Monahan  
Grace Doherty Hillebrand, Esquire, Counsel for Defendants, Gary L. Reedy, M.D., FACOG, and Physicians Health Alliance, Inc.  
Michael E. McGilvery, Esquire, Raymond A. Petruccelli, Esquire, Counsel for Defendant, Gary L. Reedy, M.D., FACOG  
Michael P. Perry, Esquire, Counsel for Defendant, Moses Taylor Hospital

### **SUMMARY OF OPINION:**

Plaintiff filed this malpractice action in 2015 alleging that the defendant-gynecologist damaged her ureter during laparoscopic surgery in 2009, which gradually caused her ureter to obstruct and inhibited the drainage of urine from the kidney to the bladder during the ensuing 3 1/2 years, thereby resulting in permanent damage to her left kidney that had to be surgically removed in 2013. Defendants filed motions for summary judgment arguing that this suit was barred by the statute of limitations based upon the discovery rule which required plaintiff to file her action within two years of the date that she knew, or in the exercise of reasonable diligence should have known, that she had been injured and that her injury was caused by another's negligence. The question presented was whether it was clear that plaintiff did not use reasonable diligence in timely ascertaining her injury and its cause, such that reasonable minds could not differ in concluding that she knew or should have been reasonably aware of her injury and its cause more than two years prior to the filing of this suit. The summary judgment record reflected that plaintiff did not experience immediate and continuous signs of a ureteral injury or blockage following her 2009 surgery, and that as she progressively developed symptoms indicative of ureteral damage and diminished kidney function through 2012, the gynecologist advised her that those problems were "probably hormonal." After another physician ordered CT scanning in December 2012 which revealed ureteral obstruction and marked swelling of the kidney due to excessive backup of urine that the radiologist stated "could be related" to the 2009 surgery, plaintiff provided the CT scan report to the gynecologist who thereafter informed her in early 2013 that her CT scan findings were unrelated to the 2009 surgery and that her urologist had allegedly reported that they were attributable to other medical conditions. Prior to the filing of this suit, none of plaintiff's treating medical providers ever stated or suggested to her that her ureteral obstruction or kidney removal was related to the 2009 surgery. Since there were triable issues of fact as to whether plaintiff, in the exercise of reasonable diligence, should have ascertained more than two years prior to filing this suit that her ureter had been damaged and ultimately obstructed as a result of the 2009 surgery, the motions for summary judgment were denied.

## JUDICIAL OPINION

**CASE NAME AND NUMBER:** Martinez v. Maid Rite, 2019 WL 4564051 (Lacka. Co. 2019)

**DATE OF DECISION:** September 17, 2019

**JUDGE:** Terrence R. Nealon

### **ATTORNEYS INVOLVED:**

Robert J. Mongeluzzi, Esquire, Jeffrey P. Goodman, Esquire, E. Douglas DiSandro, Jr., Esquire, Ryan M. Cohen, Esquire, Counsel for Plaintiffs, Hugo Leonel Diaz-Martinez and Angelena Zahuse  
Robert J. Balch, Esquire, Ian T. Baxter, Esquire, Counsel for Defendants, Maid Rite, Maid-Rite Steak Company, Inc., and Maid-Rite Specialty Foods, LLC  
Jeffrey P. Bates, Esquire, Jason W. Bialker, Esquire, Nathaniel C. Simon, Esquire, Counsel for Defendants, Provisur Technologies, Inc., Formax, Inc., Weiler Food Processing Systems, Weiler & Company, Inc., and CC Industries, Inc.  
Mark T. Perry, Esquire, Christian J. Owens, Esquire, Counsel for Additional Defendants, Rich Products Corporation c/b/a Casa di Bertacchi and Casa di Bertacchi

### **SUMMARY OF OPINION:**

Defendant – manufacturers in this product liability action filed, with prior leave of court, a late joinder complaint which joined and asserted indemnification and contribution claims against the additional defendants on the grounds that they made post-manufacture alterations to the product which created the alleged defect. The additional defendants filed preliminary objections to their belated joinder, and asserted that the manufacturers had not established reasonable justification for their delay in filing the joinder complaint and that the additional defendants had been prejudiced by their untimely joinder.

Under Pa.R.C.P. 2253(b), only plaintiffs may challenge late joinders on the basis "that the joining party has not shown a reasonable justification for its delay" in seeking the joinder, and the plaintiffs in this case did not object to the joinder of the additional defendants, thereby making the issue of "reasonable justification" an irrelevant justification. Although the additional defendants could challenge their joinder on the ground of prejudice, it was undisputed that no deposition had been scheduled, the parties had not conducted a joint inspection of the product, deadlines had not been established for the completion of discovery or the exchange of expert reports, and a trial date had not been set or requested. Since the additional defendants did not identify any evidence that was lost or destroyed prior to their joinder, nor had their ability to conduct discovery and prepare a defense been jeopardized by their late joinder, the preliminary objections to the joinder complaint were overruled.



# LACKAWANNA JURIST

## ESTATES

### First Notice

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

Estate of Ronald G. Peluccacci, late of Scranton, Pennsylvania, (died August 21, 2019). Letters Testamentary on the above estate having been granted, all persons having claims and demands against the estate of the above decedent shall make them known and present them; all of the persons indebted to the said decedent shall make payment thereof without delay to Gary P. Peluccacci, 1718 Thackery Street, Scranton, PA 18504 or Patrick J. Lavelle, Esquire, 715 North State Street, Clarks Summit, PA 18411.

### Second Notice

**ESTATE OF MADELINE M. BRUST**, late of Clarks Summit, Lackawanna County, Pennsylvania 18411, who died on March 14, 2019. Letters Testamentary have been granted to Michael J. Brust, Jr. All persons indebted to the Estate are required to make payment and those having claims or demands to present the same without delay to John J. Warring, Attorney for the Estate, c/o The Warring Law Firm, 645 North Webster Avenue, Scranton, PA 18510.

**ESTATE OF MARY J. CALDERONE**, late of Dunmore, PA (died 9/21/19) Lenore Ruddy, Executrix. Paul A. Kelly, Jr., Esq.- Attorney, 201 Lackawanna Avenue, Suite 306, Scranton, PA 18503.

**ESTATE OF FRANK J. DRASBA, DECEASED**, late of 246 S. Main Street, Old Forge, PA 18518, (Died September 14, 2019) DEREK DRASBA, Executor; Dante A. Cancelli, Suite 401, 400 Spruce Street, Scranton, Pennsylvania 18503, Attorney.

NOTICE IS HEREBY GIVEN that Letters Testamentary in the **ESTATE OF IRENE HARRISON A/K/A IRENE S. HARRISON**, late of Moosic, Lackawanna County, Pennsylvania, 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: KAREN I. HARRISON, EXECUTRIX, BRENDA D. COLBERT, Esquire, COLBERT & GREBAS, P.C., 210 Montage Mountain Road – Suite A, Moosic, PA 18507.

**ESTATE OF RALPH E. NAYLOR, JR.**, late of Dalton, Pennsylvania, died on April 16, 2018. All persons having claims against the Estate shall present same to Administrator, Timothy S. Naylor, c/o Donald W. Jensen, Esquire, 538 Spruce Street, Suite 730, Scranton, Pennsylvania 18503.

**ESTATE OF BARBARA KATHLEEN PIETREFACE, A/K/A BARBARA K. PIETREFACE**, late of Clarks Summit, Pennsylvania (died 08/10/2019). Notice is hereby given that Letters of Administration on the above estate have been granted to Roberta L. Rochedieu, of Scranton, PA and Jason Pietreface, of Jefferson Twp., PA, Co-Administrators. 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-Administrators named herein, or to Patrick N. Coleman, Esquire, Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

Notice is hereby given that Letters Testamentary have been granted to Jeffrey Yelen, in the **ESTATE OF ROSEMARY SCHILLACI**, Deceased, late of Moosic, Lackawanna County, PA, who died on July 20, 2019. All persons indebted to said Estate are required to make payment and those having claims or demands are to present the same without delay to Jeffrey Yelen, in care of: Michael D. Yelen, Esq., 8 W. Market Street, Suite 320, Wilkes-Barre, PA 18701.

Notice is hereby given that Letters Testamentary have been granted in the following Estate. 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 Executrix named. **ESTATE OF MARTHA SHERBA**, Old Forge, PA, Sonyia Woloshyn, Executrix; Rocco V. Valvano, Jr., Esquire, Attorney, 321 Spruce Street, Suite 201, Scranton, PA 18503.

IN RE: **ESTATE OF JANE TOWLE**, Deceased, late of the City of Scranton, Lackawanna County, Pennsylvania, who died September 17, 2019. Letters Testamentary having been granted in said Estate on October 4, 2019 to William E. Gilpin, Executor; all persons indebted thereto shall make payment and all creditors shall present their claims without delay to Keeler Legal, LLC, Paul Keeler, Esquire, Attorney for the Estate, 415 South State St., Clarks Summit, Pennsylvania, 18411.

### Third Notice

In the **ESTATE OF MICHAEL A. CAUDULLO**, of Carbondale City, Lackawanna County, Pennsylvania. Letters of Administration in the above estate have been granted to the undersigned. All persons indebted to said estate are requested to make prompt payment and all having claims against said estate will present them without delay to: Anthony C. Caudullo, Administrator, 313 Vine Street, Browndale, PA 18421, C/O Marissa McAndrew, Esquire, Brieche Law Offices, PC, 4 Chestnut Street, Montrose, PA 18801.

**ESTATE OF CAROL P. LESNEFSKY**, late of Peckville, Lackawanna County, Pennsylvania (died December 8, 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 personal indebted to said decedent shall make payment thereof without delay to Julieann Hockenberry, Executrix, 441 Bodnick Street, Peckville, PA 18452 or to Eugene J. Doud, Esq., Attorney for the Estate, 1418 Main Street, Suite 102, Peckville, PA 18452.

NOTICE is hereby given that the **ESTATE OF MARLYN S. MADDOCK**, late of Clarks Summit, Pennsylvania, has been granted Letters Testamentary to David Maddock, 1135 S. Abington Road, Clarks Summit, PA 18411. Decedent having passed away on August 30<sup>th</sup>, 2019. 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 without delay to David Maddock, Executor, or Amil M. Minor, Esquire, 700 Vine Street, Scranton, PA 18510.

**ESTATE OF CHARLES P. MARSALA**, ESTATE NUMBER 35 2019 1283, DECEASED, LATE OF SCRANTON, LACKAWANNA COUNTY, PA; DIED AUGUST

## LACKAWANNA JURIST

31, 2019. NOTICE IS HEREBY GIVEN THAT LETTERS TESTAMENTARY HAVE BEEN GRANTED IN THE ABOVE ESTATE. ALL PERSONS INDEBTED TO SAID ESTATE ARE REQUIRED TO MAKE PAYMENTS, AND THOSE HAVING CLAIMS OR DEMANDS ARE TO PRESENT THE SAME WITHOUT DELAY TO CAROL A. WALSH, 25 ASPEN DRIVE, DALLAS, PA. 18612.

NOTICE IS HEREBY GIVEN THAT Letters Testamentary have been granted in the **ESTATE OF SARAH A. METH A/K/A SARAH ANNE METH**, late of S. Abington, who died on September 6, 2019. All persons indebted to said estate are required to make payment, and those having claims or demands to present the same without delay to Elliot B. Edley, 37 N. River Street, Wilkes-Barre, PA 18702.

**ESTATE OF ANNE J. MOZELESKI**, DECEASED, late of 108 FRIEDA STREET, DICKSON CITY, PA 18519, (Died AUGUST 14, 2019). CHESTER E. MOZELESKI and WILLIAM E. MOZELESKI, Co-Executors; Dante A. Cancelli, Suite 401, 400 Spruce Street, Scranton, Pennsylvania 18503, Attorney.

**ESTATE OF JOHN F. NAFUS**, late of South Abington Twp, Lackawanna County, PA (died May 31, 2019). 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 Michael Nafus, Executor, 306 Krewson Terrace, Willow Grove, PA 19090, or to Jane M. Carlonas, Esquire, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 S. Abington Road, PO Box 240, Clarks Summit, PA 18411.

**ESTATE OF JEROME J. SLICK**, ESTATE NUMBER 35-2019-1243, DECEASED, LATE OF SIMPSON, LACKAWANNA COUNTY, PA: DIED AUGUST 25, 2019. NOTICE IS HEREBY GIVEN THAT LETTERS TESTAMENTARY HAVE BEEN GRANTED IN THE ABOVE ESTATE. ALL PERSONS INDEBTED TO SAID ESTATE ARE REQUIRED TO MAKE PAYMENTS, AND THOSE HAVING CLAIMS OR DEMANDS ARE TO PRESENT THE SAME WITHOUT DELAY TO JENNIFER SLICK, 305 ASH ST., VANDLING, PA 18421.

**ESTATE OF LAURA SOLFANELLI**, late of Clarks Summit, Lackawanna County, Pennsylvania. Letters Testamentary on the above estate having been granted to David Solfanelli, 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.

## ARTICLES OF INCORPORATION

Notice is hereby given that Articles of Incorporation For Profit were filed with and approved by the Department of State, Commonwealth of Pennsylvania, on October 4, 2019, in accordance with the Business Corporation Law of December 21, 1988, No. 177, as amended, for the incorporation of **Blue Ox Tree Service of NEPA, Inc.** The purpose for which the corporation has been organized is to engage in and do any lawful act concerning any and all lawful business for which Corporations may be incorporated under the Business Corporation Law of December 21, 1988, as amended and supplemented.

Justin J. Sulla, Esq.  
T1-10/25

## FICTITIOUS NAME

Notice is hereby given that Idle Hours North, Inc. of 2008 Scranton Carbondale Highway, Scranton, PA and Idle Hours South, Inc. of 126 Beech Street, Scranton, PA, have filed on January 22, 2019 in the Office of the Secretary of the Commonwealth of Pennsylvania, Harrisburg, PA a Fictitious Name Registration to do business under the fictitious name of Idle Hours Entertainment.

T1-10/25

## NOTICE

### NOTICE OF NISI CONFIRMATION

The Tax Claim Bureau of Lackawanna County, Pennsylvania, hereby gives notice that it presented a Consolidated Return of Sale to the Court of Common Pleas of Lackawanna County, Pennsylvania, on October 18, 2019, of the Upset Tax Sales of real estate for delinquent taxes held by the Bureau on September 30, 2019, pursuant to due notices required by the Real Estate Tax Sale Law of 1947, as amended. The Court confirmed this Return nisi on October 18, 2019. Any owner or lien creditor may file exceptions or objections to the Return within thirty (30) days after October 18, 2019. If no exceptions or objections are filed by that date, the Return will be confirmed absolutely.

Tax Claim Bureau of Lackawanna County  
By: Joseph J. Joyce, III, Acting Deputy Director  
T1-10/25