



**Register of Wills / Clerk of Orphans' Court
Scranton Electric Building
LCGC at The GLOBE
Scranton Pa 18503
570-963-6702
570-963-6377 (fax)**

Frances M Kovaleski
Register of Wills / Clerk of Orphans Court

September, 20 2019

Changes to fee schedule effective October 1, 2019

AFFIDAVIT of DEATH.....\$125.00

GUARDIANSHIP SHORT CERTIFICATE\$25.00

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, **OCTOBER 15, 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.: 18-CV-6397, The Fidelity Deposit and Discount Bank vs. Wilson Investments, LLC, owner(s) of properties situate in Scranton and Dunmore, Lackawanna County, Pennsylvania being: Parcel One: 1127-1131 Monroe Avenue, Dunmore, PA 18512

17,000 square feet

Property ID#: 146:14-010-00800

Assessed Value: \$24,000.00

Improvements Thereon: Commercial Building

Parcel Two: 311 S. Blakely Street, Dunmore, PA 18512

67x141x66x154 and .06 acres

Property ID#: 14650-040-01204, 14650-040-013

Assessed Value: \$41,700, \$500

Improvements Thereon: Commercial Building

Parcel Three: 1133-1135 Moosic Street, Scranton, PA

123x60x120x34

Property ID#: 15717-060-009

Assessed Value: \$30,000

Improvements Thereon: Commercial Building

Ann Lavelle Powell, Esquire, Powell & Appleton, P.C.

Sheriff to Collect: \$770,175.39, plus costs, attorney's fees and additional interest at the maximum rate allowed by law until paid in full.

SALE 2

By virtue of a Writ of Execution filed to No. 2018-CV-6200, JENZACK PARTNERS, LLC, Plaintiff v. MARY JUDITH COLLERAN, as Executrix of the Estate of Peter T. O'Malley, OSPREY PORTFOLIO, LLC, and UNITED STATES OF

AMERICA, Defendants, filed in the office of the Clerk of Judicial Records in and for the County of Lackawanna at Scranton, Pennsylvania, Valley Community Bank, Incorporated as Commonwealth Bank, to the use of Osprey Portfolio, LLC, owner of property situate in the City of Scranton, Lackawanna County Pennsylvania, being 1613 Wyoming Avenue L-9, Scranton, PA 18509.

Property Dimensions: 22x91

Property ID#: 13518 040 20506

Assessed Value figure: \$20,325

Improvements thereon: Residential Townhouse

Attorney: Kevin T. Fogerty, Esquire, Mill Run Office Center 1275 Glenlivet Drive, Suite 150 Allentown, PA 18106 Phone: 610-366-0950

No. 2018-CV-6200

Judgment: \$207,011.56

Sheriff to collect: \$209,317.40, plus costs

SALE 3

By virtue of a Writ of Execution No. 19-CV-2665 Freedom Mortgage Corporation v. Peter B. Pinnel owners of property situate in the SCRANTON CITY, 17TH, Lackawanna County, Pennsylvania, being 1510 Vine Street, Scranton, PA 18510-2322

Dimensions: 40X90

Assessment Map #: 15709060037

Assessed Value figure: \$12,000.00

Judgment Amount: \$95,880.40

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 4

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, Pennsylvania, being 512 Lackawanna Avenue.

Dimensions: 50 x 150

Assessment Map #: 07405-050-028

Assessed Value: \$9,000.00

IMPROVED with a single family dwelling.

Sheriff is to collect \$34,587.49 plus costs as of October 15, 2019.

Attorney: CHARITON, SCHWAGER & MALAK

SALE 5

By virtue of a Writ of Execution filed to No. 17 CV 430 Nationstar Mortgage LLC vs. Julianne Guida and Dominic E. Guida aka Dominic Guida, owners of property situate in Old Forge Borough, Lackawanna County, Pennsylvania being 516 Winter Street, Old Forge, PA 18515

Assessment Map #: 17508020046

Assessed Value figure: \$5,225.00

Improvements thereon: Residential Dwelling

Attorney: Roger Fay, Esquire

Sheriff to collect: \$

LACKAWANNA JURIST

SALE 8

RAS Citron, LLC Robert Crawley, Esq. ID# 319712 133 Gaither Drive, Suite F Mt. Laurel, NJ 08054 855-225-6906 rcrawley@rasnj.com Attorneys for Plaintiff
WELLS FARGO BANK, N.A., AS TRUSTEE FOR IMPAC SECURED ASSETS CORP., MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-2 Plaintiff v. THOMAS KUBELIS, JR.; MARGARET KUBELIS Defendant(s)
COURT OF COMMON PLEAS LACKAWANNA COUNTY NO: 2018-06124
ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP OF SPRINGBROOK, LACKAWANNA COUNTY, PENNSYLVANIA:
BEING KNOWN AS: MOOSIC DALEVILLE ROAD A/K/A RD 3 BOX 3267 SPRINGBROOK TWP A/K/A MOSCOW, PA 18444
BEING PARCEL #: 21003-020-003
PIN #: 21003010007
IMPROVEMENTS: RESIDENTIAL PROPERTY
RAS Citron, LLC - Attorneys for Plaintiff
Robert Crawley, Esq. ID# 319712

SALE 9

By virtue of a Writ of Execution No. 2018-05912 Wells Fargo Bank, N.A. v. Susan M. Snyder owners of property situate in the CARBONDALE CITY, 6TH, Lackawanna County, Pennsylvania, being 79 Belmont Street, Carbondale, PA 18407-1644
Dimensions: 62X150X65X150
Assessment Map #: 04514010011
Assessed Value figure: \$8,500.00
Judgment Amount: \$40,901.50
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 11

By virtue of a Writ of Execution No. 2019-01585 Branch Banking and Trust Company v. Debra Byron, Chrostopher Byron owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 1428-1430 Crown Avenue, Scranton, PA 18505-2439
Dimensions: 40 X 150 & 50 X 150
Assessment Map #: 16712010017, 16712010016
Assessed Value figure: \$9,100.00
Judgment Amount: \$149,474.49
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 12

By virtue of a Writ of Execution filed to No. 19-CV-1540 First National Bank, et al. vs. Cheryl Davies. Cheryl Davies, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 125 North Lincoln Avenue, Scranton, PA 18504
Dimensions: .1722 AC

Assessment Map #: 14513-080-063
Assessed Value figure: \$11,000.00
Improvements thereon:
Multi-Dwelling
Attorney: Kristine M. Anthon
Sheriff to collect: \$28,562.78

SALE 13

By virtue of a Writ of Execution filed to No. 2019-CV-1861, Fidelity Deposit & Discount Bank, Plaintiff, vs. Leon F. Vieira, Jr., Defendant and Owner of the property situate in the Borough of Clarks Summit, Lackawanna County, Pennsylvania, being known as 775 S. Abington Road, Clarks Summit, PA 18411.
Dimensions: 73' x 135' x 66' x 156' more or less
Property ID#: 100.12-030-036.00
Assessed Value: \$14,100.00
Improvements Thereon: Residential Single Dwelling
Attorney: Rocco Haertter, Esquire
Sheriff to Collect: \$152,469.84

SALE 14

By virtue of a Writ of Execution filed to No. 17 CV 4911 First National Bank of Pennsylvania, successor to Community Bank & Trust Col, vs. David J. Daniels. David J. Daniels, owner of property situate in City of Carbondale Lackawanna County, Pennsylvania being 56 Cortland Street, Carbondale, PA 18407
Dimensions: 45 feet wide and 175 feet in depth
Assessment Map #: 05506040037
Assessed Value figure: \$12,000.00
Improvements thereon:
A single family dwelling
Attorney: Kristine M. Anthon, Esq
Sheriff to collect: \$45,346.14

SALE 15

BY VIRTUE of a Writ of Execution filed to No. 2019-00009 PA HOUSING FINANCE AGENCY Vs. MICHAEL HUGHES AND STEPHANIE HUGHES
Real Estate: 325 S. Turnpike Road, Dalton, PA 18414
Municipality: Township of Glenburn Lackawanna County, Pennsylvania
Dimensions: 107X168X220X105
See Instrument: 2007-07509
Assessment Map: 07902-040-002
Assessed Value: \$130,800
Improvements thereon:
A residential dwelling house
Attorney: Leon P. Haller, Esquire Purcell, Krug & Haller
Sheriff to collect: \$68,346.45 (Total amount of Judgment)*
*With costs, interest, late charges and taxes, etc. as may accrue.

LACKAWANNA JURIST

SALE 16

By virtue of a Writ of Execution No. 18-CV-6915 Mtglq Investors, L.P. v. Kimberly Williams, Megan Ruddy, in Her Capacity as Administratrix of The Estate of Paul Brian Ruddy a/k/a Paul B. Ruddy, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Paul Brian Ruddy a/k/a Paul B. Ruddy, Deceased owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 1068 Cottage Avenue, Scranton, PA 18508-2514
Dimensions: 40 X 115
Assessment Map #: 14508050055
Assessed Value figure: \$6,500.00
Judgment Amount: \$111,054.39
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 18

By virtue of a Writ of Execution filed to No. 19CV2401 Branch Banking and Trust Company vs. Paul Martin Zupancic owner of property Situate in City of Scranton, LACKAWANNA COUNTY, PA BEING 116 Bengar Drive AKA 116 Bengar Drive, Lot 11, Scranton, Pennsylvania 18505
ALL that certain piece, parcel of lot of land situate, lying and being in the Twenty-fourth (24th) Ward of the City of Scranton, County of Lackawanna and State of Pennsylvania, bounded and described as follows, to wit:
Beginning at a point in the Westerly line of Bengar Drive, said point being Sixty-seven (67) feet Southerly and measured along the Westerly line of Bengar Drive from the point of intersection of the Westerly line of Bengar Drive projected with the Southerly line of an unnamed (street) cul-de-sac, projected; thence along the division line between Lot Ten (10) and Eleven (11), South eighty-nine (89) degrees eleven (11) minutes West, a distance of One hundred seventeen and five-tenths (117.5) feet to a point; thence along the division line between Lot Eleven (11) and Nine (9), South thirteen (13) degrees eight (08) minutes West, a distance of sixty-five and eighty-eight one-hundredths (65.88) feet to a point in the Northerly line of Lot Twelve (12); thence along the division line between Lot Eleven (11) and Lot Twelve (12), North eighty-nine (89) degrees eleven (11) minutes East, a distance of One hundred thirty-two (132.0) feet to a point in the Westerly line of Bengar Drive; thence along the Westerly line of Bengar Drive North thirty-three (33) minutes East, a distance of sixty-four (64.0) feet to the place of beginning.
Containing 7,984 square feet of land, be the same more or less, and being known as Lot Eleven (11), Block M, at the Penn Wood Park Development.
DWELLING KNOWN AS: 116 BENGAR DRIVE AKA 116 BENGAR DRIVE, LOT 11, SCRANTON, PENNSYLVANIA 18505.
TAX PARCEL #: 16718-010-017

Title to said premises is vested in Paul Martin Zupancic by deed from Joyce A. James and John D. James, husband and wife, dated March 25, 2016 and recorded March 29, 2016 in Instrument Number 201604385.
Assessment Map#: 16718-010-017
Assessed Value figure: \$16,000.00
Improvements thereon: Residential Dwelling
Attorney: McCabe, Weisberg & Conway, LLC
Sheriff to collect: \$56,570.89

SALE 19

By virtue of a Writ of Execution No. 2013-52727 North Pocono School District vs. Balaji Investments. Balaji Investments, owner(s) of property situate in Roaring Brook, Lackawanna County, Pennsylvania, being: Gardner Road, T-300 L.A.
Dimensions: 4.01A
Property ID#: 19001-030-02002
Assessed Value Figure: \$15,000.00
Improvements thereon: RESIDENTIAL VACANT LOT PROPERTY
Attorney: ROBERT P. DADAY, Esquire, Portnoff Law Associates, Ltd., (866)211-9466
Sheriff to Collect: \$7,021.98

SALE 20

By virtue of a Writ of Execution filed to No. 18-CV-5033 loanDepot.com, LLC vs. Eric L. Tripp owner of property Situate in City of Scranton, LACKAWANNA COUNTY, PA BEING 1410 Dartmouth Street, Scranton, Pennsylvania 18504
DWELLING KNOWN AS: 1410 DARTMOUTH STREET, SCRANTON, PA 18504.
TAX PARCEL #: 15609010048
Title to said premises is vested in Eric L. Tripp by deed from Judith A. Tripp dated April 18, 2013 and recorded April 18, 2013 in Instrument # 201307781.
Assessment Map #: 15609010048
Assessed Value figure: \$7,000.00
Improvements thereon: Residential Dwelling
Attorney: McCabe, Weisberg & Conway, LLC
Sheriff to collect: \$101,026.41

SALE 21

By virtue of a Writ of Execution filed to No. 16-CV-4275 WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST V-C vs. Bernadette Clark, owners of property situate in 400 Cedar Lane, Thornhurst, PA 18424
Property ID #: 2410310002803
Assessed Value Figure: \$16,000.00
Improvements Thereon: Residential Property
Attorney: Jill M. Fein, Esquire Hill Wallack, LLP

LACKAWANNA JURIST

Sheriff to collect: \$37,103.40 plus interest at the per diem rate of \$6.10 from November 10, 2019 until October 15, 2019

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

ALL THAT CERTAIN PARCEL OF LAND IN TOWNSHIP OF LEHIGH, LACKAWANNA COUNTY, COMMONWEALTH OF PA, AS MORE FULLY DESCRIBED IN BOOK 1611 PAGE 190 BEING THE SAME FEE SIMPLE PROPERTY CONVEYED BY DEED FROM RONA ZORN, WIDOW TO BERNADETTE CLARK 12/29/97 RECORDED ON 01/08/98 IN BOOK 1611, PAGE 190 IN LACKAWANNA COUNTY RECORDS, COMMONWEALTH OF PENNSYLVANIA

SALE 22

By virtue of a Writ of Execution filed to No. 2017-CV-1386 First National Bank of Pennsylvania, successor by merger to Community Bank & Trust Co. Plaintiff vs. Anne Wisniewski n/b/m Anne Martino, Vincent Martino and The United States of America owner(s) of property situate in Township of Madison, Lackawanna County, Pennsylvania being 5391 Bloomington Road, Moscow, Township of Madison, Pennsylvania 18444

Property ID #: 1990401000504 & 1990401000501

Assessed Value Figure:

See breakdown by Parcel below

PIN 1990401000504 \$5,000.00 (Land) + \$16,000.00

(Improvement) = \$21,000.00

PIN 1990401000501 \$5,000.00 (Land) + \$ 00.00

(Improvement) = \$5,000.00

TOTAL

= \$26,000.00

Improvements thereon:

Single family dwelling

Attorney: Kimberly A. Bonner, Esq

Sheriff to collect: \$369,751.41 plus interest and costs to the date of sale

SALE 23

By virtue of a Writ of Execution filed to No. 18 CV 5245 CITIMORTGAGE, INC. v. DAVID L. KARP A/K/A DAVID LEE KARP, owner of property situate in SCRANTON, Lackawanna County, Pennsylvania, being 1635 SANDERSON AVENUE, SCRANTON, PA 18509.

Dimensions: 65x171

Property ID#: 13517020050

Assessed Value figure: \$20,900

Improvements thereon: Residential property

Attorney: POWERS KIRN, LLC

Sheriff to collect: \$104,089.08

SALE 24

All that certain piece or parcel or Tract of land situate in the Borough of Old Forge, Lackawanna County, Pennsylvania, and being known as 121 Ray Street, Old Forge, Pennsylvania 18518.

TAX MAP AND PARCEL #: 17511-010-04000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$122,675.88

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY

OF: Bonnie Cadwalder Known Surviving Heir of Patricia A.

Belles a/k/a Patricia Coleman and Unknown Surviving Heirs of

Patricia A. Belles a/k/a Patricia Coleman

McCabe, Weisberg & Conway, LLC

123 South Broad Street,

Suite 1400

Philadelphia, PA 19109

SALE 25

By virtue of a Writ of Execution filed to No. 2019-cv-1560, COMMUNITY BANK, N.A., Plaintiff, versus Velma P. Loncor (deceased), et al., Defendants, owner(s) of property situate in Clarks Summit, Lackawanna County, Pennsylvania being known as 106 PINE TREE DRIVE, CLARKS SUMMIT, LACKAWANNA COUNTY, PENNSYLVANIA, 18411.

Consisting of approximately 100 feet x 110 feet, more or

less, being the same property described by Lackawanna

County Deed recorded at Deed Book 608, Page 514.

Assessment Map #: 10008-050-042.00

Assessed value figure: \$17,171.00

Improvements thereon:

Single Family Dwelling

Sheriff to collect: \$68,487.23, PLUS COSTS, EXPENSES

ATTORNEY'S FEES AND INTEREST

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

SALE 26

By virtue of a Writ of Execution filed to No. 19 CV 38,

CITIZENS BANK OF PENNSYLVANIA v. Dolores H.

Ellsworth, owner(s) of property situate in City of Scranton,

Lackawanna County, Pennsylvania, being 1703 Sanderson

Avenue, Scranton, PA 18509.

Dimensions: 5,700

Property ID #: 13513-030-064

Assessed Value figure: \$18,000.00

Improvements thereon: Residential property.

Attorney: Law Office of Gregory Javardian, LLC

Sheriff to collect: \$145,532.30

SALE 27

BY VIRTUE OF A WRIT OF EXECUTION FIDELITY DEPOSIT & DISCOUNT BANK, vs. SCRANTON REALTY SERVICES, LLC and SCRANTON RESTAURANT SUPPLY, INC., Docket No. 18-CV-4887.

Scranton Realty Services, LLC is the owner of property

situate in the City of Scranton, Lackawanna County,

Pennsylvania. Being 1008 Washington Avenue

LACKAWANNA JURIST

Assessment Map #: 14653030010

Assessed Value Figure: 59,000

Improvements Thereon: industrial/commercial

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

Sheriff to collect: \$25,295.03 (plus costs)

SALE 28

BY VIRTUE OF A WRIT OF EXECUTION PENNSTAR BANK, division of NBT BANK, NA, now by assignment, CNB Realty Trust, Docket No. 18-cv-4691. Arthur J. Alt and Rosemary Alt are the owners of property situate in the Township of Madison, County of Lackawanna, Commonwealth of Pennsylvania, Being 1200 Aberdeen Road, Moscow, PA 18444

Assessment Map #: 17617 010 011

Assessed Value Figure: 12,500.00

Improvements Thereon: improved real estate

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

Sheriff to collect: \$143,194.05 (plus costs)

SALE 29

BY VIRTUE of a Writ of Execution filed to No. 2019-00996 PENNSYLVANIA HOUSING FINANCE AGENCY Vs. CHARLES R. GRASTY, JR. AND CAROL D. JORDAN Real Estate: 1035 LINCOLN STREET, DICKSON CITY, PA 18519

Municipality: BOROUGH OF DICKSON CITY Lackawanna County, Pennsylvania

Dimensions: 50 X 160

See Instrument: 2005019625

Assessment Map: 11316-080-004

Assessed Value: \$5,000

Improvements thereon:

A residential dwelling house

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

Sheriff to collect: \$105,509.24 (Total amount of Judgment)*

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

SALE 30

By virtue of a Writ of Execution filed to No. 2018-04222 First National Bank of Pennsylvania v Lisa M. Carachilo owner(s) of property situate in City of Carbondale, Lackawanna County, PA being 15 Manila Avenue, Carbondale, PA 18407

Dimensions: 0.357A

Property ID#: 04416010023

Assessed Value Figure: \$5,500.00

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: \$97,664.70

SALE 31

By virtue of a Writ of Execution filed to No. 2019-00887 Wells Fargo Bank, N.A. v Dawn Mercado, Raymond M. Mercado, Jr., AKA Raymond Mercado, Jr owner(s) of property situate in Borough of Throop, Lackawanna County, Pennsylvania being 428 Cypress Street, Throop, PA 18512

Dimensions: 45x151

Property ID#: 12517040056

Assessed Value Figure: \$9,500.00

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: \$81,234.96

SALE 32

By virtue of a Writ of Execution filed to No. 2018-CV-3797 First National Bank of Pennsylvania, successor by merger to Community Bank & Trust Co. Plaintiff vs. Anthony Pesoli and Michele A. Pesoli a/k/a Michelle A. Pesoli owner(s) of property situate in City of Carbondale, Lackawanna County, PA being 21-23 Lunny Court, Carbondale, PA 18407 and 27 Battle Avenue, Carbondale, Pennsylvania 18407

Property ID #: 05509010024, 0550901002401 & 05412020024

Assessed Value Figure: See breakdown by Parcel below

PIN 05509010024

\$700.00 (Land) + \$4,700.00 (Improvement) = \$5,400.00

PIN 0550901002401 \$1,500.00 (Land) + \$ 100.00

(Improvement) = \$1,600.00

PIN 05412020024

\$700.00 (Land) + \$4,700.00 (Improvement) = \$5,400.00

TOTAL

= \$12,400.00

Improvements thereon:

Single family dwelling

Attorney: Kimberly A. Bonner, Esq

Sheriff to collect: \$71,614.42 plus interest and costs to the date of sale

SALE 33

BY VIRTUE of a Writ of Execution filed to No. 2019-01586 PENNSYLVANIA HOUSING FINANCE AGENCY Vs.

JAMES J. MAY AND RHONDA L. MAY

Real Estate: 2113 Golden Street, Scranton, PA 18508

Municipality: City of Scranton Lackawanna County, PA

Dimensions: 68 X 48

See Instrument: 2008-24780

Assessment Map: 13505-020-040

Assessed Value: \$8,100

Improvements thereon:

A residential dwelling house

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

Sheriff to collect: \$43,192.16 (Total amount of Judgment)*

LACKAWANNA JURIST

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

SALE 34

By virtue of a Writ of Execution filed to No. 19CV303 New Residential Mortgage Loan Trust 2015-2 c/o Ocwen Loan Servicing, LLC v. Richard E. Flemming and Debbie E. Flemming, owner of property situate in the City of Carbondale, Lackawanna County, Pennsylvania being 12 Grove Street, Carbondale, PA 18407-2156
Dimensions: 60X120
Property ID #: 04518070057
Assessed Value figure: \$8000
Improvements thereon: Residential Real Estate
Attorney: Edward J. McKee, Esq
Sheriff to collect: \$91,785.12

SALE 35

By virtue of a Writ of Execution filed to No. 2018-06592 Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust vs. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Rudalee Redican a/k/a Rudalee A. Redican, deceased; Kathleen O'Brien, Known Heir of Rudalee Redican a/k/a Rudalee A. Redican, deceased, owner(s) of property situated in Clifton Township Lackawanna County, Pennsylvania being 800 Lake Drive East, Gouldsboro, PA 18424
Dimensions: 121X164X155X155
Assessment Map #: 23302050018
Assessed Value figure: \$25,000.00
Improvement thereon:
A residential dwelling
Attorney: Katherine M. Wolf, Esq
Sheriff to Collect: \$276,074.52

SALE 36

By virtue of a Writ of Execution filed to No. 18 CV 4721 American Advisors Group vs. Michael J. Scaturro a/k/a Michael Scaturro owner of property Situate in City of Scranton, LACKAWANNA COUNTY, PA BEING 1318 North Washington Avenue, Scranton, Pennsylvania 18509
DWELLING KNOWN AS: 1318 NORTH WASHINGTON AVENUE, SCRANTON, PA 18509.
TAX PARCEL #: 14609040038
Title to said premises is vested in Michael J. Scaturro a/k/a Michael Scaturro by deed from Michael J. Scaturro a/k/a Michael Scaturro dated February 6, 2015 and recorded March 9, 2015 in Instrument Number 201503183.
Assessment Map #: 14609040038
Assessed Value figure: 63,365.00
Improvements thereon: Residential Dwelling
Attorney: McCabe, Weisberg & Conway, LLC
Sheriff to collect: \$50,110.47

SALE 37

By virtue of a Writ of Execution filed to No. 2016-01684 Deutsche Bank National Trust Company, as Trustee, for Carrington Mortgage Loan Trust, Series 2005-NC3 Asset Backed Pass-Through Certificates vs. John M. Kistler, Jr., owner(s) of property situated in Borough of Moosic Lackawanna County, Pennsylvania being 119 Valentine Street, Moosic, PA 18507
Dimensions: 100X95
Assessment Map #: 18416050029
Assessed Value figure: \$10,000.00
Improvement thereon:
A residential dwelling
Attorney: Katherine M. Wolf, Esq
Sheriff to Collect: \$71,071.46

SALE 38

By virtue of a Writ of Execution filed to No. 18-CIV-4648, JOHN J. PROKOPCHAK and JAMES DAVENPORT vs. THOMAS M. CANEVARI, SR., owner of property situate in the Borough of Throop, Lackawanna County, Pennsylvania, being 1140 South Valley Avenue, Throop, PA 18512, and being approximately 41' x 140'.
Property ID#: 125.09-030-023
Assessed Value: \$7,000.00
Improvements thereon: Residential Dwelling
Attorney: Daniel L. Penetar, Jr., Esq
Sheriff to collect: \$63,812.94

SALE 39

By virtue of a Writ of Execution No. 18-CV-5539 Ditech Financial LLC v. Dorothy V. Jones owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 410 Depot Street, Scranton, PA 18509-1324
Dimensions: 33 X 80
Assessment Map #: 13509030004
Assessed Value figure: \$7,042.00
Judgment Amount: \$37,851.71
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 40

By virtue of a writ of Execution filed to No. 17-2061 Bayview Loan Servicing vs. Thomas Smith, Heirs of Rebecca Place, owner(s) of property situate in Scranton Lackawanna County, Pennsylvania being
Dimensions: 80 x 138
Property ID#: 16809030025
Assessed Value figure: 1,200
Improvements thereon: Residential
Attorney: Mattleman, Weinroth & Miller
Sheriff to collect: \$76,608.93

LACKAWANNA JURIST

SALE 41

By virtue of a Writ of Execution filed to No. 18 CV 2519 Wilmington Savings Fund Society, FSB, D/B/A Christiana Trust, Not Individually But as Trustee for Pretium Mortgage Acquisition Trust vs. The Unknown Heirs of Lorraine Fayocavitz, Deceased, Patricia Deleo Solely in Her Capacity as Heir of Lorraine Fayocavitz, Deceased, Luanne Evans Solely in Her Capacity as Heir of Lorraine Fayocavitz, Deceased, James Fayocavitz Solely in His Capacity as Heir of Lorraine Fayocavitz, Deceased and John Fayocavitz Solely in His Capacity as Heir of Lorraine Fayocavitz, Deceased, owner(s) of property situate in Lackawanna County, Pennsylvania. Being 2739 Evergreen Drive, Clarks Summit, PA 18411

Assessment Map #: 15204050004

Assessed Value Figure: \$10,500.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$92,015.72

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND, SITUATE, LYING AND BEING IN THE TOWNSHIP OF RANSOM, COUNTY OF LACKAWANNA, STATE OF PENNSYLVANIA
PARCEL #: 15204050004

SALE 42

By virtue of a Writ of Execution filed to No. 2018-CV-2724, Deutsche Bank National Trust Company, as Trustee for GSAMP Trust 2006-HE1 c/o Ocwen Loan Servicing, LLC v. Jamie Vullo, owner of property situate in North Abington Township, Lackawanna County, Pennsylvania being 217 Grist Mill Road, Dalton, PA 18414.

Front: irregular Depth: irregular

Property ID #: 0500301000303

Assessed Value Figure: \$29,000

Improvements Thereon: Residential Real Estate

Attorney: Andrew J. Marley, Esq.

Sheriff to Collect: \$237,846.96

SALE 43

By virtue of a Writ of Execution filed to No. 13 CV 956, RBS CITIZENS, N.A. v. Corey Wheatley a/k/a Corey C. Wheatley, owner(s) of property situate in Borough of Archbald, Lackawanna County, Pennsylvania, being 742 Oak Street, Eynon, PA 18403.

Dimensions: 11,250 square feet

Property ID#: 09401-020-012

Assessed Value figure: \$20,000.00

Improvements thereon: Residential property

Attorney: Law Office of Gregory Javardian, LLC

Sheriff to collect: \$327,070.41

SALE 44

By virtue of a Writ of Execution filed to No. 2019-00642 DITECH FINANCIAL LLC vs. JOSEPH STRAUB III AKA JOSEPH STRAUB, owner(s) of property situate in Township of Madison, Lackawanna County, Pennsylvania, being, 1971 Becks Crossing Road Moscow, PA 18444, 19104010019, Assessment Map #: 19104010019

Assessed Value Figure: \$25,500.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$159,934.60

SALE 45

By virtue of a Writ of Execution filed to No. 2019-00930 Nationstar Mortgage LLC d/b/a Mr. Cooper vs. Amy Louise Barlow, Joey V. Barlow, owner(s) of property situated in Borough of Clarks Summit Lackawanna County, Pennsylvania being 618 Meadow Lane, Clarks Summit, PA 18411

Dimensions: 80X125

Assessment Map #: 1000103001500

Assessed Value figure: \$24,000.00

Improvements thereon:

A residential dwelling

Attorney: Katherine M. Wolf, Esq

Sheriff to Collect: \$148,065.50

SALE 46

By virtue of a Writ of Execution filed to No. 2019-01793, PENNYMAC LOAN SERVICES, LLC v. STEVEN P. DENNIS, owner(s) of property situate in the Township of Jefferson, Lackawanna County, Pennsylvania, being 551 CORTEZ ROAD JEFFERSON TOWNSHIP, PA 18436, A/K/A 511 CORTEZ ROAD COBBS LAKE PRESERVE, PA 18436.

Dimensions: 1.06 acre

Property ID#: 139.04-010-009.02

Assessed Value figure: \$16,500

Improvements thereon: Residential property

Attorney: POWERS KIRN, LLC

Sheriff to collect: \$169,639.09

SALE 47

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

Assessment Map #: 12201010003

Assessed Value Figure: \$13,500.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

LACKAWANNA JURIST

Sheriff to collect: \$168,606.48

BEGINNING at a point on the public highway leading from Milwaukee to Chinchilla where it is intersected by the common corner of lands owned by Fritz Renner et ux, and Arthur Kosner et ux, thence South 33 degrees 55 minutes West 200 feet along said highway; thence South 85 degrees 53 minutes East 208 feet along land now or formerly of Arthur Kosner; thence North 33 degrees 55 minutes East 200 feet along land now or formerly of Arthur Kosner; to a corner of Fritz Renner; thence North 85 degrees 53 minutes West 208 feet along land of Fritz Renner to place of beginning.

SALE 48

By virtue of a Writ of Execution filed to No. 19-465 Nationstar Mortgage vs. Jack Litke, Jean Lombardo, owner(s) of property situate in Carbondale Lackawanna County, Pennsylvania being 93 Salem Ave
Dimensions: 43 x 64
Property ID#: 04578040011
Assessed Value figure: \$10,000.00
Improvements thereon: Residential Single Dwelling
Attorney: RAS Citron, LLC
Sheriff to collect: \$89,013.28

SALE 49

By virtue of a Writ of Execution filed to No. 2018-026896 LAKEVIEW LOAN SERVICING, LLC vs. TIFFNEY DAVIES and RYAN J. DAVIES, owner(s) of property situate in the Borough of Blakely, Lackawanna County, Pennsylvania. Being 321 1st Street, Blakely, PA 18447
Assessment Map #: 10318040032
Assessed Value Figure: \$8,000.00
Improvements thereon:
A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$136,076.97

BEING Lots No. 9 in Block 3 upon street called and named First Street upon the Town Plot of the "Pierce Addition" to the Borough of Blakely, intended to be duly registered and recorded, said lot being Fifty (50) feet in front on said street and One Hundred Fifty-Five (155) feet in depth.

SALE 50

By virtue of a Writ of Execution filed to No. 2018-06829 P 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 2006-22, c/o Specialized Loan Servicing, LLC v. Nicole Bartoli, owner of property situate in the Borough of Throop, Lackawanna County, Pennsylvania being 312 Haverly Street, Throop, PA 18512
Dimensions: 30X100X75X45X45X55
Property ID #: 12416030023
Assessed Value figure: \$5000
Improvements thereon: Residential Single Dwelling
Attorney: Brian T. LaManna, Esq

Sheriff to collect: \$120,156.68

SALE 51

By virtue of a Writ of Execution filed to No. 19 CV 1902, Quicken Loans Inc. v. Kimberly Jones and Charles Kleckler, 1302 Dartmouth Street, Scranton, PA 18504, owner of property situate in City of Scranton, Lackawanna County, Pennsylvania, being known as 1302 Dartmouth Street, Scranton, PA 18504.
Property ID#: 15609060032
Assessed Value Figure: \$0.00
Improvements thereon:
Single Family Residence
Attorney: Richard M. Squire & Associates, LLC
Sheriff to collect: \$2,000.00

SALE 52

By virtue of a Writ of Execution filed to No. 2018-01559 U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-HE1 v Jacqueline Wells; Erik Wells owner(s) of property situate in Borough of Winton, Lackawanna County, Pennsylvania being 109-111 River Street, AKA, 109 River Street #111, Jessup, PA 18434
Dimensions: 25x150
Property ID#: 10417030012, 10417030013
Assessed Value Figure: \$4,500.00
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: \$106,619.78

SALE 53

BY VIRTUE of a Writ of Execution filed to No. 2015-CV-1269 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY Vs. HEATHER FLIEGER AND JOSHUA A. FLIEGER
Real Estate: 609 HILL STREET, MAYFIELD, PA 19433
Municipality: Borough of Mayfield Lackawanna County, PA
Dimensions: 61x150
See Deed Book 2006, Page 10884
Assessment Map #: 07405-070-006
Assessed Value: 18,000.00
Improvements thereon:
A residential dwelling house
Attorney: Leon P. Haller, Esquire Purcell, Krug & Haller
Sheriff to collect: \$122,280.54 (Total amount of Judgment)*
*With costs, interest, late charges and taxes, etc. as may accrue.

LACKAWANNA JURIST

SALE 54

By virtue of a Writ of Execution filed to No. 2018-06529
Nationstar Mortgage LLC d/b/a Mr. Cooper vs. Sharon Ross
a/k/a Sharon Burkhart, owner(s) of property situate in 15th
Ward of the City of Scranton Lackawanna County,
Pennsylvania being 1151 Eynon Street, Scranton, PA 18504
Dimensions: 17X132
Assessment Map #: 15609040021
Assessed Value figure: \$5,000.00
Improvement thereon:
A residential dwelling
Attorney: Katherine M. Wolf, Esq
Sheriff to Collect: \$59,998.35

SALE 55

By virtue of a Writ of Execution No. 2019-01119 Lakeview
Loan Servicing, LLC v. Brunilda Montalvo a/k/a Brunilda
Montalvo Alexander, Peter Jennings owners of property
situate in the SCRANTON CITY, Lackawanna County,
Pennsylvania, being 2004 Luzerne, A/K/A 2004 Luzerne
Street, Scranton, PA 18504
Dimensions: 53 X 150
Assessment Map #: 14420020025 and 14420020024
Assessed Value figure: \$18,750.00
Judgment Amount: \$106,715.55
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 56

By virtue of a Writ of Execution No. 2019-01640 Investors
Bank f/k/a Investors Savings Bank v. Christine Neville, The
United States of America C/O The United States Attorney for
The Middle District of PA owners of property situate in the
MOSCOW BOROUGH, Lackawanna County, Pennsylvania,
being 903 Clearview Road, A/K/A 903 Clearview Road L-3-4,
Moscow, PA 18444-9270
Dimensions: 1.1 Acres
Assessment Map #: 1980101000103
Assessed Value figure: \$28,000.00
Judgment Amount: \$368,806.86
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 57

By virtue of a Writ of Execution filed to No. 19CV1900
Lakeview Loan Servicing, LLC vs. Robert F. Tonkin, Jr.
owner of property Situate in City of Carbondale,
LACKAWANNA COUNTY, PA BEING 92 8th Avenue,
Carbondale, Pennsylvania 18407
DWELLING KNOWN AS: 92 8TH AVENUE,
CARBONDALE, PENNSYLVANIA 18407.
TAX PARCEL #: 05505-050-061
Title to said premises is vested in Robert F. Tonkin, Jr. by
deed from Corinne E. Thiel and Jason M. Thiel dated

September 30, 2016 and recorded October 3, 2016 in
Instrument Number 201615790.
Assessment Map #: 05505-050-061
Assessed Value figure: \$60,030.00
Improvements thereon: Residential Dwelling
Attorney: McCabe, Weisberg & Conway, LLC
Sheriff to collect: \$101,847.61

SALE 58

By virtue of a Writ of Execution filed to No. 18 CV 6815
Ocwen Loan Servicing, LLC vs. Fredrick J. Becchetti Jr
owner of property Situate in Borough of Dunmore,
LACKAWANNA COUNTY, PA BEING 309 West Elm Street,
Dunmore, Pennsylvania 18512
DWELLING KNOWN AS: 309 WEST ELM STREET,
DUNMORE, PA 18512.
TAX PARCEL #: 14619-030-002
Title to said premises is vested in Fredrick J. Becchetti Jr by
deed from Frederick J. Becchetti, III dated July 25, 2012 and
recorded July 26, 2012 in Instrument Number 201214042.
Assessment Map #: 14619-030-002
Assessed Value figure: \$11,000
Improvements thereon: Residential Dwelling
Attorney: McCabe, Weisberg & Conway, LLC
Sheriff to collect: \$92,095.37

SALE 59

BY VIRTUE of a Writ of Execution filed to No. 2018-04545
MIDFIRST BANK Vs. SUSAN M. SHELP F/K/A SUSAN M.
FIRESTONE AND THE SECRETARY OF HOUSING AND
URBAN DEVELOPMENT
Real Estate: 209 EAST MARKET STREET, SCRANTON, PA
18509
Municipality: CITY OF SCRANTON Lackawanna County, PA
Dimensions: 44 X 150
See Deed Book 335, Page 176
Assessment Map #: 13509-020-030
Assessed Value: \$10,000
Improvements thereon:
A residential dwelling house
Attorney: Leon P. Haller, Esquire Purcell, Krug & Haller
Sheriff to collect: \$84,156.90 (Total amount of Judgment)*
*With costs, interest, late charges and taxes, etc. as may
accrue.

SALE 60

By virtue of a Writ of Execution filed to No. 19cv1588 M&T
BANK vs. RACHEL GAUGHAN AKA RACHAEL GAUGHAN
and JAMES P. GAUGHAN, owner(s) of property situate in
Borough of Old Forge, Lackawanna County, Pennsylvania.
Being: 144 Taroli Street, Old Forge, PA 18518
Assessment Map #: 17520020042
Assessed Value Figure: \$17,022.00
Improvements thereon:
A Residential Dwelling

LACKAWANNA JURIST

Attorney: KML Law Group, P.C.
Sheriff to collect: \$89,274.16
BEING Lot No. 49 on Taroli Street in the Borough of Old Forge, Lackawanna County, Pennsylvania, according to the Edward Taroli Plot of Lots, Section "C", in the said Borough of Old Forge, which Plot of Lots is duly recorded in the Office of the Recorder of Deeds in and for Lackawanna County in Map Book 11 at page 71. Said Lot being 50 feet in front on the Northerly side of said Taroli Street, the same width in the rear, and 94.31 feet in depth.

SALE 61

BY VIRTUE OF A WRIT OF EXECUTION PEOPLES SECURITY BANK & TRUST successor in interest to PENN SECURITY BANK & TRUST, Docket No. 18-CV-6083 Benjamin Pritchky and Rose Marie Pritchky are the owners of property situate in the Borough of Old Forge, Lackawanna County, Pennsylvania, Being 512 Moosic Road, Old Forge, PA 18518
Assessment Map #: 17617 010 011
Assessed Value Figure: 12,500.00
Improvements Thereon: improved real estate
Attorney: HOURIGAN, KLUGER & QUINN, PC 600 Third Avenue Kingston, PA 18704
Sheriff to collect: \$143,194.05 (plus costs)

SALE 62

RAS Citron, LLC Robert Crawley, Esq. ID No. 319712 133 Gaither Drive, Suite F Mt. Laurel, NJ 08054 855-225-6906 rcrawley@rasnj.com WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS INDENTURE TRUSTEE OF CITIGROUP MORTGAGE LOAN TRUST 2017-RP2 v. AMY D. BENSON COUR OF COMMON PLEAS LACKAWANNA COUNTY NO: 2018-06448
ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE CITY OF SCRANTON, LACKAWANNA COUNTY, PA: BEING KNOWN AS: 1922 JACKSON STREET SCRANTON PA 18504
BEING PARCEL #: 14513-040-047
PIN #: 14513040047
DIMENSIONS: 50 X 200
TOTAL VALUE: \$13500
IMPROVEMENTS: RESIDENTIAL PROPERTY
RAS CITRON, LLC – Attorneys for Plaintiff Robert Crawley, Esq. ID No. 319712

SALE 63

By virtue of a Writ of Execution filed to No. 2019-00640 M&T BANK vs. LAURA HEFFRON, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being, 920 Front Street Scranton, PA 18505, 15762010022,
Assessment Map #: 15762010022
Assessed Value Figure: \$9,050.00
Improvements thereon:

A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$93,090.72

SALE 64

By virtue of a Writ of Execution filed to No. 18 CV 6780 NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER vs. DRAKE DAMERAU and MARCY ANN DAMERAU, owner(s) of property situate in Township of Newton, Lackawanna County, Pennsylvania, being, 1007 Whipporwill Drive Clarks Summit, PA 18411, 1100101001506,
Assessment Map #: 1100101001506
Assessed Value Figure: \$22,000.00
Improvements thereon:
A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$169,201.09
All that certain piece or parcel of land, situate, lying and being in the Township of Newton, County of Lackawanna, Commonwealth of Pennsylvania, being Lot #26 of the subdivision of Woodhaven Crest Inc. said subdivision recorded in Lackawanna County, Commonwealth of Pennsylvania Court House Map Book No. 17 Page 133.

SALE 65

By virtue of a Writ of Execution No. 19-CV-2477 Ditech Financial LLC v. Joseph J. Simrell owners of property situate in the SCRANTON CITY, 19TH, Lackawanna County, Pennsylvania, being 815 South Webster Avenue, Scranton, PA 18505-4216
Dimensions: 40 X 104
Assessment Map #: 15620040006
Assessed Value figure: \$9,500.00
Judgment Amount: \$86,440.37
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 66

By virtue of a Writ of Execution filed to No. 2019-02044 Nationstar Mortgage LLC d/b/a Mr. Cooper v Robert P. Kovaleski; Nancy Kovaleski owner(s) of property situate in Borough of Blakely, Lackawanna County, Pennsylvania being 234 4th Street, Blakely, AKA Olyphant, PA 18447
Dimensions: 60x150
Property ID#: 10318020015
Assessed Value Figure: \$9,000.00
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: \$35,708.35

SALE 67

By virtue of a Writ of Execution No. 2018-05779 CitiMortgage, Inc. v. Robert Stanek a/k/a Robert D. Stanek,

LACKAWANNA JURIST

Dana Woyshnar owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 1517 Euclid Avenue, a/k/a 1517 Euclid Avenue L 104 Scranton, PA 18504-1267

Dimensions: 75X124X76X144

Assessment Map #: 1341504001104

Assessed Value figure: \$27,100.00

Judgment Amount: \$67,804.68

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 68

By virtue of a Writ of Execution No. 2019-00037

CitiMortgage, Inc. v. Evan Maclusky, Shannon Mizikoski a/k/a Shannon J. Mizikoski owners of property situate in the CARBONDALE CITY, Lackawanna County, Pennsylvania, being 26 Oak Avenue, Carbondale, PA 18407-1771

Dimensions: 35X60

Assessment Map #: 04514020002

Assessed Value figure: \$6,500.00

Judgment Amount: \$85,961.19

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 69

By virtue of a Writ of Execution filed to No. 2014-03818 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2005-WL2, ASSET-BACKED CERTIFICATES, SERIES 2005-WL2 vs. PAUL HRYWNAK JR., owner(s) of property situate in Township of Springbrook, Lackawanna County, Pennsylvania. Being: Route 316 a/k/a RR#3 Box 3419A O'Hara Road, Moscow, PA 18444

Assessment Map #: 2030201002301

Assessed Value Figure: \$25,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$373,548.14

CONTAINING 1.633 acres more or less.

SALE 70

By virtue of a Writ of Execution No. 2019-01214 Ditech Financial LLC v. Charlene Gale, in Her Capacity as Heir of Robert R. Gale a/k/a Robert Raymond Gale, Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Robert R. Gale a/k/a Robert Raymond Gale, Deceased owners of property situate in the SCRANTON CITY, Lackawanna County, PA, being 903 Meadow Avenue, Scranton, PA 18505-2535

Front: 50 feet, Depth: 80 feet, containing 4,000 sq ft

Assessment Map #: 16805010037

Assessed Value figure: \$12,500.00

Judgment Amount: \$67,032.15

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 71

By virtue of a Writ of Execution filed to No. 19 CV 1505, Deutsche Bank National Trust Company, as Trustee for Popular ABS, Inc., Series 2007-A c/o Ocwen Loan Servicing, LLC v. Melissa Forsette a/k/a Melissa A. Forsette, owner of property situate in the City of Scranton, Lackawanna County, Pennsylvania being 1052 Cottage Avenue, Scranton, PA 18508

Dimensions: 40X115

Property ID #: 14508050059

Assessed Value figure: \$7,500

Improvements thereon: Residential Real Estate

Attorney: Jessica N. Manis, Esq

Sheriff to collect: \$41,545.07

SALE 72

By virtue of a Writ of Execution filed to No. 13-cv-4348 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION AS TRUSTEE AS SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION AS TRUSTEE FOR CERTIFICATEHOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES, INC., ASSET BACKED CERTIFICATES SERIES 2001-3 vs. MARGARET A. PHILBIN and MARY E. RICHARDSON a/k/a MARY ELLEN RICHARDSON, owner(s) of property situate in Borough of Dunmore, Lackawanna County, Pennsylvania. Being: 1605 Roosevelt Avenue, Dunmore, PA 18512

Assessment Map #: 14641-030-010

Assessed Value Figure: \$13,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$103,135.44

BEGINNING at a point in the front line of said Lot Number Eleven (11) on Roosevelt Street at the intersection of the division line between Lots Number Eleven (11) and Twelve (12) in said Block, and running thence along the said division line in a Westerly direction a distance of one hundred and Fifty (150) feet, more or less, to a corner on the rear line of said Lot number Eleven (11);

SALE 73

By virtue of a Writ of Execution No. 17-CV-6018 Lakeview Loan Servicing, LLC v. Shirley A. Spangenberg, in Her Capacity as Executrix and Devisee of The Estate of George L. Spangenberg a/k/a George Spangenberg, Victoria J. Spangenberg, in Her Capacity as Devisee of The Estate of George L. Spangenberg a/k/a George Spangenberg,

LACKAWANNA JURIST

Adrianna Spangenberg, in Her Capacity as Devisee of The Estate of George L. Spangenberg a/k/a George Spangenberg, Donna K. O'Hara, in Her Capacity as Devisee of The Estate of George L. Spangenberg a/k/a George Spangenberg, owners of property situate in the JEFFERSON TOWNSHIP, Lackawanna County, Pennsylvania, being 2 Sunrise Boulevard, Lake Ariel, PA 18436
Dimensions: 26A
Assessment Map #: 14003020001
Assessed Value figure: \$21,917.00
Judgment Amount: \$316,834.85
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES LLP

SALE 74

By virtue of a Writ of Execution No. 2019-01256 U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Loan Trust 2007-Wf1 v. Mohammad Abdullah, The United States of America C/O The United States Attorney for The Middle District of PA owners of property situate in the DUNMORE BOROUGH, 6TH WARD, Lackawanna County, Pennsylvania, being 1610 Electric Street, Dunmore, PA 18509-2120
Dimensions: 52 X 63 X 51 X 63
Assessment Map #: 1351901004001
Assessed Value figure: \$16,000.00
Judgment Amount: \$114,190.66
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES LLP

SALE 75

By virtue of a Writ of Execution No. 2019-01745 Pennymac Loan Services, LLC v. Dominic J. Depietro, owners of property situate in the BLAKELY BOROUGH, Lackawanna County, Pennsylvania, being 1102 Myers Street, Peckville, PA 18452-2025
Dimensions: 50 X 150
Assessment Map#: 10320010012
Assessed Value figure: \$11,000.00
Judgment Amount: \$73,236.81
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES LLP

SALE 76

By virtue of a Writ of Execution filed to No. 2019-01257 BANK OF AMERICA, N.A. vs. KATHY E. WINNER AKA KATHRYNE E. WINNER, owner(s) of property situate in City of Carbondale, Lackawanna County, PA. Being: 170 Spring St. FKA 61 9th Ave., Carbondale, PA 18407
Assessment Map #: 05505060015
Assessed Value Figure: \$5,500.00
Improvements thereon:
A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$43,721.08

SALE 77

By virtue of a Writ of Execution filed to No. 2018-CV-2790, Fidelity Deposit & Discount Bank, Plaintiff, vs. James Elliot, Defendant and Owner of the property situate in the City of Scranton, Lackawanna County, Pennsylvania, being known as 902 West Lackawanna Avenue, Scranton, PA 18504.
Dimensions: 50' X 85' more or less
Property ID #: 145.19-010-012.00
Assessed Value: \$14,000.00
Improvements Thereon: Commercial Combination Store/Apartment
Attorney: Rocco Haertter, Esq
Sheriff to Collect: \$86,295.32

SALE 78

By virtue of a Writ of Execution filed to No. 2018-cv-01254 Pentagon Federal Credit Union vs Thomas Weiss. Thomas Weiss, owner(s) of property situate in Scranton City Lackawanna County, Pennsylvania being 204 W. Parker Street, Scranton, PA 18508
Dimensions: 9,999.32 square feet of land
Property ID #: 13505-060-001
Assessed Value figure: 4,700
Improvements thereon: 5,300.00
Attorney: Stephen G. Bresset
Sheriff to collect: \$45,131.87

SALE 79

By virtue of a Writ of Execution filed to No. 2015-02994-P PNC BANK, NATIONAL ASSOCIATION vs. JACQUELINE HEMMINGS, owner(s) of property situate in BOROUGH OF CLARKS SUMMIT, Lackawanna County, Pennsylvania being 120 Nichols Street, Clarks Summit, Pennsylvania 18411
Assessment Map #: 0901901001500
Assessed Value Figure: \$20,000.00
Improvements Thereon: RESIDENTIAL DWELLING
Attorney: KEVIN J. CUMMINGS ESQ., TUCKER ARENSBERG, P.C.
Sheriff to collect: \$138,485.37

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 NOVEMBER 15, 2019 AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH SAID SCHEDULE UNLESS EXCEPTIONS ARE FILED THERETO WITHIN TEN DAYS AFTER THE FILING OF THE PROPOSED SCHEDULE.

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

**BOB MOORE
REAL ESTATE DEPUTY
SHERIFF'S OFFICE
SCRANTON, PA. 18503
JULY 8, 2019**

ESTATES

First Notice

ESTATE OF JOSEPH F. CIPRIANO, late of the City of Scranton, Pennsylvania, (died June 16, 2019). Letters of Administration C.T.A. in the above estate having been granted to 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 Rocco Cipriano or to Frank A. Mazzeo, Jr., Esq., 327 N. Washington Ave., Suite 506, Scranton, PA 18503.

ESTATE OF JEAN DERBIN A/K/A JEAN K. DERBIN, late of Scranton, Lackawanna County, Pennsylvania (died August 25, 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 Kim Derbin, Executor, 445 Gramatan Ave., Apt KA2, Mt. Vernon NY 10552 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 LUCILLE T. FLAHERTY, A/K/A LUCILLE FLAHERTY late of the City of Scranton, Lackawanna County, Pennsylvania (died July 1, 2019). Personal Representative is Kathleen A. Brady, P.O. Box 316 Moscow PA 18444. Attorney for the Estate is Nancy M. Barrasse, Esquire, 224 Adams Avenue, Scranton, Pennsylvania 18503.

Notice is hereby given that Letters Testamentary have been granted in the **ESTATE OF ALAN R. KOHN**, late of Scranton, Lackawanna County (died January 6, 2019), to Ira J. Kohn, Executor, Mark G. Tunis, Esquire, 709 N. State Street, Clarks Summit, PA 18411. All persons indebted to the said Estate are required to make payment, and those having claims or demands are to present the same without delay to the Executor named above.

RE: **ESTATE OF BETTY M. LATHROP**, late of Clarks Summit, Pennsylvania (died August 16, 2019). Notice is hereby given that Letters Testamentary for the Estate of Betty M. Lathrop have been issued to Robert D. Lathrop, 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 107 Smith Hill Road, Honesdale, PA 18431 or to Robert T. Kelly, Jr., Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Spruce Street, Suite 200, Scranton, PA 18503.

ESTATE OF JAMES SKRUTSKI, late of Scranton, Pennsylvania (died April 16, 2019). Letters of Administration have been issued to John T. O'Malley, Administrator of the Estate. All those indebted to said Estate are required to make payment and those having claims to present the same without delay to the Administrator or to Patrick Walsh, Esquire, Attorney for the Estate at 715 N. State Street, Clarks Summit, PA 18411.

ESTATE OF JOSEPH STROK, JR., late of Moosic, PA (died June 27, 2019) Letters Testamentary were granted to Sherry R. Strok, Executrix. Elaine C. Geroulo, Esq., Attorney for the Estate 411 Jefferson Avenue, Scranton, PA 18510.

ESTATE OF CARL P. WALSH, late of Scranton, PA (died 4/14/19) Eileen M. Layne and Mary Elizabeth Evans, Co-Executrices. Paul A. Kelly, Jr. Esq.- Attorney, 201 Lackawanna Avenue, Suite 306, Scranton, PA 18503.

Second Notice

ESTATE OF ANN M. DILLON, A/K/A ANN DILLON, Deceased, late of Scranton, Pennsylvania (died July 12, 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 Theresa M. Bocker, Executrix, c/o Attorney Joseph F. Gaughan, 300 Mulberry Street, Suite 303, Scranton, PA 18503.

ESTATE OF JOHN J. EVANS A/K/A JOHN J. EVANS, SR., DECEASED, late of 100 LYNWOOD AVE., SCRANTON, PA 18505, (Died MAY 7, 2019). MARY THERESA EVANS GORMISKY and SAM EVANS, Co-Executors; Dante A. Cancelli, Suite 401, 400 Spruce Street, Scranton, Pennsylvania 18503. Attorney.

ESTATE OF FRANCIS J. FETCHO A/K/A FRANCIS J. FETCHO, SR., late of 304 Third Avenue, Jessup, Lackawanna County, Pennsylvania (died July 19, 2019). Letters of Administration 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 John Fetcho, Administrator, 298 Main Street, Sturges Pennsylvania 18447 or to James J. Gillotti, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, PO Box 240, Clarks Summit, PA 18411.

RE: **ESTATE OF ROBERT C. GRAHAM**, late of Scranton, Pennsylvania. Letters of Testamentary in the above estate having been granted, creditors shall make demand and debtors shall make payment to Robert Graham, 516 N. Everett Avenue, Scranton, PA 18504, Executor, or to James W. Reid, Esquire, Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, P.O. Box 240, Clarks Summit, PA 18411.

ESTATE OF THERESE LERHINAN, A/K/A THERESA ROSE LERHINAN, A/K/A SISTER M. CHRYSTA LERHINAN, IHM, late of Scranton, Lackawanna County, Pennsylvania (died May 23, 2018). Letters Testamentary having been granted, all persons having claims or demands against the estate of decedent shall make them known and present them, and all persons indebted to said decedent shall make payment thereof without delay to Sister Ellen Maroney, IHM, Executor, 2300 Adams Avenue, Scranton, Pennsylvania 18509 or to Jenna Krayer Tuzze, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, P.O. Box 240, Clarks Summit, Pennsylvania 18411.

Notice is hereby given that Testamentary Letters have been granted to Karyn M. Salitsky of 129 E. Garfield Ave., Carbondale, PA 18407, in the **ESTATE OF JOHN B. PRYLE**, late of Archbald, Lackawanna County, PA, who passed away June 30, 2019. All persons indebted to said Estate are requested to make payment and those having claims or demands to present the same without delay to the Executor named or to the attorney for said estate: Patrick A. Kane, Esq., 960 Scranton-Carbondale Hwy., Archbald, PA 18403.

Notice is hereby given that Letters of Administration have been granted to Edmund P. Samuels of 1105 Wheeler Ave., Dunmore, PA 18510, in the **ESTATE OF TIMOTHY E. SAMUELS**, late of Dunmore, Lackawanna County, PA, who passed away August 7, 2018. All persons indebted to said Estate are requested to make payment and those having claims or demands to present the same without delay to the Administrator named or to the attorney for said estate: Patrick

LACKAWANNA JURIST

A. Kane, Esq., 960 Scranton-Carbondale Hwy., Archbald, PA 18403.

ESTATE OF SAMUEL E. TOMAN, A/K/A SAMUEL EDWARD TOMAN, A/K/A SAMUEL TOMAN, late of Scranton Lackawanna County, PA. Maureen Toman, 701 Wintermantle Avenue, Scranton, PA 18505, Administratrix; Nicholas A. Barna, 831 Court Street, Honesdale, PA 18431, Attorney.

Third Notice

ESTATE OF JOAN G. CONLIN, late of Scranton, Lackawanna County, Pennsylvania, (died July 28, 2019). Notice is hereby given that Letters Testamentary have been issued to Mary Hamilton, 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 of Administration have been granted to Jose Pardo, Administrator of the **ESTATE OF ANN MARIE C. DEMUTH A/K/A ANNMARIE C. DEMUTH-PARDO**, late of Moscow, PA, who died on February 25, 2019. All persons indebted to Estate are required to make payment and those having claims or demands are to present the same without delay to the Administrator or to Raymond C. Rinaldi, II, Esquire, Rinaldi & Poveromo, P.C., P.O. Box 826, Scranton, PA, 18501.

In re: **ESTATE OF EARL ROBERT HILLING**, late of Mayfield, Lackawanna County, PA, (died July 22, 2019). 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 Estate Personal Representative, David Hilling, or to Joseph S. Toczydlowski, Jr., Esquire of the Toczydlowski Law Office, 392 North Main Street, Archbald, PA 18403.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF BERTHA LOCKER**, deceased, late of Throop, Lackawanna County, Pennsylvania, 18447, who died on June 30, 2019. 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, Judith Fanelli, or John P. Sanderson, III, Attorney for the Estate – Sanderson Building, One Terrace Drive, Olyphant, Pennsylvania 18447.

ESTATE OF DOMINIC F. NOVOBILSKI, late of 109 Hill Street, Moscow, Lackawanna County, Pennsylvania (died April 22, 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 Karen Novobilski, Executor, 50 Saxton Road, Farmingdale, New Jersey 07727, or to James J. Gillotti, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, PO Box 240, Clarks Summit, PA 18411.

Notice is hereby given that Letters of Administration have been granted in the **ESTATE OF DENNIS J. REUMAN**, late of Dickson City, Lackawanna County, Pennsylvania. All persons indebted to the Estate are requested to make payment, and those having claims or demands are to present same, without delay, to the Administrator, Daniel J. Reuman, of 3852 Sunrise Lake, Milford, PA 18337, or John F. Spall, Attorney for the Estate, 2573 Route 6, Hawley, Pennsylvania 18428.

NOTICE

"NOTICE TO LEGATEES"

To all legatees, creditors and other persons interested. Notice is hereby given that the following Executors, Administrators, Trustees, and Guardians have filed their accounts with the Register of Wills and Clerk of Orphans' Court, Division of the Court of Common Pleas.

The following accounts have been filed and may be examined in the Office of the Register of Wills and Clerk of Orphans' Court. If you desire to object, the same may be accomplished by filing that objection in writing with the Clerk of Orphans' Court on or before Monday, the 7th of October, 2019.

The accounts will be filed by the clerk, with the Court for adjudication and confirmation on Tuesday, the 8th of October, 2019. Distribution may be ordered or authorized without further notice if no objections are filed prior to that date.

35-2010-303 William Halliskey Deceased	First & Final Account Lawrence A. Durkin and Michael J. O'Brien Co-Administrators William F. Dunstone, Esq
--	---

35-2015-658 Steven Boguski Deceased	First & Final Account Kelly Kochia, Executrix Kari E. Panza, Esq
---	--

T1-9/27

NOTICE

NOTICE OF PROPOSED PRIVATE SALE #1280

On September 9, 2019, the Lackawanna County Tax Claim Bureau received and approved a private sale offer to purchase the property identified as tax map NO. 13412-070-050 located at 111 W. Market St., Scranton, Pennsylvania 18508 pursuant to the terms and conditions of Section 5860.613 of the Real Estate Tax Sale Law, 72 P.S. § 5860.613, for \$9,274.07 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.

Joseph J. Joyce, III, Acting Director
Lackawanna County Tax Claim Bureau
T2-10/4

LACKAWANNA JURIST

NOTICE

ACTION TO QUIET TITLE

TO: Joseph Tezzano and Ann Tezzano, h/w, their Heirs, Successors, Assign, Grantees, Trustees, Mortgagees, and any entities or persons claiming by, from, under and through them:

YOU ARE HEREBY NOTIFIED that Jerome F. O'Malley American Legion Post 221, has filed a Complaint in Action to Quiet Title in the Court of Common Pleas of Lackawanna County, Civil Division, on setting forth that they are the owners and claims title in fee simple to the following described piece or parcel of land situate in Lackawanna described as follows:

ALL that certain lot, piece or parcel of land situate in the First Ward of the City of Carbondale, County of Lackawanna, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING in the Southeasterly corner of lands now or formerly Frank Muto, thence running North 19 degrees 43 minutes East along said lands of Frank Muto 45.3 feet to a stake of the Delaware and Hudson Canal Company; thence at right angles to the last mentioned line and along said Delaware and Hudson Canal Company's land, 68 degrees 33 minutes East, one hundred eleven and seven tenths feet (111.7) to a stake corner in the line of lands now or formerly of Peter Brown Estate; thence along said lands of Peter Brown Estate 33 degrees and .03 minutes West 46.3 feet to a stake corner; being the northeasterly corner of lands conveyed by Frank Muto, be deed dated December 14, 1922, to Carmelis Gentile; thence along said Gentile's land, North 68 degrees 19 minutes West 101.8 feet to the place of beginning.

The Court has ordered service of the Complaint to be made upon you by publication and you are hereby notified to plead to the said Complaint within twenty (20) days from the publication hereof. If you fail to plead to the Complaint, Judgment will be entered against you, and the Plaintiff will be decreed the owners in fee simple of the above-described premises. If you wish to defend, you must enter a written appearance personally or by an Attorney and file your defenses or objections in writing to this Court. You are warned that if you fail to do so, the case may proceed without you and that 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 or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help.

NORTHERN PENNSYLVANIA LEGAL SERVICES, INC.
Northern Pennsylvania Legal Services
33 N. Main St., Pittston, PA 18640; phone: 570-299-4100

LAWYER REFERRAL SERVICE
Lackawanna Bar Association
233 Penn Avenue, Scranton, PA 18503
Telephone:(570) 969-9600

DAVID J. TOMAINE, Esquire
T1-9/27

NOTICE

CIVIL ACTION

COURT OF COMMON PLEAS
LACKAWANNA COUNTY, PA
CIVIL ACTION-LAW
NO. 2019-02443

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

NATIONSTAR MORTGAGE, LLC D/B/A CHAMPION
MORTGAGE COMPANY,
Plaintiff

v.

MICHELE BONIELLO, IN HER CAPACITY AS HEIR OF
GLORIA M. TROVATO A/K/A GLORIA M. CASTELLANO
A/K/A GLORIA TROVATO; et al,
Defendants

TO: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GLORIA M. TROVATO A/K/A GLORIA M. CASTELLANO Defendant(s), 505 5TH STREET, DUNMORE, PA 18512

COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, NATIONSTAR MORTGAGE, LLC D/B/A CHAMPION MORTGAGE COMPANY, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of LACKAWANNA County, PA docketed to No. 2019-02443, seeking to foreclose the mortgage secured on your property located, 505 5TH STREET, DUNMORE, PA 18512.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you, and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER 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 THE INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Northeastern Pennsylvania Legal Services
33 N. Main Street
Suite 200
Pittston, PA 18640
570-299-4100

RAS CITRON, LLC
ATTORNEYS FOR PLAINTIFF
Jenine Davey, Esq. ID No. 87077
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906
T1-9/27

LACKAWANNA JURIST

NOTICE

CIVIL ACTION

COURT OF COMMON PLEAS
LACKAWANNA COUNTY, PA
CIVIL ACTION-LAW
NO. 2019-03460

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

NATIONSTAR MORTGAGE LLC D/B/A CHAMPION
MORTGAGE COMPANY,

Plaintiff

v.

JOYCE LEYSHON, IN HER CAPACITY AS HEIR OF
ELIZABETH M. COLLINS; MARY COX A/K/A MARY
BRUDER A/K/A MARY KERN, IN HER CAPACITY AS HEIR
OF ELIZABETH M. COLLINS; LORRAINE COLLINS, IN
HER CAPACITY AS HEIR OF ELIZABETH M. COLLINS;
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL
PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR UNDER ELIZABETH M.
COLLINS, Defendants

To: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND
ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST FROM OR UNDER
ELIZABETH M. COLLINS Defendant(s), 834 WOODLAWN
AVENUE, MOOSIC, PA 18507

COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff,
NATIONSTAR MORTGAGE LLC D/B/A CHAMPION
MORTGAGE COMPANY, has filed a Mortgage Foreclosure
Complaint endorsed with a Notice to Defend, against you in
the Court of Common Pleas of LACKAWANNA County, PA
docketed to No. 2019-03460, seeking to foreclose the
mortgage secured on your property located, 834
WOODLAWN AVENUE, MOOSIC, PA 18507.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend
against the claims set forth in this notice you must take action
within twenty (20) days after the Complaint and Notice are
served, by entering a written appearance personally or by
attorney and filing in writing with the Court your defenses or
objections to the claims set forth against you. You are warned
that if you fail to do so, the case may proceed without you, and
a judgment may be entered against you by the Court without
further notice for any money claimed in the Complaint or for
any other claim or relief requested by the plaintiff. You may
lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER 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 THE INFORMATION ABOUT AGENCIES THAT MAY
OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A
REDUCED FEE OR NO FEE.

Northeastern Pennsylvania Legal Services
33 N. Main Street, Suite 200
Pittston, PA 18640, 570-299-4100

RAS CITRON, LLC
ATTORNEYS FOR PLAINTIFF
Jenine Davey, Esq. ID No. 87077
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054, 855-225-6906 T1-9/27

NOTICE

COURT OF COMMON PLEAS
CIVIL DIVISION
LACKAWANNA COUNTY
NO: 2018-06581

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

VS.

Unknown Heirs, Successors, Assigns and All Persons, Firms
or Associations Claiming Right, Title or Interest from or
under Joan Rizzi, deceased and William J. Rizzi, known Heir
of Joan Rizzi, deceased and Kenneth E. Rizzi, known Heir of
Joan Rizzi, deceased and Renee Cabets, known Heir of
Joan Rizzi, deceased and Christine Dommies, known Heir of
Joan Rizzi, deceased and
DEFENDANTS

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Unknown Heirs, Successors, Assigns and All Persons,
Firms or Associations Claiming Right, Title or Interest from or
under Joan Rizzi, deceased, 3110 Eagen Avenue, Scranton,
PA 18505

Your house (real estate) at:
3110 Eagen Avenue, Scranton, PA 18505
16620010056

is scheduled to be sold at Sheriff's Sale on February 4, 2020
at: Lackawanna County Sheriff's Office
200 North Washington Avenue
Scranton, PA 18503

at 10:00AM to enforce the court judgment of \$86,614.32
obtained by Bank of New York Mellon Trust Company, N.A.
as Trustee for Mortgage Assets Management Series I Trust
against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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

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

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

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

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

LACKAWANNA JURIST

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
North Penn Legal Services
33 N. Main Street, Suite 200
Pittston, PA 18640
570-299-4100

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

All the following described lot or parcel of land situate, lying and being in the town of Minooka, County of Lackawanna and State of Pennsylvania, more particularly describe as follows to wit:

Being known and designated as Lot number eight (8) in square or block number six (6) and situate upon street called and known as O'Hara Street, now known as Eagen Street, upon the town plat of Minooka, now duly registered and recorded;

Said lot being sixty (60) feet in front and sixty (60) feet in rear by one hundred and fifty (150) feet in length.

Coal and minerals excepted and reserved as in former deeds in line of title.

FOR INFORMATIONAL PURPOSES ONLY: Being known as 3110 Eagen Avenue, Scranton, Pennsylvania
Parcel #16620010056

BEING the same premises which Sue A. Baranoski, widow, by Deed dated June 20, 1975 and recorded September 29, 1975, in Deed Book 863, page 231 in the Office of the recorder of Deeds in and for the County of Lackawanna, granted and conveyed unto William Rizzi and Joan Rizzi, his wife, in fee. AND THE SAID William Rizzi passed away on or about January 29, 2012, thereby vesting title unto Joan Rizzi by operation of law. AND THE SAID Joan Rizzi passed away on or about June 20, 2018, thereby vesting title unto Known Heirs William J. Rizzi, Kenneth E. Rizzi, Renee Cabets, and Christine Domme, and any Unknown Heirs of Joan Rizzi, deceased.

SHAPIRO & DeNARDO, LLC
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447
KRISTEN D. LITTLE, PA I.D. NO. 79992
KEVIN S. FRANKEL, PA I.D. NO. 318323
MICHELLE L. McGOWAN, PA I.D. NO. 62414
LESLIE J. RASE, PA I.D. NO. 58365
MORRIS A. SCOTT, PA I.D. NO. 83587
ALISON H. TULLIO, PA I.D. NO. 87075
KATHERINE M. WOLF, PA I.D. NO. 314307
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610) 278-6800
S&D FILE NO. 18-060951
T1-9/27

LACKAWANNA JURIST

NOTICE

NOTICE OF ADMINISTRATIVE SUSPENSION

Notice is hereby given that **Brian Mark Nixon** of **Lackawanna County** has been **Administratively Suspended** by Order of the Supreme Court of Pennsylvania dated August 14, 2019, pursuant to Rule 219, Pa.R.D.E, which requires that all attorneys admitted to practice in any court of the Commonwealth must pay an annual assessment of \$225.00. The Order became effective **September 13, 2019**.

Suzanne E. Price
Attorney Registrar
The Disciplinary Board of
the Supreme Court of Pennsylvania

T1-9/27