

## 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, **MARCH 10, 2020** 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. Kaifeng Chen vs Qionq Chen. Qionq Chen, owner(s) of property situate in Clarks Summit Lackawanna County, PA being 528 Gladiola Drive

Dimensions: 11,000 square feet of land

Property ID #: 10016-030-001

Assessed Value figure: \$30,000

Improvements thereon:

Single family house

Attorney: Stacey Van Malden

Sheriff to collect: \$305,437.06

### SALE 2

By virtue of a Writ of Execution filed to No. Kaifeng Chen vs Qin Liang Chen. Qin Liang Chen, owner(s) of property situate in Clarks Summit Lackawanna County, Pennsylvania being 327 Melrose Avenue

Dimensions: 90' x 125'

Property ID #: 09018-030-025

Assessed Value figure: 8600

Improvements thereon:

Single Family House

Attorney: Stacey Van Malden

Sheriff to collect: \$305,437.06

### SALE 3

By virtue of a Writ of Execution No. 13-CV-6775 Santander Bank, N.A. v. Gerald G. Gawron, Marcella A. Gawron a/k/a Marcella Gawron owners of property situate in the Throop

Borough, Lackawanna County, PA, being 846 Adams Court, Throop, PA 18512-1121

Dimensions: 30 X 115

Assessment Map #: 1250301002801

Assessed Value figure: \$3,860.00

Judgment Amount: \$370,163.11

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

### SALE 4

By virtue of a Writ of Execution No. 19-CV-3867 US Bank, National Association, as Trustee for Mastr Asset Backed Securities Trust 2006-He2, Mortgage Pass-Through Certificates, Series 2006-He2 v. Joy Baron, Timothy Baron owners of property situate in the CARBONDALE CITY, Lackawanna County, Pennsylvania, being 142 Lincoln Avenue, Carbondale, PA 18407-2170

Dimensions: 60 X 120

Assessment Map #: 05506010017

Assessed Value figure: \$11,000.00

Judgment Amount: \$65,825.89

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

### SALE 5

By virtue of a Writ of Execution No. 18-CV-3705 Wells Fargo Bank, N.A. v. Cosmo F. Salerno owners of property situate in the SOUTH ABINGTON TOWNSHIP, Lackawanna County,

Pennsylvania, being 135 Burcher Avenue, A/K/A 135

Burcher Street L 17, Clarks Summit, PA 18411-9082

Dimensions: 75X150X75X150

Assessment Map #: 1120602002701

Assessed Value figure: \$14,750.00

Judgment Amount: \$337,584.10

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

### SALE 6

By virtue of a Writ of Execution No. 2019-04057 Freedom Mortgage Corporation v. James E. Gavern, III, Cheryl Ann Gavern owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 832 North Main Avenue, a/k/a 832 North Main Avenue L 7, Scranton, PA 18504-1517

Dimensions: 40X148X40X145

Assessment Map #: 14511020010

Assessed Value figure: \$16,000.00

Judgment Amount: \$62,637.67

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

### SALE 7

By virtue of a Writ of Execution No. 2019-04967 Wells Fargo Bank, N.A. v. Darlene Leahy owners of property situate in

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the CARBONDALE CITY, 1ST, Lackawanna County, PA, being 190 Fallbrook Street, Carbondale, PA 18407-1854  
Front: 40 feet, Depth: 150 feet, containing 6,000 Square Feet

Assessment Map #: 04412020020  
Assessed Value figure: \$6,700.00  
Judgment Amount: \$82,440.14  
Improvements thereon: Residential Property  
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

### SALE 8

By virtue of a Writ of Execution No. 18-CV-2329 US Bank Trust National Association, Not in Its Individual Capacity But Solely as Owner Trustee for Vrmgt Asset Trust v. Rodney T. Williams, Gina M. Williams owners of property situate in the FELL TOWNSHIP, Lackawanna County, Pennsylvania, being 1 43rd Street, Carbondale, PA 18407-1001  
Dimensions: 50 X 115 X 50 X 116  
Assessment Map #: 04501010039  
Assessed Value figure: \$17,500.00  
Judgment Amount: \$97,368.53  
Improvements thereon: Residential Property  
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

### SALE 9

By virtue of a Writ of Execution No. 19-CV-6009 Wells Fargo Bank, N.A. v. Mary Powell-Elleby, Geoffrey Ioannidis owners of property situate in the SCRANTON CITY, 5TH, Lackawanna County, Pennsylvania, being 234-236 South Edwards Court, Scranton, PA 18504  
Dimensions: 31 X 75 X 44 X 75  
Assessment Map #: 1560602002001  
Assessed Value figure: \$5,500.00  
Judgment Amount: \$4,989.15  
Improvements thereon: Residential Property  
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

### SALE 10

By virtue of a Writ of Execution No. 19 CV 4936 Wells Fargo Bank, N.A. v. Mark Cooper, Brenda Cooper owners of property situate in the TAYLOR BOROUGH, Lackawanna County, PA, being 108 South Washington Street, A/K/A 108 Washington ST L202, Taylor, PA 18517-1788  
Dimensions: 50 X 150  
Assessment Map #: 16614060025  
Assessed Value figure: \$14,000.00  
Judgment Amount: \$101,202.26  
Improvements thereon: Residential Property  
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

### SALE 11

By virtue of a Writ of Execution filed to No. 2019-04165 NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER vs. GLORIA BROUSSARD as Administratrix of the Estate of Walter Saavedra, Deceased, owner(s) of property situate in

Second Ward of the City of Scranton, Lackawanna County, Pennsylvania. Being: 1803 Brick Avenue, Scranton, PA 18508

Assessment Map #: 13408030045  
Assessed Value Figure: \$15,800.00  
Improvements thereon:  
A Residential Dwelling  
Attorney: KML Law Group, P.C.  
Sheriff to collect: \$94,592.31

BEGINNING at a new corner in the Northeasterly fence line of Oak Street, said corner being located North 13 10 W, 76.26 feet along said Northeasterly fence line of Oak Street from its intersection with the Northwesterly knee line of Brick Avenue, said corner being also the Westerly corner of the parcel of land first herein described; thence along the Northwesterly boundary line of the parcel of land first herein described, being a boundary line parallel to and 3.50 feet Southeasterly from the Southeasterly exterior wall of the two story dwelling at 410 Oak Street and extending through the rear of the two story dwelling at 1803 Brick Avenue North 77 degrees 14 minutes East 79.40 feet to a corner at the end of a wood and wire fence, said corner being located North 12 degrees 42 minutes West 77.32 feet from the aforementioned Northwesterly fence line of Brick Avenue; thence from said corner North 12 degrees 42 minutes West 1 1.08 feet to a new corner in a wood and wire fence; thence along said wood and wire fence South 79 degrees 53 minutes West 38.44 feet to a point in the rear Northeasterly exterior wall of the two story dwelling at 410 Oak Street; thence along said wall South 12 degrees 46 minutes East 9.35 feet to the corner of said dwelling at the side or Southeasterly exterior wall aforementioned; thence along said Southeasterly wall of said dwelling and the extension of the line thereof South 77 degrees 14 minutes West 41 feet to a corner in the aforementioned Northeasterly fence line of Oak Street; thence along said Northeasterly fence line of Oak Street South 13 degrees 10 minutes East 3.50 feet to the place of beginning.

### SALE 12

By virtue of a Writ of Execution filed to No. 2019-00296 NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER vs. STEPHANIE A. KOVALESKI and MICHAEL W. KOVALESKI, owner(s) of property situate in Borough of Jermyn, Lackawanna County, Pennsylvania. Being: 102 Raymond Drive, Jermyn, PA 18433  
Assessment Map #: 0731601000106  
Assessed Value Figure: \$19,000.00  
Improvements thereon:  
A Residential Dwelling  
Attorney: KML Law Group, P.C.  
Sheriff to collect: \$186,659.58  
Beginning at a point, said point being on the westerly side of Raymond Drive West, said point being where Lots 5 and 6

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on the plot of Rushbrook Acres Development have a common corner on the said road;  
Thence along the line dividing Lots 5 and 6 of the said development, S. 26 degrees 35 minutes 00 seconds W., a distance of 125.00 feet to an iron pin in the line of an unopened street in Jermyn Borough;  
Thence along the same N. 63 degrees 25 minutes 00 seconds W. a distance of 80.00 feet to an iron pin for corner at a point common to Lots 5 and 6 and lands now or formerly of said unopened street;  
Thence along the line dividing Lots 6 and 7 of the said development, N. 26 degrees 35 minutes 00 seconds E., a distance of 125.00 feet to an iron pin for corner on the said westerly right-of-way of said Raymond Drive;  
Thence along the said drive, S. 63 degrees 25 minutes 00 seconds E., a distance of 80.00 feet to the point and place of beginning.

### SALE 13

By virtue of a Writ of Execution filed to No. 2019-05107 M&T BANK S/B/M M&T MORTGAGE CORPORATION vs. THOMAS CAMPIONE, owner(s) of property situate in City of Scranton, Lackawanna County, PA. Being: 2229-2231 Boulevard Avenue, Scranton, PA 18509  
Assessment Map #: 13510060011  
Assessed Value Figure: \$11,000.00  
Improvements thereon: A Residential Dwelling  
Attorney: KML Law Group, P.C.  
Sheriff to collect: \$1,694.96  
BEING Lot Number Two (2) on the line of lands of the Ridge Turnpike Company, commonly known as the Boulevard, and now known as Boulevard Avenue, on the Plot of J.K. Joehier's Addition to the City of Scranton, known as "Praecipice Point", a map of which is recorded in map Book 1, Page 72, in the Office of the Recorder of Deeds of Lackawanna County. Said lot is forty (40) feet in width in front and rear and extending in depth one hundred ten (110) feet, more or less, from said Boulevard to the Lackawanna River.

### SALE 14

By virtue of a Writ of Execution filed to No. 19CV2224 LAKEVIEW LOAN SERVICING, LLC vs. MARTIN F. CASEY JR and NICOLE M. CASEY, owner(s) of property situate in OLD FORGE, Lackawanna County, Pennsylvania. Being: 2 Kohler Avenue, Old Forge, PA 18518  
Assessment Map #: 17605050002  
Assessed Value Figure: \$14,000.00  
Improvements thereon:  
A Residential Dwelling  
Attorney: KML Law Group, P.C.  
Sheriff to collect: \$175,595.03  
Being Lots Numbers One (1) and Two (2) in Block Thirty-five (35) as designated on Map of Rendham Heights recorded in the Office of the Recorder of Deeds in and for the County of

Lackawanna in Map Book No. 4, Page 96. Said lots front on Kohler Avenue in the Borough of Old Forge.

### SALE 15

By virtue of a Writ of Execution filed to No. 19 cv 2757 LAKEVIEW LOAN SERVICING, LLC vs. LAURA C GROSVENOR and DAVID J. GROSVENOR, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania. Being: 1818 Dickson Avenue, Scranton, PA 18509  
Assessment Map #: 13513030002  
Assessed Value Figure: \$8,500.00  
Improvements thereon:  
A Residential Dwelling  
Attorney: KML Law Group, P.C.  
Sheriff to collect: \$66,298.59  
Commencing at a point on the Easterly side of Dickson Avenue, said point being sixty-six (66) feet Northerly of the rear line of Lot No. 1 in Block H as designated on the Plot of Lots of William Von Storch as laid out on the Joshua Griffin Farm by Henry J. Phillips; thence in a Southerly direction along said Dickson Avenue a distance of thirty-six (36) feet to a point; thence in an Easterly direction parallel to the rear line of said lot No. 1 in Block H as a distance fifty (50) feet to a point, in the division line between Lots 1 and 2 in said Block H; thence at right angles in a Northerly direction along the Easterly line of said Lot No. 1 a distance of thirty-six (36) feet more or less to a point, said point being in line of the fence between properties now or formerly of Anna Belle Emery and lands now or formerly of Robert S. Sherwin; thence along said division line in a Westerly direction at right angles to last mentioned course a distance of fifty (50) feet to the Easterly side line of Dickson Avenue, the place of beginning. Said last mentioned line is the division line designated in an Agreement between Robert S. Sherwin and Margaret Sherwin, his wife, Cora J. Slocum, widow, and Anna Belle Emery and Merton J. Emery, her husband, dated January 12, 1917 and recorded in Lackawanna County in Deed Book 279 at page 409.

### SALE 16

By virtue of a Writ of Execution filed to No. 19 CV 4533, CITIZENS BANK, N.A. S/B/M TO CITIZENS BANK OF PENNSYLVANIA v. Michael J. Houser, owner(s) of property situate in Borough of Jessup, Lackawanna County, Pennsylvania, being 506 Church Street, Jessup, PA 18434.  
Dimensions: 4,360 square feet  
Property ID #: 11506-070-003  
Assessed Value figure: \$13,000.00  
Improvements thereon: Residential property  
Attorney: Law Office of Gregory Javardian, LLC  
Sheriff to collect: \$38,164.00

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### SALE 17

By virtue of a Writ of Execution filed to No. 19 CV 4751, CITIZENS BANK, N.A. S/B/M TO CITIZENS BANK OF PENNSYLVANIA v. Betty Beahan a/k/a Elizabeth L. Beahan, owner(s) of property situate in Fell Township, Lackawanna County, Pennsylvania, being 317 Wallace Road a/k/a 1.63 Acres Crystal Lake Road, Carbondale, PA 18407.  
Dimensions: 1.63 acres  
Property ID #: 02403-010-00501  
Assessed Value figure: \$12,000.00  
Improvements thereon: Residential property  
Attorney: Law Office of Gregory Javardian, LLC  
Sheriff to collect: \$114,808.30

### SALE 18

By virtue of a Writ of Execution filed to No. 19 CV 5128 Bayview Loan Servicing, LLC vs. John Nazar and Kathleen Nazar, owners of property situate in Dunmore Borough, Lackawanna County, Pennsylvania being 505 Meade Street, Dunmore, PA 18512  
Assessment Map #: 14620-020-040  
Assessed Value figure: \$8,000.00  
Improvements thereon: Residential Dwelling  
Attorney: Roger Fay, Esquire  
Sheriff to collect: \$

### SALE 19

BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY First National Bank of Pennsylvania, Successor to Community Bank & Trust Co. NO. 19 CV 2808  
PARCEL #: 05509-010-016  
IMPROVEMENTS THEREON CONSIST OF: SINGLE FAMILY DWELLING  
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF JOSEPH D. BRENZEL AND SHARON A. BRENZEL  
ASSESSMENT MAP #: 05509-010-016  
ASSESSED VALUE: \$6,000.00

### SALE 20

By virtue of a Writ of Execution filed to No. 19-6131 JGB Collateral, LLC vs John Rochon and Donna Rochon, owner(s) of property situate in Scranton, Lackawanna County, Pennsylvania being 904 Richmond St.  
Dimensions: 96 ft x 40 ft, 3840 sq ft  
Property ID #: 13514-030-001  
Assessed Value figure: \$40,000  
Improvements thereon: Residential Single Dwelling  
Attorney: White and Williams LLP c/o James Vandermark  
Sheriff to collect: \$6,357,452.09

### SALE 21

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, Sue Ann Supply

is the owner of property situate in the Borough of Blakely, Lackawanna County, Pennsylvania. Being: 441 Hickory Street, Peckville, PA 18452  
Assessment Map #: 10413 050 025  
Assessed Value Figure: 8,900  
Improvements Thereon: improved real estate  
Attorney: HOURIGAN, KLUGER & QUINN, PC 600 Third Avenue Kingston, PA 18704  
Sheriff to collect: \$55,443.88 (plus costs)

### SALE 22

By virtue of a Writ of Execution filed to No. 2018-05205 MTGLQ Investors, LP v Alan J. Kortawy, AKA Alan Kortawy; Marisa A. Kortawy, AKA Marisa Kortawy owner(s) of property situate in Borough of Dunmore, Lackawanna County, Pennsylvania being 629 Sherwood Avenue, Dunmore, PA 18512  
Dimensions: 38X113X38X113  
Property ID #: 14705020057  
Assessed Value Figure: \$7,000.00  
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: \$84,294.45

### SALE 23

By virtue of a Writ of Execution filed to No. 2018-01224 Midfirst Bank, A Federally Chartered Savings Association v Thomas E. Davis, Jr. owner(s) of property situate in Borough of Dickson City, Lackawanna County, Pennsylvania being 405 Boulevard Avenue, Dickson City, PA 18519  
Dimensions: 43X150X43X146  
Property ID #: 12412010044  
Assessed Value Figure: \$7,000.00  
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: \$102,450.22

### SALE 24

By virtue of a Writ of Execution filed to No. 2015-01235 HSBC Bank USA, National Association as Trustee for GSAA Home Equity Trust 2005-7 c/o Wells Fargo Bank, N.A. v Unknown Heirs and/or Administrators of the Estate of Gloria J. Sakawat, AKA Gloria Sakawat; Theresa Smith, as believed Heir and/or Administrator to the Estate of Gloria J. Sakawat, AKA Gloria Sakawat; Jermaine Loughney, as believed Heir and/or Administrator to the Estate of Gloria J.

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Sakawat, AKA Gloria Sakawat; Brian Ligi, as believe Heir and/or Administrator to the Estate of Gloria J. Sakawat, AKA Gloria Sakawat; Jennifer File, as believed Heir and/or Administrator to the Estate of Gloria J. Sakawat, AKA Gloria Sakawat; Jonathan Bell, as believed Heir and/or Administrator to the Estate of Gloria J. Sakawat, AKA Gloria Sakawat; Christine McFalls, as believed Heir and/or Administrator to the Estate of Gloria J. Sakawat, AKA Gloria Sakawat owner(s) of property situate in Township of Scott, Lackawanna County, Pennsylvania being 1541 Country Club Road, AKA 38 Country Club Road, Scott Township, AKA Jermyn, PA 18433  
Dimensions: 1.4A  
Property ID #: 0510201001801  
Assessed Value Figure: \$12,000.00  
Improvements thereon:  
Single family dwelling  
Attorney: Meredith H. Wooters, Esquire; Scott A. Dieterick, Kimberly J. Hong, Michael E. Carleton, Justin F. Kobeski, Matthew P. Curry, Cristina L. Connor, Holly N. Wolf and Karina Velter  
Sheriff to collect: \$150,053.61

### SALE 25

By virtue of a Writ of Execution filed to No. 19CV3158 Bank of America, N.A. vs. Walter Balsavage, Known Surviving Heir of Roseanne M. Balsavage and Unknown Surviving Heirs of Roseanne M. Balsavage owners of property Situate in Springfield Township, Lackawanna County, PA BEING 217 Vine Street, a/k/a Rear 217 Vine Street, Old Forge, Pennsylvania 18518  
DWELLING KNOWN AS: 217 VINE STREET, A/K/A REAR 217 VINE STREET, OLD FORGE, PENNSYLVANIA 18518.  
TAX PARCEL #: 17512-050-05004  
Title to said premises is vested in Roseanne M. Balsavage by deed from Catherine Donati, widow dated August 18, 1999 and recorded August 20, 1999 in Deed Book 133, Page 741. The said Roseanne M. Balsavage died on April 28, 2018 without a will or appointment of an Administrator, thereby vesting title in Walter Balsavage, Known Surviving Heir of Roseanne M. Balsavage and Unknown Surviving Heirs of Roseanne M. Balsavage by operation of law.  
Assessment Map #: 17512-050-05004  
Assessed Value figure: \$173,110  
Improvements thereon: Residential Dwelling  
Attorney: McCabe, Weisberg & Conway, LLC  
Sheriff to collect: \$44,485.45

### SALE 26

By virtue of a Writ of Execution filed to No. 2019-04289 Nationstar Mortgage LLC d/b/a Mr. Cooper v. Linda M. O'Neill and Kathleen Wheeler owner(s) of property situate in Scranton Lackawanna County, Pennsylvania Being 339 Ferdinand Street, Scranton, PA 18508

ALL that certain lot or piece of land situate in Providence in the City of Scranton, County of Lackawanna and State of Pennsylvania, known and designated as Lot No. 73 on Ferdinand Street on a certain property entitled "Electric City Park" according to a survey of the same made in August, 1892 by Louis Van Duynes, engineer and surveyor, a map of which is recorded in the office for the recording of Deeds in Lackawanna County in Deed Book No. 111 Page 1, being Twenty-five (25) feet in front and Twenty-five (25) feet in rear, and One hundred and fourteen and fifty-three one hundredths (114.53) feet deep, fronting on the South side of and lying at right angles with Ferdinand Street, and the West side of said Lot is distant Westerly Five hundred feet (500) from the West side of Summit Street. This Lot is bounded on the North by Ferdinand Street; on the South by land of Anthony Vesoski; on the East by other land of the Grantor; on the West by land of Daniel P. O'Neill.

ALSO that certain Lot of piece of land situate in Providence in the City of Scranton, County of Lackawanna and State of Pennsylvania, known and designated on the City Atlas Assessment Map for the City of Scranton as Lot No. 19, Block No. 68, on Ferdinand Street, "Electric City Park Section". This same Lot is known and designated as Lot No. 71 on a map of lots as surveyed by Louis Van Duynes, engineer and surveyor which map is recorded in the office for the recording of Deeds for Lackawanna County in Deed Book No. 111, Page 1, being Twenty-five (25) feet in front, Twenty-five feet in rear, and One hundred and fourteen and Fifty-three one hundredths (114.53) feet deep, situate on the Southerly side of and lying at right angles with Ferdinand Street, and the Westerly side line of the Lot is distant Two hundred and fifty feet (250) Easterly from the East side of Cross Street (now known as Ralph Street on the City Atlas Assessment Map) with the appurtenances. Bounded on the North by Ferdinand Street; on the South by land now or late of James Wysocki; on the East by land now or late of Dominick Gerrity; on the West by other land of the Grantor.  
Property ID #: 13412010038  
Assessed Value figure: \$8,000.00  
Improvements thereon: Residential Dwelling  
Attorney: Martha E. Von Rosenstiel, P.C.  
Sheriff to collect: \$87,530.59, plus interest and costs

### SALE 27

By virtue of a Writ of Execution filed to No. 18-CV-771, Citizens Savings Bank vs. Linda A. McHale, a/k/a Linda McHale, owner of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 630 East Market Street:  
Dimensions: 41 x 140  
Property ID #: 135.13-030-010  
Assessment Value: \$11,000.00  
Improvements thereon:  
Single Dwelling

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Attorney: David K. Brown, Esquire, Dana M. Zlotucha, Esquire KREDER BROOKS HAILSTONE LLP 220 Penn Avenue, Suite 200 Scranton, PA 18503 (570)346-7922 Sheriff to collect: \$55,386.06\*

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

### SALE 28

RAS Citron, LLC Robert Crawley, Esq. ID No. 319712 133 Gaither Drive, Suite F Mt. Laurel, NJ 08054 855-381-9549 rcrawley@rasnj.com DITECH FINANCIAL LLC v. THOMAS FOY COURT OF COMMON PLEAS LACKAWANNA COUNTY NO: 2019-04716

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP OF CARBONDALE, LACKAWANNA COUNTY, PENNSYLVANIA: BEING KNOWN AS: 93-95 MAIN STREET CHILDS, PA 18407

PIN: 06410030011

DIMENSIONS: 59 X 100

TOTAL VALUE: \$10000

IMPROVEMENTS: RESIDENTIAL PROPERTY

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

### SALE 29

RAS Citron, LLC – Attorneys for Plaintiff Robert Crawley, Esquire, Id. No. 319712 133 Gaither Drive, Suite F Mt. Laurel, NJ 08054 855-381-9549 rcrawley@rasnj.com NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY 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. COURT OF COMMON PLEAS LACKAWANNA COUNTY NO: 2019-03460

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE BOROUGH OF MOOSIC, LACKAWANNA COUNTY, PENNSYLVANIA: BEING KNOWN AS: 834 WOODLAWN AVENUE MOOSIC, PA 18507

PIN: 18513040027

DIMENSIONS: 96 X 125 X 96 X 125

TOTAL VALUE: \$14000

IMPROVEMENTS: RESIDENTIAL PROPERTY

By: RAS Citron, LLC – Attorney for Plaintiff Robert Crawley, Esquire, ID No. 319712

### SALE 30

By virtue of a Writ of Execution filed to No. 2019-04752 Bayview Loan Servicing, LLC, a Delaware Limited Liability Company vs. Elmer Paul Cherney, II; Michelle Marie Cherney, owner(s) of property situated in Borough of Dunmore Lackawanna County, Pennsylvania being 508 Boyle Street, Dunmore, PA 18512

Dimensions: 45X133X45X135

Assessment Map #: 14608050039

Assessed Value figure: \$8,500.00

Improvement thereon:

A residential dwelling

Attorney: Katherine M. Wolf, Esq

Sheriff to Collect: \$61,789.47

### SALE 31

By virtue of a Writ of Execution filed to No. 2019-05126 The Bank of New York Mellon F/K/A The Bank of New York as successor in interest to JP Morgan Chase Bank, N.A. as Trustee for Structured Asset Mortgage Investments II Trust 2006-AR6 Mortgage Pass-Through Certificates Series 2006-AR66 vs. Peter Brandis; Margarita Brandis, owner(s) of property situated in Township of Clifton Lackawanna County, Pennsylvania being 38 Lyman Lane f/k/a 900 Lyman Lane, Gouldsboro, PA 18424

Dimensions: 98X222X98X222

Assessment Map #: 23302080006

Assessed Value figure: \$29,500.00

Improvement thereon:

A residential dwelling

Attorney: Katherine M. Wolf, Esq

Sheriff to Collect: \$325,780.33

### SALE 32

BY VIRTUE of a Writ of Execution filed to No. 2019-02281 PENNSYLVANIA HOUSING FINANCE AGENCY Vs. AMY L. MARTA

Real Estate: 1055 Euclid Avenue, Scranton, PA 18504

Municipality: 21st Ward - City of Scranton Lackawanna County, PA

Dimensions: 27 x 95 x 26 x 85

See Instrument: 2005-05549

Assessment Map: 13419020012

Assessed Value: \$7,000

Improvements thereon:

A residential dwelling house

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

Sheriff to collect: \$47,975.47 (Total amount of Judgment)\*

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

### SALE 33

By virtue of a Writ of Execution No. 2013-53261 Scott Township Sewer and Water Authority vs. James A. Talarico Ann M. Talarico United States of America. James A.

## LACKAWANNA JURIST

Talarico, Ann M. Talarico and United States of America,  
owner(s) of property situate in Scott Township, Lackawanna  
County, Pennsylvania, being: 40 Jay Avenue

Dimensions: 75 x 105

Property ID #: 06215-010-030

Assessed Value Figure: \$1,500.00

Improvements thereon: RESIDENTIAL VACANT  
PROPERTY

Attorney: ROBERT P. DADAY, Esquire, DAVID D. DUGAN,  
Esquire, Portnoff Law Associates, Ltd., (866)211-9466  
Sheriff to Collect: \$8,228.37

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

**ATTEST:**

**BOB MOORE**  
**REAL ESTATE DEPUTY**  
**SHERIFF'S OFFICE**  
**SCRANTON, PA. 18503**  
**DECEMBER 9, 2019**

### **SALE 34**

By virtue of a Writ of Execution No. 2010-51963 Mid Valley  
School District and Public Asset Management, Inc., assignee  
of the Mid Valley School District vs. Michael Swierczek

Donna Marie Swierczek. Michael Swierczek and Donna  
Marie Swierczek, owner(s) of property situate in Dickson  
City, Lackawanna County, Pennsylvania, being: 806

Beechwood Drive

Dimensions: 60 x 100

Property ID #: 11405-040-00205

Assessed Value Figure: \$16,000.00

Improvements thereon: RESIDENTIAL PROPERTY

Attorney: ROBERT P. DADAY, Esquire, DAVID D. DUGAN,  
Esquire, Portnoff Law Associates, Ltd., (866)211-9466  
Sheriff to Collect: \$5,401.96

### **SALE 35**

By virtue of a Writ of Execution No. 2016-55355 Abington  
Heights School District vs. Scranton, Downtown, L.L.C.

Scranton Downtown, L.L.C., owner(s) of property situate in  
S. Abington Township, Lackawanna County, Pennsylvania,  
being: 502 Waverly Avenue

Dimensions: 1.847 Acres

Property ID #: 09002-060-032

Assessed Value Figure: \$47,000.00

Improvements thereon: RESIDENTIAL MULTI DWELLING  
PROPERTY

Attorney: ROBERT P. DADAY, Esquire, Attorney for  
Plaintiff, Portnoff Law Associates, Ltd., (866)211-9466

DAVID D. DUGAN, Esquire, Attorney for Plaintiff, Portnoff  
Law Associates, Ltd., (866)211-9466

Sheriff to Collect: \$10,852.85

### **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 APRIL 10TH, 2020 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.**

**ESTATES**

**First Notice**

**ESTATE OF DAVID BENTLER**, late of Thornhurst, Pennsylvania (died 01/13/2020). Notice is hereby given that Letters of Administration on the above estate have been granted to Nadine Anne Bentler, of Thornhurst, PA, Administratrix. All persons indebted to the said estate are required to make payment and those having claims to present the same without delay to the Administratrix named herein, or to Patrick N. Coleman, Esquire, Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

**ESTATE OF RUBY MILDRED BLEVINS**, DECEASED, late of 112 Grzybowski Rd., Scott Twp., PA 18447, (Died December 5, 2019). LISA M. BLEVINS, Executrix; Dante A. Cancelli, Esquire, Suite 401, 400 Spruce Street, Scranton, Pennsylvania 18503, Attorney.

**ESTATE OF VINCENT L. BONAVOGLIA**, Late of Dunmore, died January 13, 2020. Notice is hereby given that Letters Testamentary on the above estate have been granted to Michael Bonavoglia as Executor. All persons indebted to this Estate are required to make payment and those having claims are required to present the same without delay to the Executor named within or to Kelly Hadley, Esq., 345 Wyoming Ave., Scranton, PA 18503.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted to Michael Fastiggi, Executor of the **ESTATE OF JOSEPH J. CALOMINO** late of Dunmore, Lackawanna County, Pennsylvania, who died on December 29, 2019. All persons indebted to said Estate are required to make payment and those having claims to present the same without delay to the Executor or to Joseph O. Haggerty, Jr. of Haggerty Hinton & Cosgrove LLP, 203 Franklin Avenue, Scranton, PA 18503.

NOTICE IS HEREBY GIVEN THAT Letters Testamentary have been granted in the **ESTATE OF MARIE O. CARPENTER**, Deceased, late of 810 Beechwood Drive, Dickson City, Pennsylvania, 18447 (died January 4, 2020), and all persons indebted to said estate are requested to make payment, and those having claims to present the sum without delay, to Gerard L. Carpenter, Executor c/o JOSEPH S. COLBASSANI, ESQUIRE, MINORA, KROWIAK & MUNLEY, 700 Vine Street, Scranton, PA 18510, Attorney for the Estate.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted to James H. Crowley, III, Executor of the **ESTATE OF JEANNE J. CROWLEY** late of South Abington Township, Lackawanna County, Pennsylvania, who died on January 19, 2020. All persons indebted to said Estate are required to make payment and those having claims to present the same without delay to the Executor or to J. Timothy Hinton, Jr. of Haggerty Hinton & Cosgrove LLP, 203 Franklin Avenue, Scranton, PA 18503.

**ESTATE OF MARY ANN J. KALAH**, ESTATE NUMBER 35-2020-80 DECEASED, LATE OF DICKSON CITY, LACKAWANNA COUNTY, PA: DIED SEPTEMBER 23 2019. NOTICE IS HEREBY GIVEN THAT LETTERS ADMINISTRATION HAVE BEEN GRANTED IN THE ABOVE ESTATE. ALL PERSONS INDEBTED TO SAID ESTATE ARE REQUIRED TO MAKE PAYMENTS AND THOSE HAVING CLAIMS OR DEMANDS ARE TO PRESENT THE SAME WITHOUT DELAY TO LISA RAGNACCI, 905 APPLEWOOD ACRES CLARKS SUMMIT PA, 18411.

RE: **ESTATE OF JUDITH A. LESSO** late of Throop, Lackawanna County, Pennsylvania (died November 14, 2019). Notice is hereby given that Letters of Administration C.T.A. for the Estate of Judith A. Lesso have been issued to Deborah Babinski, Administrator, C.T.A. 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 Administrator C.T.A. at 2016 Lula Road, Minneola, FL 34715 or to Kris E. Fendrock, Esquire, Myers, Kelly & Kelly, LLP, Attorney for the Estate, 425 Spruce Street, Suite 200, Scranton, PA 18503.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF HELEN S. LUPYAK A/K/A HELEN LUPYAK**, Deceased, late of 160 Jefferson Street, Simpson, Lackawanna County, Pennsylvania 18407, who died on June 13, 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 Executor, George Lupyak, or Michael N. Krusa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447.

**ESTATE OF CARL A. ROSA**, late of Moosic, Lackawanna County, Pennsylvania (died November 12, 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 JoEllen Kuna, 16819 SR 407, Nicholson, PA or to John R. O'Brien, Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, PO Box 240, Clarks Summit, PA 18411.

In the **ESTATE OF VERONICA A. TARCHACK A/K/A VERONICA ANNA TARCHACK**, late of Lackawanna County, Pennsylvania. Letters Testamentary have been granted in the above captioned estate to Mary Ann Speicher. 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: Marissa McAndrew, Esquire, Briechle Law Offices, PC, Attorney for the Estate, Briechle Law Offices, PC, 707 Main Street, PO Box 157, Forest City, PA 18421. 570-785-3232.

**ESTATE OF PATRICIA TUCKER**, late of Clarks Summit, Lackawanna County, Pennsylvania (died December 07, 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 Lisa Stranieri, 516 Haven Lane, Clarks Summit, Pennsylvania or to John R. O'Brien, Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, PO Box 240, Clarks Summit, PA 18411.

**ESTATE OF PAUL TUFANO A/K/A PAUL A. TUFANO**, late of Madison Township, Lackawanna County, Pennsylvania, (died September 25, 2019). Notice is hereby given that Letters of Administration on the above estate have been issued to Michelle Wheeler, Administratrix of the Estate. All persons indebted to the said Estate are required to make payment and those having claims or demands to present the same without delay to the Administratrix or to Guy N. Valvano, Esquire, 117 W. Drinker Street, Dunmore, PA 18512, Attorney for the Estate.

## LACKAWANNA JURIST

**ESTATE OF MARILYN WATKINS, A/K/A MARILYN L. WATKINS**, Deceased, late of Madison Township, Pennsylvania (died 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 Ray Howard Watkins, III, Administrator, c/o Attorney Joseph F. Gaughan, 300 Mulberry Street, Suite 303, Scranton, PA 18503.

### Second Notice

**ESTATE OF ANN ASTOLFI**, late of the City of Scranton, Lackawanna County, Pennsylvania, (died August 25, 2019). Notice is hereby given that Letters Testamentary on the above estate have been issued to Barbara Baldwin, Executrix of the Estate. All persons indebted to the said Estate are required to make payment and those having claims or demands to present the same without delay to the Executrix or to Guy N. Valvano, Esquire, 117 W. Drinker Street, Dunmore, PA 18512, Attorney for the Estate.

IN RE: **ESTATE OF GEORGE J. BARBOLISH**, late of Throop, Lackawanna County, Pennsylvania, 18411, (died December 23, 2019). Letters Testamentary in the above Estate having been granted, all person having claims or demands against the Estate of the Decedent shall make them known and present them, and all persons indebted to the said Decedent shall make payment thereof, without delay, to Estate Personal Representative, Deborah Ann Davis, or to Joseph S. Toczydlowski, Jr., Esquire, 392 North Main Street, Archbald, PA 18403.

**ESTATE OF STANLEY M. GOLDBERG**, late of Scranton, Pennsylvania (died December 12, 2019). Notice is hereby given that Letters Testamentary for the Estate of Stanley M. Goldberg have been issued to Nancy Sebag, 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 201 NW 100<sup>th</sup> Avenue, Plantation, FL 33324 or to Robert T. Kelly, Jr., Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Spruce Street, Suite 200, Scranton, PA 18503.

IN RE: **ESTATE OF EDWARD E. KOWALKO**, late of Dunmore, (died 11/26/2019) Notice is hereby given that Letters Testamentary on the above Estate have been granted to Ellen M. Franchetti. All persons indebted to the said Estate are required to make payments and those having claims to present the same without delay to the Administrator named above or to Robert J. Murphy, Esq., 208 Chestnut Street, Dunmore, PA 18512.

**ESTATE OF PAUL JOSEPH MACKNOSKY**, late of Dickson City, Pennsylvania (died December 28, 2019). Letters Testamentary have been issued to Paul Joseph Macknosky, III, Executor 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 BARBARA O'HARA** late of Jefferson Twp., Lackawanna County, Pennsylvania (died January 1, 2020). Notice is hereby given that Letters Testamentary have been issued to E. Scarlett O'Hara, 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 Julie Gaige, Attorney for the Estate, 615 Clay Avenue, Third Floor, Scranton, PA 18510.

**ESTATE OF LORETTA SIMPSON**, Late of Dunmore, died April 16, 2018. Notice is hereby given that Letters of Administration, D.B.N, C.T.A., on the above estate have been granted to Jason Desai as Administrator. All persons indebted to this Estate are required to make payment and those having claims are required to present the same without delay to the Administrator named within or to Kelly Hadley, 345 Wyoming Ave., Scranton, PA 18503.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF MARGARET SOHNS**, Deceased, late of Dickson City, PA who died on December 30, 2019, to Robert Sohns. 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 Executor, Robert Sohns, 513 Storrs Street, Dickson City, PA 18519, or to Michael J. Krushinski, Esquire, Attorney for the Estate at 418 Main Street, Dickson City, PA 18519.

Notice is hereby given that Testamentary Letters have been granted to John Tomaine of 142 Nutley Avenue, Nutley, NJ 07110, in the **ESTATE OF JOSEPHINE M. TOMAINE**, late of Carbondale, Lackawanna County, PA, who passed away September 3, 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, 960 Scranton/Carbondale Hwy., Archbald, PA 18403.

**ESTATE OF MARIE WASYLNIAK**, Late of Peckville, died December 29, 2019. Notice is hereby given that Letters of Administration on the above estate have been granted to Robin Hadley as Administratrix. All persons indebted to this Estate are required to make payment and those having claims are required to present the same without delay to the Administratrix named within or to Kelly Hadley, 345 Wyoming Ave., Scranton, PA 18503.

IN RE: **ESTATE OF JOHN ZAWISLAK**, late of Olyphant, Pennsylvania (Died December 7, 2019). Notice is hereby given that Letters Testamentary on the above Estate have been granted to Gary J. Zawislak. All persons indebted to the said estate are required to make payment and those having claims to present the same without delay to the Executor named above or to Eugene Daniel Lucas, Esquire, 207 Lackawanna Avenue, Olyphant, PA 18447.

### Third Notice

Notice is hereby given that Letters Testamentary for the **ESTATE OF ELLIOTT K. CLAY**, late of Lackawanna County, Pennsylvania, have been granted to Robert K. Clay, Executor. All persons, therefore indebted to said estate are requested to make immediate payment, and those having just claims, will please present the same, duly authenticated, for settlement, without delay to: Anthony J. Fitzgibbons, Esquire, 279 North Zinn's Mill Road, Lebanon, PA 17042. 717-279-8313.

Estate notice is hereby given that Letters of Testamentary have been granted to Tonilyn Davenport in the **ESTATE OF DARYL DAVENPORT** late of City of Scranton, Lackawanna County, Pennsylvania, who died 10/27/2019. All persons indebted to said Estate are requested to make payment and those having claims to present the same, without delay, to Michael R. Mey, Esq., 1144 E Drinker Street, Dunmore, Pennsylvania 18512 or Executrix, Tonilyn Davenport, 1606 Luzerne Street, Scranton, PA 18504.

## LACKAWANNA JURIST

Letters of Administration on the **ESTATE OF MARY ANN NAPPI DONAHUE**, deceased, who died January 26, 2018, late of Scranton City, Lackawanna County, PA, having been granted to Casey Donahue, Administrator, all persons indebted to said Estate are requested to make payment and those having claims to present the same without delay to Casey Donahue, Administrator, C/O Francis J. Hoegen, Esquire, 152 South Franklin Street, Wilkes-Barre, PA 18703.

**ESTATE OF CAREY KEISLING**, late of Newton Township, Pennsylvania (died November 11, 2019). Notice is hereby given that Letters Testamentary have been granted to Jeffrey Alan Keisling. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to Kevin M. Smith, Esquire, The Law Offices of Kevin M. Smith, P.C., Attorney for the Estate, 409 North State Street, Clarks Summit, PA 18411.

**ESTATE OF ANN LEMONCELLI A/K/A ANN M. LEMONCELLI**, late of the City of Scranton, Lackawanna County, Pennsylvania (date of death: September 25, 2019) Administrator: Enrico C. Lemoncelli, Attorneys: Needle Law, P.C., 240 Penn Avenue – Suite 202, Scranton, PA 18503. P. Timothy Kelly, Esquire.

**ESTATE OF KENNETH J. LESTANSKY**, late of Scranton, Lackawanna County, PA (died December 10, 2019), Letters Testamentary having been granted to Elaine Orechovsky, Old Forge, Pennsylvania. Creditors shall make demand and debtors shall make payment to the Executor or to the Attorney for the Estate, David J. Ratchford, P.O. Box 121, Scranton, PA 18501.

**ESTATE OF MILDRED MADSEN, A/K/A MILDRED E. MADSEN**, Deceased, late of Clarks Summit, Lackawanna County, Pennsylvania, who died November 26, 2019. Letters Testamentary having been granted to Patricia Gannon, Executrix; 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.

The **ESTATE OF BARBARA MAE MELLANDER, A/K/A BARBARA A. MELLANDER A/K/A BARBARA ABRAHAM MELLANDER**, late of Borough of Clarks Summit, County of Lackawanna, Commonwealth of Pennsylvania (died December 12, 2019). Notice is hereby given that Letters Testamentary have been granted in the Executrix, Alexis Goldman. 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 Bolock Law, Frank J. Bolock, Jr., Esquire, 212 Front Street, Clarks Summit, PA 18411, Attorney for the Estate.

**ESTATE OF BARBARA NANCARROW A/K/A BARBARA J. NANCARROW** late of Scranton, Lackawanna County, Pennsylvania (died April 28, 2019). Notice is hereby given that Letters Testamentary have been issued to John J. McGee and MaryAnn Williams, Executors of the Estate. All those having claims or demands against the Estate of indebtedness owed to the Estate shall present claims or remit payment without delay to John J. McGee, Attorney for the Estate, 400 Spruce Street, Ste 302, Scranton, PA 18503.

**ESTATE OF ROBERT S. PASTORE**, late of Madison Township, Pennsylvania (Died: December 13, 2019). Bonnie Pastore, Executrix or Albert E. Nicholls, Jr., Attorney for the Estate, 1421 E. Drinker, Street, Dunmore, Pennsylvania 18512.

IN RE: **ESTATE OF JOSEPH TOTH**, late of Dickson City, PA (Died September 30, 2019). Notice is hereby given that Letters Testamentary on the above Estate have been granted to Susan Kerecman. All persons indebted to the said estate are required to make payment and those having claims to present the same without delay to the Executrix named above or to Eugene Daniel Lucas, Esquire, 207 Lackawanna Avenue, Olyphant, PA 18447.

**ESTATE OF SONJA VANORSDALE**, late of Clarks Summit, Lackawanna County, Pennsylvania 18411, who died on October 17, 2019. Letters Testamentary have been granted to Thomas Ruane, 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.

## ARTICLES OF INCORPORATION

Notice is hereby given that Articles of Incorporation-Nonprofit were filed on December 23, 2019, with the Department of State of the Commonwealth of Pennsylvania, in accordance with the provisions of the Pennsylvania Non-Profit Corporation Law of December 21, 1988, as amended, for the incorporation of **Nexus Intercultural Exchange of Pennsylvania**.

OLIVER, PRICE & RHODES  
T1-2/14

## NOTICE

NOTICE IS HEREBY GIVEN that **The Coal Mine, Inc.** will be dissolving at 371 N. Lincoln Avenue in the County of Lackawanna, in the City of Scranton, Pennsylvania 18504 with the Bureau of Corporations and Charitable Organizations of the Pennsylvania Department of State, Harrisburg, Pennsylvania.

T1-2/14

**LACKAWANNA JURIST**

**NOTICE**

IN THE COURT OF COMMON  
PLEAS OF LACKAWANNA  
COUNTY, PENNSYLVANIA  
CIVIL ACTION – QUIET TITLE  
No. 2020-CV-815

CAROL KUBILUS and ANTHONY JOSEPH KUBILUS,  
Plaintiffs,  
V.  
HOME CONSUMER DISCOUNT COMPANY  
OF OLYPHANT, and its successors and assigns,  
Defendant.

**NOTICE TO DEFEND**

TO: HOME CONSUMER DISCOUNT COMPANY OF  
OLYPHANT, and its successors and assigns,

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this 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 INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Northern Penn Legal Services  
33 North Main Street  
Suite 200  
Pittston, PA 18640  
P: 570-299-4100  
F: 570-824-0001

Pennsylvania Lawyer Referral Services  
Lackawanna Bar Association  
233 Penn Ave.  
Scranton, PA 18503  
P: (570) 969-9161

Kevin M. Smith, Esquire  
409 N. State Street  
Clarks Summit, PA 18411  
Phone: (570) 319-5019

**NOTICE**

TO: UNKNOWN OWNERS AND, JAMES C. COLLINS, JAMES A. COLLINS, ESTATE OF JAMES A. COLLINS, HENRY COLLINS, PERSONAL REPRESENTATIVE OF THE ESTATE OF JAMES A. COLLINS, JULIA COLLINS a/k/a JULIA T. COLLINS, HENRY COLLINS, EXECUTOR OF THE ESTATE OF JULIA COLLINS a/k/a JULIA T. COLLINS, and their Heirs, Successors, Assigns, Grantees, Mortgagees, Personal Representatives, Devisees and any other Persons, Firms, or Entities claiming by from, under and through the same.

YOU ARE HEREBY NOTIFIED THAT GFY SELF STORAGE, LLC HAS FILED A COMPLAINT SEEKING TO QUIET TITLE OF THE REAL ESTATE DESCRIBED THEREIN. THE COMPLAINT WAS FILED TO NO. 2020-CIVIL-809 IN THE OFFICE OF THE CLERK OF JUDICIAL RECORDS IN AN FOR LACKAWANNA COUNTY, PENNSYLVANIA. THE COURT HAS GRANTED THE PLAINTIFF LEAVE TO SERVE ALL DEFENDANTS BY PUBLICATION. IN THE COMPLAINT, THE PLAINTIFF CLAIMS THAT IT IS ENTITLED TO OWNERSHIP OF THE PREMISES DESCRIBED IN THE COMPLAINT. THE PREMISES IN QUESTION ARE DESCRIBED BY METES AND BOUNDS IN AN ATTACHMENT TO THE COMPLAINT WHICH IS INCORPORATED HEREIN BY REFERENCE. IN ADDITION, THE PREMISES ARE DESCRIBED ON THE ASSESSMENT RECORDS OF LACKAWANNA COUNTY AS FOLLOWS:

TAX MAP NO. 0542030017  
PROPERTY ADDRESS: 180 BROOKLYN STREET,  
CARBONDALE CITY.  
THE PREMISES WERE ACQUIRED BY DEED RECORDED  
ON AUGUST 13, 2018 TO INSTRUMENT NO. 2009016692.

**NOTICE TO DEFEND**

YOU HAVE BEEN SUED IN COURT. IF YOU WISH TO DEFEND AGAINST THE CLAIMS SET FORTH IN THE FOLLOWING PAGES, YOU MUST TAKE ACTION WITHIN TWENTY (20) DAYS AFTER THIS 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 CLAIMS 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 ONE OF THE OFFICES SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Northern PA Legal Services, Inc.  
33 North Main Street, Suite 200  
Pittston, PA 18640  
Telephone: (570) 299-4100  
Or

# LACKAWANNA JURIST

Lawyers Referral Service  
Lackawanna Bar Association  
233 Penn Avenue  
Scranton, PA 18503  
Telephone: (570) 969-9600

West (N. 40° 38' W.), one hundred forty-one and eight tenths (141.8) feet to the place of BEGINNING.

CONTAINING 25,050 square feet of land, more or less.

BEING the same premises conveyed the Lackawanna County Tax Claim Bureau to Michael Yacinovich and Rose Mary Yacinovich, his wife, by Deed dated April 29, 1980, recorded in Lackawanna County Deed Book 1004, Page 129.

Known as 6 Owego Street, Simpson, Fell Township, PA 18407

LACKAWANNA COUNTY MAP NO. 03511-040-015.

## AMERICANS WITH DISABILITIES ACT OF 1990

The Court of Common Pleas of Lackawanna County is required by law to comply with the Americans with Disabilities Act of 1990. For information about accessible facilities and reasonable accommodations available to disabled individuals having business before the Court, please contact our office. All arrangements must be made at least 72 hours prior to any hearing or business before the Court. You must attend the scheduled conference or hearing.

John J. Cerra, Esquire  
Counsel for Plaintiff  
T1-2/14

## NOTICE

TO: ESTATE OF JOHN KELLER, DECEASED, ESTATE OF JOHN KIELER, DECEASED, JOSEPH KIELER, FRANK KIELER, MICHAEL KIELER, ANNA KIELER, ANNA KIELER DEMBINSKI, NELLIE KIELER, NELLIE KIELER THOM, KATE KIELER, KATE KURATOWSKI, SOPHIE KIELER, and KATHERINE KIELER, and their Heirs, Successors Assigns, Grantees, Mortgagees, Personal Representatives, Devisees and any other Persons, Firms, or Entities claiming by from, under and through the same

YOU ARE HEREBY NOTIFIED THAT FRANK J. CERMINARO HAS FILED A COMPLAINT SEEKING TO QUIET TITLE OF THE REAL ESTATE DESCRIBED THEREIN. THE COMPLAINT WAS FILED TO NO. 2020-CIVIL-810 IN THE OFFICE OF THE CLERK OF JUDICIAL RECORDS IN AN FOR LACKAWANNA COUNTY, PENNSYLVANIA. ON FEBRUARY 4, 2020, THE COURT GRANTED THE PLAINTIFF LEAVE TO SERVE YOU BY PUBLICATION. THE PLAINTIFF AVERS THAT HE IS THE OWNER IN FEE SIMPLE ABSOLUTE OF THE PREMISES DESCRIBED HEREIN AS FOLLOWS:

### PARCEL I:

ALL those certain lots, lying and being in the Village of Simpson, Township of Fell, County of Lackawanna, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin corner, being the intersection of the northerly line of Owego Street and easterly line of Morse Street, North forty-nine degrees twenty-two minutes East (N. 49° 22' E.), one hundred fifty (150.0) feet to an iron pin corner on a fifteen (15) foot Court; thence along said Court, South forty degrees thirty-eight minutes East (S. 40° 38' E.), one hundred ninety-two and two tenths (192.2) feet to an iron pin corner on the westerly line of Jefferson Street; thence along Jefferson Street, South sixty-seven degrees fifty-eight minutes West (S. 67° 58' W.), one hundred fifty-seven and eight tenths (157.8) feet to an iron pin corner, being the intersection of westerly line of Jefferson Street with the northerly line of Owego Street; thence along the northerly line of Owego Street, North forty degrees thirty-eight minutes

## NOTICE TO DEFEND

YOU HAVE BEEN SUED IN COURT. IF YOU WISH TO DEFEND AGAINST THE CLAIMS SET FORTH IN THE FOLLOWING PAGES, YOU MUST TAKE ACTION WITHIN TWENTY (20) DAYS AFTER THIS 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 CLAIMS 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 ONE OF THE OFFICES SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Northern PA Legal Services, Inc.  
33 North Main Street, Suite 200  
Pittston, PA 18640  
Telephone: (570) 299-4100  
Or  
Lawyers Referral Service  
Lackawanna Bar Association  
233 Penn Avenue  
Scranton, PA 18503  
Telephone: (570) 969-9600

## AMERICANS WITH DISABILITIES ACT OF 1990

The Court of Common Pleas of Lackawanna County is required by law to comply with the Americans with Disabilities Act of 1990. For information about accessible facilities and reasonable accommodations available to disabled individuals having business before the Court, please contact our office. All arrangements must be made at least 72 hours prior to any hearing or business before the Court. You must attend the scheduled conference or hearing.

Walter F. Casper, Jr., Esquire  
Counsel for Plaintiff

T1-2/14

**LACKAWANNA JURIST**

**NOTICE**

IN THE COURT OF COMMON  
PLEAS OF LACKAWANNA  
COUNTY, PENNSYLVANIA  
CIVIL ACTION – LAW  
NO. 2020-CV-1078

TIM PORTER,  
Plaintiff,  
vs.

Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Donald E. Ehlert a/k/a Don E. Ehlert, deceased; Donna Zlotucha Ehlert, known Heir of Donald E. Ehlert a/k/a Don E. Ehlert, deceased; and H.E., a minor, known Heir of Donald E. Ehlert a/k/a Don E. Ehlert, deceased  
Defendants.

**NOTICE TO DEFEND**

TO: Above-referenced Defendants:

Plaintiff has filed against you a Complaint in Mortgage Foreclosure regarding real property known as Rear 321 Chestnut Street, Blakely, Lackawanna County, Pennsylvania, 18452, and being PIN 10413-030-023. If you wish to defend against the claims, you must take action within twenty (20) days, 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 the 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 INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Northern Penn Legal Services  
33 North Main Street  
Suite 200  
Pittston, PA 18640  
P: 570-299-4100  
F: 570-824-0001

Pennsylvania Lawyer Referral Services  
Lackawanna Bar Association  
233 Penn Ave.  
Scranton, PA 18503  
P: (570) 969-9161

Kevin M. Smith, Esquire  
409 N. State Street  
Clarks Summit, PA 18411  
Phone: (570) 319-5019  
T1-2/14