

LACKAWANNA JURIST

SHERIFF'S SALE OF VALUABLE REAL ESTATE ON
TUESDAY, MARCH 12, 2019

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 12, 2019** AT TEN
O'CLOCK IN THE FORENOON OF SAID DAY.

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

SALE 1

By virtue of a Writ of Execution filed to No. 2018-03857, WELLS
FARGO BANK, N.A. v. YVONNE CAUDULLO, owner(s) of property
situate in SOUTH ABINGTON, Lackawanna County, Pennsylvania,
being 454 WILLOWBROOK ROAD, SOUTH ABINGTON TWP, PA
18411.

Dimensions: 119x107x96x128

Property ID#: 09103030024

Assessed Value figure: \$19,000

Improvements thereon: Residential property

Attorney: Powers, Kim & Associates, LLC

Sheriff to collect: \$156,820.49

SALE 2

By virtue of a Writ of Execution No. 17-CV-4032 Mid America
Mortgage Inc v. Sheila M. Modonell owners of property situate in
the SOUTH ABINGTON TOWNSHIP, Lackawanna County,
Pennsylvania, being 302 Sunnyside Avenue, Clarks Summit, PA
18411

Dimensions: 138 X 73 X 200 X 153

Assessment Map #: 10113030009

Assessed Value figure: \$14,000.00

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 3

BY VIRTUE OF A WRIT OF EXECUTION PEOPLES SECURITY
BANK & TRUST successor in interest to PEOPLES NATIONAL BANK,

Docket No. 18-cv-4791. Gina Marie Comonie is the owner of property
situate in the Borough of Olyphant, Lackawanna County, Pennsylvania.

Being 525 Park Street, Olyphant, PA

Assessment Map #: 11411 050 024

Assessed Value Figure: 6,900

Improvements Thereon: improved real estate

Attorney: HOURIGAN, KLUGER & QUINN, PC 600 Third Avenue,

Kingston, PA 18704

Sheriff to collect: \$50,117.86 (plus costs)

SALE 4

By virtue of a Writ of Execution filed to No. 2018-03356
Nationstar Mortgage LLC d/b/a Mr. Cooper vs. David Nash;
Marlene Nash a/k/a Marlene O. Nash, owner(s) of property
situated in Throop Lackawanna County, Pennsylvania being
527 Charles Street, Throop, PA 18512

Dimensions: 44X140X46X85X150

Assessment Map #: 12513020041

Assessed Value figure: \$7,000.00

Improvement thereon:

A residential dwelling

Attorney: Samantha Gable, Esq

Sheriff to Collect: \$72,745.88

SALE 5

By virtue of a Writ of Execution No. 17-CV-3289 U.S. Bank
National Association, as Trustee for Residential Asset Mortgage
Products, Inc., Mortgage Asset-Backed Pass-Through
Certificates, Series 2006-NC1 v. Frederick J. Becchetti, III owners
of property situate in the DUNMORE BOROUGH, Lackawanna
County, Pennsylvania, being 307 West Elm Street a/k/a, 307 Elm
Street, Dunmore, PA 18512-3024

Dimensions: 60 X 150

Assessment Map #: 1461903001

Assessed Value figure: \$15,000.00

Judgment Amount: \$282,561.16

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 6

By virtue of a Writ of Execution filed to No. 2018-CV-1027
LAKEVIEW LOAN SERVICING, LLC vs. STEPHEN J.
KONDRAT, owner(s) of property situate in Township of
Greenfield, Lackawanna County, Pennsylvania, being, 206
Pleasant View Drive AKA 206 Pleasant Drive Greenfield
Township, PA 18407, 02304060011,

Assessment Map #: 02304060011

Assessed Value Figure: \$14,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$169,673.16

BEGINNING at an iron pin corner; said pin being on the
Southwest corner of the intersection of High Point Street and

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Pleasant View Drive; thence South sixteen degrees and thirty-four minutes West (S. 16° 34' W.) a distance of ninety-nine (99) feet to an iron pin corner; thence North seventy-two degrees and thirty-one minutes West (N. 72° 31' W.) a distance of one hundred twenty-five and two hundredths (125.02) feet to an iron pin corner; thence North sixteen degrees and thirty-four minutes East (N. 16° 34' E.) a distance of ninety-seven (97) feet to an iron pin corner; thence along High Point Street South seventy-three degrees and twenty-six minutes East (S. 73° 26' E.) a distance of one hundred and twenty-five (125) feet to an iron pin corner the place of BEGINNING.
BEING Lot Number twenty-six (26) as shown on map entitled Finch Hill Development.

SALE 7

By virtue of a Writ of Execution filed to No. 2018-03207 Deutsche Bank National Trust Company, as Indenture Trustee for New Century Home Equity Loan Trust 2004-1 vs. John P. Byron and Andrea Byron, owners of property situate in Dickson City Borough, Lackawanna County, Pennsylvania being 1213 Breaker Creek Drive, Dickson City, PA 18519
Assessment Map #: 1131208000115
Assessed Value figure: \$19,000.00
Improvements thereon: Residential Dwelling
Attorney: Roger Fay, Esquire
Sheriff to collect: \$

SALE 8

By virtue of a Writ of Execution filed to No. 18CV2351 DITECH FINANCIAL LLC vs. SYLVESTER H. CYBROSKI and ROBERT J. RUTHKOSKY, owner(s) of property situate in Borough of Moosic, Lackawanna County, Pennsylvania, being, 17 Washington Street Moosic, PA 18507, 17612040023
Assessment Map #: 17612040023
Assessed Value Figure: \$10,000.00
Improvements thereon: A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$117,894.71
BEGINNING at the Easterly corner of Lot No. 1 Block "D" on Greenwood Plot of Lots, the place of beginning also being in the southwesterly line of Main Street;
THENCE South forty (40) degrees thirty-five (35) minutes East along said Main Street fifty (50) feet to the Northerly corner of Lot No 3;
THENCE South forty-nine (49) degrees twenty-five (25) minutes West along the Northwesterly line of said Lot No. 3 one hundred fifty (150) feet to a corner in the Northeasterly line of Scott Street;
THENCE North forty (40) degrees thirty-five (35) minutes West along said Scott Street fifty (50) feet to the Southerly corner of Lot No 1;
THENCE North forty-nine (49) degrees twenty-five (25) minutes East along the Southeasterly line of said Lot No. 1 one hundred fifty (150) feet to the place of beginning.

CONTAINING an area of seven thousand five hundred (7,500) square feet of land, more or less, and being Lot No. 2, Block "D" as shown on map of the Greenwood Plot of Lots in possession of the aforesaid Trustees

SALE 9

By virtue of a Writ of Execution filed to No. 18 CV 2835 WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR MFRA TRUST 2014-2 vs. KIMBERLY DAVIS and ROBERT DAVIS II, owner(s) of property situate in Borough of Olyphant, Lackawanna County, Pennsylvania, being, 662 East Lackawanna Avenue, Olyphant, PA 18447 a/k/a 662 East Lackawanna Street Olyphant, PA 18447, 11415020050,
Assessment Map #: 11415020050
Assessed Value Figure: \$7,500.00
Improvements thereon: A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$71,933.64
KNOWN as lot number forty (No. 40) in square or block number one (No. 1) and fronting on Hill Street, being fifty (50) feet in front by one hundred and fifty (150) feet in depth according to a plan or map entitled "Throop's Addition to Olyphant".
Subject to the same conditions, exceptions, restrictions and reservations as are contained in prior deeds forming the chain of title.

SALE 10

By virtue of a Writ of Execution filed to No. 2018-04272 Wells Fargo Bank, NA v Omar Alberto Frometa; Cecilia A. Vasquez, AKA Cecilia Vasquez owner(s) of property situated in City of Scranton, Lackawanna County, Pennsylvania being 917 South 9th Avenue, Scranton, PA 18504
Dimensions: 40X111
Property ID#: 15613070049
Assessed Value Figure: \$8,000.00
Improvements thereon: single family dwelling
Attorney: Kimberly A. Bonner, Esquire; Scott A. Dietterick, Kimberly J. Hong, Michael E. Carleton, Meredith H. Wooters, Justin F. Kobeski, Matthew P. Curry, Cristina L. Connor, Holly N. Wolf and Karina Velter
Sheriff to collect: \$84,742.55

SALE 11

By virtue of a Writ of Execution No. 2018-CV-518 PHH Mortgage Corporation v. Carrie A. Granche, Daniel J. Granche owners of property situate in the OLD FORGE BOROUGH, Lackawanna County, Pennsylvania, being 331 Flower Street, A/K/A 331 Flower Street L 3, Old Forge, PA 18518
Dimensions: 50 X 182
Assessment Map #: 16502050017
Assessed Value figure: \$6,500.00
Judgment Amount: \$105,101.05

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Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 12

By virtue of a Writ of Execution No. 18-CV-4632 Wells Fargo Bank, N.A. v. Mary Claire O'Boyle a/k/a Mary Clair O'Boyle owners of property situate in the SCRANTON CITY, 24TH, Lackawanna County, Pennsylvania, being 2606 South Webster Avenue, A/K/A 2606 South Webster Avenue L4, Scranton, PA 18505-3429

Dimensions: 65 X 140 X 65 X 136

Assessment Map #: 16718010038

Assessed Value figure: \$16,000.00

Judgment Amount: \$44,680.86

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 13

By virtue of a Writ of Execution filed to No. 18-CV-4317, Village Capital & Investment, LLC vs. Michael J. Slater, owner of property situate in the Borough of Moscow, and Lackawanna County, Pennsylvania being 130 Spring Garden Street, Moscow, PA 18444.

Front: irregular Depth: irregular

Property ID#: 19811-040-030

Assessed Value figure: \$6,714.00

Improvements thereon: Residential Real Estate

Attorney: Jessica N. Manis, Esq.

Sheriff to collect: \$125,871.21

SALE 14

By virtue of a Writ of Execution No. 18-CV-2547 New Penn Financial LLC d/b/a Shellpoint Mortgage Servicing v. Gregory A. Germain, Esq, in His Capacity as CO-Administrator of The Estate of Regina Urell a/k/a Regina M. Urell, Theresa A. Burd, in Her Capacity as CO-Administrator of The Estate of Regina Urell a/k/a Regina M. Urell,

Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Regina Urell a/k/a Regina M. Urell, Deceased owners of property situate in the CLARKS SUMMIT

BOROUGH, Lackawanna County, PA, being 1018 Sleepy Hollow Road, Clarks Summit, PA 18411

Dimensions: 91 x 175 x 77 x 175

Assessment Map #: 1001402003100

Assessed Value figure: \$28,000.00

Judgment Amount: \$197,219.28

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 15

By virtue of a Writ of Execution No. 18-CV-3775 Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association v. Shirley Birtel a/k/a Shirley J. Birtel, Hazel Share owners of property situate in the SCRANTON CITY, Lackawanna

County, Pennsylvania, being 1218 Crown Avenue, Scranton, PA 18505-2436

Dimensions: 40 X 150

Assessment Map #: 16712010036

Assessed Value figure: \$4,500.00

Judgment Amount: \$30,362.50

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 16

By virtue of a Writ of Execution in Case Number: 18 CV 2791 J.P. Morgan Mortgage Acquisition Corp. (Plaintiff) vs. Michael Fashouer (Defendant) Owner of the property situate in the City of Scranton, Lackawanna County, Pennsylvania being 1131 Farr Street, Scranton, PA 18504

Dimensions: 40 X 136

Property ID#: 14507020043

Assessed Value Figure: \$10,500.00

Improvements thereon: Residential Dwelling

Attorney: Hladik Onorato and Federman, LLP, Stephen M. Hladik, Esquire 298 Wissahickon Avenue, North Wales, PA 19454

Sheriff to Collect: \$121,477.01 plus costs, expenses, attorneys' fees and additional interest.

SALE 17

By virtue of a Writ of Execution filed to No. 2018-01937 Wells Fargo Bank, National Association, as Trustee for Lehman Mortgage Trust Mortgage Pass-Through Certificates, Series 2007-5 vs. Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Mary Holley, Deceased, owner(s) of property situated in City of Scranton 5th Ward Lackawanna County, Pennsylvania being 132 South Lincoln Avenue, Scranton, PA 18504

Dimensions: 25 x 150

Assessment Map #: 14517050030

Assessed Value figure: \$10,500.00

Improvement thereon:

A residential dwelling

Attorney: Samantha Gable, Esquire

Sheriff to Collect: \$74,962.01

SALE 18

By virtue of a Writ of Execution filed to No. 2017-02096 LSF9 Master Participation Trust vs. John A. Mecca and Linda A. Mecca. John A. Mecca and Linda A. Mecca, owners of property situate in Borough of Dunmore Lackawanna County, Pennsylvania being 318 Elizabeth Street, Dunmore, PA 18512

Dimensions: 81X40X87X14X88, Residential Single Dwelling

Property ID#: 1461602002601

Assessed Value figure: \$9,000.00

Improvement thereon: Residential Single Dwelling

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Attorney: Michelle Pierro, Esquire, PA ID# 317454,
Weltman, Weinberg & Reis Co., L.P.A.
Sheriff to Collect: \$110,444.02

SALE 19

By virtue of a Writ of Execution filed to No. 18-CV-3939 New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing vs. Jennifer Wudarski, Executrix of the Estate of Marlene Mikula Phillips owner of property Situate in Borough of Dickson City, LACKAWANNA COUNTY, PA BEING 911 Scott Road, Dickson City, Pennsylvania 18519
DWELLING KNOWN AS: 911 SCOTT ROAD, DICKSON CITY, PENNSYLVANIA 18519.

TAX PARCEL NUMBER: PIN #: 11312060003

Title to said premises is vested in Marlene Mikula Phillips by deed from Marlene Mikula Phillips, Co-Administratrix of the Estate of Michael Mikula and John Mikula, Co-Administrator of the Estate of Michael Mikula dated May 7, 1981 and recorded May 8, 1981 in Deed Book 1028, Page 657. The said Marlene Mikula Phillips died on November 18, 2016. On December 13, 2016, Letters of Testamentary were granted to Jennifer Wudarski, nominating and appointing her as the Executrix of the Estate of Marlene Mikula Phillips. (Dimensions of parcel, square footage and/or acreage)

Assessment Map #: PIN #: 11312060003

Assessed Value figure: \$

Improvements thereon: Residential Dwelling
Attorney: McCabe, Weisberg & Conway, LLC
Sheriff to collect: \$41,952.88

SALE 20

By virtue of a Writ of Execution filed to No. 18-CV-4155 Carrington Mortgage Services, LLC vs. Eric Peoples, owners of property situate in Scott Township, Lackawanna County, Pennsylvania being 187 Peaceful Valley Road, Clarks Summit, PA 18411.

Property ID#: 10201010013

Assessed Value Figure: \$11,515

Improvements Thereon: Residential Property

Attorney: Jill M. Fein, Esquire Hill Wallack, LLP

Sheriff to collect: \$155,286.89 plus interest at the per diem rate of \$15.24 from November 2, 2018 until March 12, 2019.

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

ALL THAT CERTAIN PARCEL OF LAND IN TOWNSHIP OF SCOTT, LACKAWANNA COUNTY, COMMONWEALTH OF PA, AS MORE FULLY DESCRIBED IN BOOK 1571 PAGE 127 ID#10201010013, BEING THE SAME FEE SIMPLE PROPERTY CONVEYED BY DEED FROM GLADYS PEOPLES, WIDOW, ET AL TO ERIC PEOPLES, DATED 09/13/1996 RECORDED ON 12/18/1996 IN BOOK 1571, PAGE 127 IN LACKAWANNA COUNTY RECORDS, COMMONWEALTH OF PENNSYLVANIA

SALE 21

By virtue of a Writ of Execution filed to No. 2018-01222 Federal National Mortgage Association ("Fannie Mae") v. Martin Lynott, in His Capacity as Heir of Debra A. Lynott, Deceased and Nicole Hughes, in his Capacity as Heir of Debra A. Lynott, Deceased and Shawn Hughes, in his Capacity as Heir of Debra A. Lynott, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Debra A. Lynott, Deceased owner(s) of property situate in Dunmore Lackawanna County, Pennsylvania Being 1109 North Irving Avenue, Dunmore, PA 18512 ALL that certain lot, piece, or parcel of land situate, lying and being in the Borough of Dunmore, County of Lackawanna and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Northwesterly side of North Irving Avenue, said point being on the Southwesterly corner of property now or late of Andrew and Mary Petras; thence South fifty-two (52) degrees West forty (40) feet along North Irving Avenue to a point which is the Southeasterly corner of property now or late of Victor Schmidt (or Smith); thence North thirty-eight degrees West (N. 38 degrees West) a distance of one hundred five (105) feet along the line of said Smith property to a point in line of land conveyed by Stephen and Eleanor Pendrak to James D. Matzo and Julia A. Matzo, his wife, by Deed dated January 24, 1949 recorded in Deed Book 486, page 342, and by corrective deed dated August 9, 1955, and recorded in Deed Book 534, Page 177; thence North fifty-two (52) degrees East along the property line conveyed to James D. Matzo and Julia Matzo as aforesaid, a distance of forty (40) feet more or less to a point on the Southwesterly line of lands now or formerly of Andrew and Mary Petras aforesaid; thence South thirty-seven (37) degrees forty-seven (47) minutes East and along the property line of Andrew and Mary Petras aforesaid a distance of one hundred five (105) feet to the Northwesterly line of North Irving Avenue, the place of beginning. BEING known as Lot Number ten (10) in block number fifty-four (54) of the Third Ward Dunmore Assessment Map.

Property ID#: 14618090025

Assessed Value figure: \$6,000.00

Improvements thereon: Residential Dwelling

Attorney: Martha E. Von Rosenstiel, P.C.

Sheriff to collect: \$39,491.78, plus interest and costs

SALE 22

By virtue of a Writ of Execution filed to No. 2017-04437 The Bank of New York Mellon as Indenture Trustee for Nationstar Home Equity Loan Trust 2009-A v Maureen Gurnari and John P. Gurnari, AKA John Gurnari owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 326 Hiller Avenue, Scranton, PA 18505 Dimensions: 45x144x45x137
Property ID#: 16805040030

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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: \$104,339.05

SALE 23

By virtue of a Writ of Execution No. 16-CV-4087 Lakeview
Loan Servicing, LLC v. Dawn M. Mead owners of property
situate in the FELL TOWNSHIP, Lackawanna County,
Pennsylvania, being 621 1ST Street, Richmondale, PA
18421-9610
Dimensions: 120 X 150
Assessment Map #: 00719010016
Assessed Value figure: \$12,000.00
Judgment Amount: \$176,344.94
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 24

By virtue of a Writ of Execution No. 18CV3902 NEW PENN
FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE SERVICING vs.
MARY ANN PIETROWSKI and EDWARD F.V. PIETROWSKI,
owner(s) of property situate in City of Scranton, Lackawanna County,
Pennsylvania, being, 128 Crane Street Scranton, PA 18505,
16620010015,
Property ID#: 16620010015
Assessed Value Figure: \$17,000.00
Improvements thereon: A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$115,773.24
Being Lot No. One (1) In Square of Block No. Thirty (30) And
Situate On Crane Street On The Plot Of Lots Of The
Meadow Brook Land Company In The City of Scranton And
In The Township of Lackawanna, Now The 24th Ward Of
The City Of Scranton, Intended To Be Recorded. Said Lot
Being One Hundred Forty (140) Feet Wide In Front On
Crane Street And Fifty-One And Two Tenths (51-2/10) Feet
In Rear, And One Hundred Seventy-Five (175) Feet In Depth
On The Southerly Side And One Hundred And Fifty (150)
Feet In Depth On The Northerly Side.

SALE 25

By virtue of a Writ of Execution filed to No. 15-Civil-3470
CNB Realty Trust, Assignee of NBT Bank NA f/k/a Pennstar
Bank, a division of NBT Bank NA vs. Lori A. Kishel owner of
property situate in Township of Jefferson, Lackawanna
County, Pennsylvania, being: 120 Debbie Drive, Lake Ariel,
PA 18436
Dimensions: 100 x 200 x 100 x 200
Assessed Map #: 15004-010-03311
Assessed Value figure: \$21,000.00
Improvements thereon:

Single Dwelling
Attorney: David M. Gregory, Esq
Sheriff to collect: \$39,099.93

SALE 26

By virtue of Writ of Execution in Case Number: 18 CV 3851
U.S. Bank National Association, as trustee, on behalf of the
holders of the Bear Stearns Asset Backed Securities I Trust
2005-AC6, Asset-Backed Certificates, Series 2005-AC6
(Plaintiff) vs. Kelly Bender (Defendant) Owner of the property
situate in the Township of Clifton, Lackawanna County,
Pennsylvania being 55 Sheffick Drive f/k/a Sheffick Drive
West E-723, Clifton Township, PA 18424
Dimensions: 100 X 218
Property ID#: 23301020023
Assessed Value Figure: \$18,000.00
Improvements thereon: Residential Dwelling
Attorney: Hladik Onorato and Federman, LLP, Stephen M.
Hladik, Esquire 298 Wissahickon Avenue, North Wales, PA
19454
Sheriff to Collect: \$90,578.88 plus costs, expenses,
attorneys' fees and additional interest.

SALE 27

By virtue of Writ of Execution in Case Number: 18-CV-3286
Deutsche Bank National Trust Company, as Trustee, in trust
for registered holders of Long Beach Mortgage Loan Trust
2006-3, Asset-Backed Certificates, Series 2006-3 (Plaintiff)
vs. Laura M. Wasko (Defendant) Owner of the property
situate in the City of Scranton, Lackawanna County,
Pennsylvania being 200 Dale Avenue, Scranton, PA 18504
Dimensions: 60 x 100 x 73 x 102
Property ID#: 14402-050-046
Assessed Value Figure: \$17,500.00
Improvements thereon: Residential Dwelling
Attorney: Hladik Onorato and Federman, LLP, Stephen M.
Hladik, Esquire 298 Wissahickon Avenue, North Wales, PA
19454
Sheriff to Collect: \$210,649.49 plus costs, expenses,
attorneys' fees and additional interest.

SALE 28

By virtue of a Writ of Execution filed to No. 2018-02047 CIT
Bank, N.A. vs. Terry Hosie, known Heir of Francis T.
Conserette a/k/a Francis Conserette, deceased; Francis
Conserette, Jr., known Heir of Francis T. Conserette a/k/a
Francis Conserette, deceased; Unknown Heirs, Successors,
Assigns and All Persons, Firms or Associations Claiming
Right, Title or Interest from or under Francis T. Conserette
a/k/a Francis Conserette, deceased, owner(s) of property
situated in Archbald Borough Lackawanna County,
Pennsylvania being 311 Spring Street, Archbald, PA 18403
Dimensions: 85x135
Assessment Map #: 09517040005
Assessed Value figure: \$5,000.00

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Improvement thereon:

A residential dwelling

Attorney: Katherine M. Wolf, Esquire

Sheriff to Collect: \$107,603.54

SALE 29

By virtue of a Writ of Execution filed to No. 2018-03604 JPMorgan Chase Bank, National Association vs. Mary Ann Murray, known Heir of Joseph Murray, Deceased; Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Joseph Murray, deceased; Ann Marie Sabia a/k/a Annmarie Sabia, Known Heir to Joseph Murray, Deceased; Kimberly Kuehner, known Heir to Joseph Murray, Deceased, owner(s) of property situated in 10th Ward of the City of Scranton Lackawanna County, Pennsylvania being 949 Paul Avenue, Scranton, PA 18510

Dimensions: 36X155X36X150

Assessment Map #: 15706070023

Assessed Value figure: \$12,500.00

Improvement thereon: a residential dwelling

Attorney: Katherine M. Wolf, Esquire

Sheriff to Collect: \$102,149.02

SALE 30

By virtue of a Writ of Execution filed to No. 18-CV-4832, Caliber Home Loans, Inc. f/k/a Vericrest Financial, Inc. v. Amy A. McConnell and Gerard P. McConnell, 193 Cemetery Street a/k/a 193 Cemetery Street f/k/a 193 White Oak Street, Archbald, PA 18403, owner of property situate in Borough of Archbald, Lackawanna County, Pennsylvania, being known as 193 Cemetery Street a/k/a 193 Cemetery Street f/k/a 193 White Oak Street, Archbald, PA 18403.

Property ID#: 09518020001

Assessed Value Figure: \$11,500

Improvements thereon:

Single Family Residence

Attorney: Richard M. Squire & Associates, LLC

Sheriff to collect: \$2000.00

SALE 31

By virtue of a Writ of Execution No. 2016-55360 Abington Heights School District vs. Patricia A. Godlewski, Executrix of the Estate of William M. Donvito. Patricia A. Godlewski, Executrix of the Estate of William M. Donvito, owner(s) of property situate in Clarks Summit, Lackawanna County, Pennsylvania, being: 202 Nichols Street

Dimensions: 90X125

Property ID#: 09019-010-01400

Assessed Value Figure: \$6,500.00

Improvements thereon: RESIDENTIAL PROPERTY

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

Sheriff to Collect: \$4,257.04

SALE 32

By virtue of a Writ of Execution No. 2017-51820 Carbondale Area School District vs. James Fitzgerald Margaret Fitzgerald. James Fitzgerald and Margaret Fitzgerald, owner(s) of property situate in Fell Township, Lackawanna County, Pennsylvania, being: 328 Jefferson Street

Dimensions: 50X150

Property ID#: 02504-020-025

Assessed Value Figure: \$5,000.00

Improvements thereon: RESIDENTIAL PROPERTY

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

Sheriff to Collect: \$4,784.20

SALE 33

By virtue of a Writ of Execution No. 2017-52218 Abington Heights School District vs. Cleroy Johnston, Jr. Janice Johnston. Cleroy Johnston, Jr. and Janice Johnston, owner(s) of property situate in S. Abington Township, Lackawanna County, Pennsylvania, being: 545 Woodcrest Drive

Dimensions: 90X120X125X120

Property ID#: 09103-020-01703

Assessed Value Figure: \$21,000.00

Improvements thereon: RESIDENTIAL PROPERTY

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

Sheriff to Collect: \$6,816.27

SALE 34

By virtue of a Writ of Execution No. 2017-51727 Carbondale Area School District vs. Lonnie Hunter, Judith Hunter. Lonnie Hunter and Judith Hunter, owner(s) of property situate in Carbondale, Lackawanna County, Pennsylvania, being: 78 Terrace Street

Dimensions: 30X75

Property ID#: 05505-010-025

Assessed Value Figure: \$10,000.00

Improvements thereon: RESIDENTIAL PROPERTY

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

Sheriff to Collect: \$5,218.56

SALE 35

By virtue of a Writ of Execution No. 2017-52793 Carbondale Area School District vs. James A. Sposito. James A. Sposito, owner(s) of property situate in Fell Township, Lackawanna County, Pennsylvania, being: 523 Main Street

Dimensions: 58X500X525

Property ID#: 03519-020-006

Assessed Value Figure: \$11,700.00

Improvements thereon: COMMERCIAL PROPERTY

LACKAWANNA JURIST

Attorney: ROBERT P. DADAY, Esquire, Portnoff Law Associates, Ltd., (866) 211-9466
Sheriff to Collect: \$6,223.09

SALE 36

By virtue of a Writ of Execution No. 2017-51731 Carbondale Area School District vs. Beth Ann Baker. Beth Ann Baker, owner(s) of property situate in Carbondale, Lackawanna County, Pennsylvania, being: 14 10th Avenue
Dimensions: 72X75X33X90
Property ID#: 05509-040-004
Assessed Value Figure: \$8,000.00
Improvements thereon: RESIDENTIAL PROPERTY
Attorney: ROBERT P. DADAY, Esquire, Portnoff Law Associates, Ltd., (866) 211-9466
Sheriff to Collect: \$4,823.42

SALE 37

By virtue of a Writ of Execution No. 2017-51795 Carbondale Area School District vs. Frank Maddage, Gloria Maddage. Frank Maddage and Gloria Maddage, owner(s) of property situate in Carbondale, Lackawanna County, Pennsylvania, being: 11 Sand Street
Dimensions: 62X45X79X8X79X37X76
Property ID#: 05509-010-004
Assessed Value Figure: \$8,650.00
Improvements thereon: RESIDENTIAL PROPERTY
Attorney: ROBERT P. DADAY, Esquire, Portnoff Law Associates, Ltd., (866) 211-9466
Sheriff to Collect: \$4,809.28

SALE 38

By virtue of a Writ of Execution No. 2014-52874 Scott Township Sewer and Water Authority vs. Roy C. Petch, Donna Buckingham, Nancy Conrad. Roy C. Petch, Donna Buckingham and Nancy Conrad, owner(s) of property situate in Scott Township, Lackawanna County, Pennsylvania, being: 368 Green Grove Road
Dimensions: 72X480
Property ID#: 08303-010-004
Assessed Value Figure: \$8,500.00
Improvements thereon: RESIDENTIAL PROPERTY
Attorney: ROBERT P. DADAY, Esquire, Portnoff Law Associates, Ltd., (866) 211-9466
Sheriff to Collect: \$5,694.28

SALE 39

By virtue of a Writ of Execution No. 2017-52192 Carbondale Area School District vs. My House, L.L.C. My House, L.L.C., owner(s) of property situate in Carbondale, Lackawanna County, Pennsylvania, being: 81 Rear Powderly Road
Dimensions: 48X41
Property ID#: 05412-060-028
Assessed Value Figure: \$5,600.00
Improvements thereon: RPPROPERTY

Attorney: ROBERT P. DADAY, Esquire, Portnoff Law Associates, Ltd., (866) 211-9466
Sheriff to Collect: \$4,839.33

SALE 40

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

SALE 41

By virtue of a Writ of Execution No. 2017-51998 Carbondale Area School District vs. Daniel Rickert, Dawn Brister. Daniel Rickert and Dawn Brister, owner(s) of property situate in Carbondale, Lackawanna County, Pennsylvania, being: 156 Wyoming Street
Dimensions: 29X75
Property ID#: 05505-050-018
Assessed Value Figure: \$7,000.00
Improvements thereon: RESIDENTIAL PROPERTY
Attorney: ROBERT P. DADAY, Esquire, Portnoff Law Associates, Ltd., (866) 211-9466
Sheriff to Collect: \$4,752.80

SALE 42

By virtue of a Writ of Execution No. 2017-51923 Carbondale Area School District vs. Thomas A. Brown. Thomas A. Brown, owner(s) of property situate in Carbondale, Lackawanna County, Pennsylvania, being: 43 S. Church Street
Dimensions: 50X75
Property ID#: 05505-040-003
Assessed Value Figure: \$10,000.00
Improvements thereon: RESIDENTIAL PROPERTY
Attorney: ROBERT P. DADAY, Esquire, Portnoff Law Associates, Ltd., (866) 211-9466
Sheriff to Collect: \$5,517.08

SALE 43

By virtue of a Writ of Execution No. 2017-51739 Carbondale Area School District vs. James J. Perri, Patricia A. Perri. James J. Perri and Patricia A. Perri, owner(s) of property

LACKAWANNA JURIST

situate in Carbondale, Lackawanna County, Pennsylvania, being: 27 Villa Street
Dimensions: 35X128X35X135
Property ID#: 04513-030-020
Assessed Value Figure: \$5,942.00
Improvements thereon: RESIDENTIAL PROPERTY
Attorney: ROBERT P. DADAY, Esquire, Portnoff Law Associates, Ltd., (866) 211-9466
Sheriff to Collect: \$4,930.50

SALE 44

By virtue of a Writ of Execution No. 2016-55160 Jefferson Township Sewer Authority vs. William J. Miles. William J. Miles, owner(s) of property situate in Jefferson Township, Lackawanna County, Pennsylvania, being: 28 Harkins Lane
Dimensions: 200X200X199X200
Property ID#: 13902-010-01302
Assessed Value Figure: \$8,000.00
Improvements thereon: RESIDENTIAL PROPERTY
Attorney: ROBERT P. DADAY, Esquire, Portnoff Law Associates, Ltd., (866) 211-9466
Sheriff to Collect: \$5,485.21

SALE 45

By virtue of a Writ of Execution No. 2017-51799 Carbondale Area School District vs. Cynthia Ann Cobb. Cynthia Ann Cobb, owner(s) of property situate in Carbondale, Lackawanna County, Pennsylvania, being: 72 Spring Street
Dimensions: 30X75
Property ID#: 05505-030-003
Assessed Value Figure: \$6,500.00
Improvements thereon: RESIDENTIAL PROPERTY
Attorney: ROBERT P. DADAY, Esquire, Portnoff Law Associates, Ltd., (866) 211-9466
Sheriff to Collect: \$4,991.80

SALE 46

By virtue of a Writ of Execution No. 2017-51895 Carbondale Area School District vs. Susan Helen Messick. Susan Helen Messick, owner(s) of property situate in Carbondale, Lackawanna County, Pennsylvania, being: 70 Grove Street
Dimensions: 30X108X30X105
Property ID#: 05506-020-014
Assessed Value Figure: \$7,000.00
Improvements thereon: RESIDENTIAL PROPERTY
Attorney: ROBERT P. DADAY, Esquire, Portnoff Law Associates, Ltd., (866) 211-9466
Sheriff to Collect: \$4,835.19

SALE 47

By virtue of a Writ of Execution No. 2017-51946 Carbondale Area School District vs. Mary Ellen Pettinato. Mary Ellen Pettinato, owner(s) of property situate in Fell Township, Lackawanna County, Pennsylvania, being: 138 Tuttle Street, L. 22
Dimensions: 50X150

Property ID#: 03515-030-025
Assessed Value Figure: \$7,500.00
Improvements thereon: RESIDENTIAL PROPERTY
Attorney: ROBERT P. DADAY, Esquire, Portnoff Law Associates, Ltd., (866) 211-9466
Sheriff to Collect: \$5,137.26

SALE 48

By virtue of a Writ of Execution No. 2017-51722 Carbondale Area School District vs. John D. Novobilski. John D. Novobilski, owner(s) of property situate in Carbondale, Lackawanna County, Pennsylvania, being: 12 Powderly Road
Dimensions: 60X47X60X54
Property ID#: 05412-050-019
Assessed Value Figure: \$9,700.00
Improvements thereon: RESIDENTIAL PROPERTY
Attorney: ROBERT P. DADAY, Esquire, Portnoff Law Associates, Ltd., (866) 211-9466
Sheriff to Collect: \$5,153.20

SALE 49

By virtue of a Writ of Execution No. 2017-51943 Carbondale Area School District vs. My Properties 1 L.L.C. My Properties 1 L.L.C., owner(s) of property situate in Carbondale, Lackawanna County, Pennsylvania, being: 1-3 Parnell Street
Dimensions: 71X120X76X145
Property ID#: 05412-060-024
Assessed Value Figure: \$7,500.00
Improvements thereon: RESIDENTIAL PROPERTY
Attorney: ROBERT P. DADAY, Esquire, Portnoff Law Associates, Ltd., (866) 211-9466
Sheriff to Collect: \$5,136.07

SALE 50

By virtue of a Writ of Execution filed to No. 2017-CV-5239, Fidelity Deposit & Discount Bank, Plaintiff, vs. William J. Notarianni, II, and Laura R. Notarianni, Defendants and Owners of the property situate in the Township of South Abington, Lackawanna County, Pennsylvania, being known as 105 Noble Road, Clarks Summit, PA 18411.
Dimensions: 4.992 acres more or less
Property ID#: 09003-010-01501
Assessed Value: \$58,000.00
Improvements Thereon: Residential Single Dwelling
Attorney: Rocco Haertter, Esq
Sheriff to Collect: \$971,629.25

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SALE 51

By virtue of a Writ of Execution No. 2017-51948 Carbondale Area School District vs. Bruno Vadala. Bruno Vadala, owner(s) of property situate in Carbondale, Lackawanna County, PA, being: 164 S. Terrace Street

Dimensions: 45X100

Property ID#: 05509-070-047

Assessed Value Figure: \$7,000.00

Improvements thereon: RESIDENTIAL PROPERTY

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

Sheriff to Collect: \$5,062.69

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 12, 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
APRIL 16, 2018**

ESTATES

First Notice

RE: ESTATE OF JACQUELINE C. BILARDI, late of Old Forge, Lackawanna County, PA (died January 15, 2019), Letters Testamentary have been granted to the undersigned, who requests all persons having claims or demands against the Estate of the Decedent to make known the same, and all persons indebted to the Decedent to make payment without delay to: Christopher R. Bilardi, Executor, or to his attorney: Thomas J. Jones, Jr., Esquire, 410 Spruce Street, Suite 301, Scranton, Pennsylvania 18503.

ESTATE OF PETER P. CUPPLE, late of Scranton City, Pennsylvania, (died January 06, 2019). Notice is hereby given that Letters Testamentary on the above Estate have been granted to Josephine A. Cupple and Flora M. Cupple, of Scranton, PA. All persons indebted to the said estate are required to make payment and those having claims to present the same without delay to the Executrices named herein, or to Nicolas D. Tellie, Esquire, Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

ESTATE OF JANE KAVULICH late of the City of Scranton, Lackawanna County, Pennsylvania (died December 27, 2018). Personal Representatives are Cheryl VanFleet, 848 N. Sumner Avenue, Scranton PA 18504 and Paul Kavulich, 1415 W. Locust Street, Scranton PA 18504. Attorney for the Estate is Nancy M. Barrasse, Esquire, 224 Adams Avenue, Scranton, Pennsylvania 18503.

ESTATE OF JOSEPH KOZAR, late of the Borough of Jessup, Lackawanna County, Pennsylvania, (died January 15, 2019). Letters Testamentary were granted to Steven Portonova. Creditors present claims and debtors make payments to John P. Pesota, Esquire, Suite 702 SNB Plaza, 108 North Washington Avenue, Scranton, PA 18503.

In re: **ESTATE OF WILLIAM F. LUCAS**, late of Peckville, Pennsylvania, 12/22/2018. Letters 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 Kurt Lucas, Personal Representative, or to Joseph S. Toczydlowski, Jr., Esquire of the Toczydlowski Law Office, 392 North Main Street, Archbald, PA 18403.

The **ESTATE OF JOSEPH RESNICK**, late of the Borough of Clarks Summit, County of Lackawanna, Commonwealth of Pennsylvania (died December 5, 2018). Notice is hereby given that Letters of Administration have been granted in the above Estate to Diane E. James and Justin A. Resnick, Administrators. 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 EVAN E. SCHRECK, late of Madison Twp, Pennsylvania (died 01/14/2018). Notice is hereby given that Letters of Testamentary on the above estate have been granted to Gary E. Schreck, of Lake Ariel, PA 18436, Executor. 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 herein, or to Patrick N. Coleman, Esquire, Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

ESTATE OF GRACE E. SCHWENKER, late of Scranton, PA (died November 18, 2018) Letters Testamentary were granted to Wayne Beck and Karen Lutz, Executors. Elaine C. Geroulo, Esq., Attorney for the Estate 411 Jefferson Avenue, Scranton, PA 18510.

ESTATE OF SANDRA STEINBERG, late of South Abington Township, Pennsylvania (died January 24, 2019). Notice is hereby given that Letters Testamentary have hereby granted to Hilary Steinberg, Executrix. All persons indebted to the Estate are required to make payment, and those having claims or demand to present same without delay to the Executrix, or to Edward A. Monsky, Esquire, The Belt Law Firm, PC 100 West Union Street, Kingston, PA 18704, attorney for Estate.

NOTICE IS HEREBY GIVEN that Letters Testamentary in the **ESTATE OF DOMINICK MICHAEL TOTARO**, late of the Borough of Old Forge, Lackawanna County, Pennsylvania, have been granted to the undersigned. All persons indebted to said estate are required to make immediate payment and those having claims shall present them for settlement to: MARY THERESA MAZUR AND DIANE NARDELLA, EXECUTORS, BRENDA D. COLBERT, Esquire, COLBERT & GREBAS, P.C., 210 Montage Mountain Road – Suite A, Moosic, PA 18507.

Notice is hereby given that Letters Testamentary have been granted in the **ESTATE OF JOHN F. TURON, A/K/A JOHN FRANCIS TURON**, late of the Borough of Moosic, Lackawanna County, who died August 5, 2018. All persons indebted to said Estate are requested to make payment and those having claims to present the same, without delay, to the Executrix, PATRICIA CARDINALE and her Attorneys. **SAPORITO, FALCONE & WATT**, 490 North Main Street, Pittston, PA 18640.

NOTICE IS HEREBY GIVEN that Letters of Administration have been issued to Lori Yahn, Administratrix of the **ESTATE OF TIMOTHY JAMES YAHN**, Deceased, who died on September 10, 2018, late of Clarks Summit, Lackawanna County, Pennsylvania. All creditors are requested to present their claims and all persons indebted to the decedent will make payment to the aforementioned Administratrix or her attorney. ROSENN, JENKINS & GREENWALD, LLP, 15 South Franklin Street, Wilkes-Barre, PA 18711-0075.

Second Notice

ESTATE OF JAMES J. CARIA, JR., A/K/A JAMES J. CARIA A/K/A JIM CARIA, late of Throop, Pennsylvania (died December 4, 2018). All persons indebted to the estate shall make payment and those having claims or demands are to present same without delay to the Executrix, Tina Caria Dutka, or Richard A. Fanucci, Attorney for the Estate, 1711 Main Street, Blakely, PA 18447.

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IN RE: **ESTATE OF MARY ALICE CLIFFORD**, late of Dunmore, (died June 11, 2018) Notice is hereby given that Letters Testamentary on the above Estate have been granted to James T. Clifford. All persons indebted to the said Estate are required to make payments and all having claims against the Estate will present them without delay to the Executor named above or c/o Robert J. Murphy, Esq., 208 Chestnut Street, Dunmore, PA 18512.

ESTATE OF JOSEPH F. CONLIN, late of Scranton, Lackawanna County, Pennsylvania, deceased (Died January 01, 2019) Letters of Testamentary have been granted to Katherine Stocki, Executrix or Christopher T. Powell, Esquire, Powell Law, 527 Linden Street, Scranton, PA 18503.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF LINDA HACHAN CUNNINGHAM AKA LINDA LOUISE HACHAN CUNNINGHAM**, late of Carbondale, Lackawanna County, Pennsylvania (died December 22, 2018). All persons indebted to the Estate are requested to make payment, and those having claims or demands are to present same, without delay, to Co-Executors, Alyssa Hachan Berry/Richard Leon Hachan, II, or John J. Lawler, Jr., Attorney for the Estate, 25 North Main Street, Suite Two, Carbondale, Pennsylvania 18407.

IN RE: **GLORIA DESTEFANO**, deceased, late of the City of Scranton, Lackawanna County, Pennsylvania (January 14, 2019). Notice is hereby given that Letters Testamentary on the above estate have been granted to Donna DeStefano Heilman. 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 James M. Tressler, Esquire, Tressler Law, LLC, 220 Penn Avenue, 3rd Floor, Scranton, PA 18503.

RE: **ESTATE OF JOAN DIGIOVINE**, late of Old Forge, PA, who died January 12, 2019. Letters Testamentary in the above estate having been granted, all persons having claims or demands against the estate of the decedent shall make them known and present them, and all persons indebted to said decedent shall make payment thereof without delay to: Louis Mickavicz, Executor, or Daniel L. Penetar, Jr., Esquire, 116 North Washington Avenue, Suite 2A, Scranton, PA 18503.

Notice is hereby given that Letters Testamentary have been granted in the following Estate. All persons indebted to said Estate are required to make payment, and those having claims or demands to present the same without delay to the Executor named. **ESTATE OF MICHAEL ESPOSITO, JR.**, Moosic, PA, Michael Esposito, III, Executor; Rocco V. Valvano, Jr., Esquire, Attorney, 321 Spruce Street, Suite 201, Scranton, PA 18503.

ESTATE OF ISABEL GAHWILER, A/K/A ISABEL ELEANOR GAHWILER, A/K/A ISABEL D. GAHWILER , A/K/A ELEANOR GAHWILER, late of Scranton, PA (died 1/20/19) Robert J. Gahwiler, Executor. Paul A. Kelly, Jr. Esq.-Attorney, 201 Lackawanna Avenue, Suite 306, Scranton, PA 18503.

ESTATE OF DONNA HAZELTON, late of the City of Scranton, Lackawanna County, Pennsylvania (date of death: 09/28/2018) Executor: Reginald Clark, Attorneys: Needle Law, P.C., 240 Penn Avenue – Suite 202, Scranton, PA 18503.

ESTATE OF JEAN KELMINSKI, late of Scranton, PA (died January 7, 2019) Letters Testamentary were granted to Janet Donovan, Executrix. Elaine C. Geroulo, Esq., Attorney for the Estate 411 Jefferson Avenue, Scranton, PA 18510.

ESTATE OF JOHN FRANKLIN MCINTYRE AKA JOHN F. MCINTYRE III, ESTATE NUMBER 35-2019-102

DECEASED, LATE OF WAVERLY, LACKAWANNA COUNTY, PA: DIED NOVEMBER 18 2018. 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 KRYSSTYN KITTO, 35 JOHNSON DR, BELLE MEAD, NJ 08502.

IN RE: **ESTATE OF C. ANN MOSKOVITZ**, late of Jermyn, Pennsylvania (Died December 21, 2018). Notice is hereby given that Letters Testamentary on the above Estate have been granted to Lawrence J. Moran, Sr. 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.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF JOSEPH T. MULLEN**, late of the City of Scranton, County of Lackawanna, Pennsylvania, who died 01/20/2019. 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, Eileen Christian, or James P. Phillips, Jr, Esquire, the attorney for the estate at 731 Cliff Drive, Lake Ariel PA 18436.

ESTATE OF BRIAN J. OTT of Taylor Borough, Lackawanna County, Pennsylvania (died October 12, 2018). Notice is hereby given that Letters of Administration for the Estate of Brian J. Ott have been issued to Carol Koval, Executrix of the Estate. All those having claims or demands against this Estate or indebtedness owed to Estate shall present claims or remit payment without delay to James T. Mulligan, Jr., Attorney for the Estate, 3703 Birney Avenue, Moosic, PA 18507.

RE: **ESTATE OF ELLA JAY PARFITT**, late of Scranton, Lackawanna County, and State of Pennsylvania, deceased, who died on the 11th day of January, 2019. Letters of Testamentary having been granted, all persons having claims or demands against the estate of the decedent shall make them known and present them, and all persons indebted to the decedent shall make payment thereof without delay to the Testatrix, Elljay Parfitt, 342 Logan Court, Abingdon, MD 21009, or to Mattes & Mattes, P.C., 324 N. Washington Ave., Scranton, PA 18503.

ESTATE OF RUTH A. ROHAN of Throop Borough, Lackawanna County, Pennsylvania (died December 21, 2018). Notice is hereby given that Letters of Administration for the Estate of Ruth A. Rohan have been issued to Denise Pascale and Bonita Ingerson, Co-Executives of the Estate. All those having claims or demands against this Estate or indebtedness owed to Estate shall present claims or remit payment without delay to James T. Mulligan, Jr., Attorney for the Estate, 3703 Birney Avenue, Moosic, PA 18507.

Notice is hereby given that Letters Testamentary have been granted to Kimberly A. Sayre in the **ESTATE OF FRANCIS V. ROSATO**, late of Scranton, Pennsylvania, who died on January 2, 2019. All persons indebted to the Estate are requested to make payment and those having claims or demands are to present the same without delay Kimberly A. Sayre, Executrix c/o John P. Finnerty, Esquire, 75 Glenmaura National Boulevard, Moosic, Pennsylvania 18507.

RE: **ESTATE OF LENORE P. RUSSIN**, late of Dickson City, Pennsylvania (died January 24, 2019). Notice is hereby given that Letters Testamentary for the Estate of Lenore P. Russin have been issued to Stanley J. Russin,

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M.D., 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 254 W. 4th Street, Bloomsburg, PA 17815 or to Robert T. Kelly, Jr., Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Spruce Street, Suite 200, Scranton, PA 18503.

RE: ESTATE OF GERALD T. SANGIULIANO A/K/A JERRY SANGIULIANO, late of Scranton, Lackawanna County, and State of Pennsylvania, deceased, who died on the 22nd day of November, 2018. Letters of Administration having been granted, all persons having claims or demands against the estate of the decedent shall make them known and present them, and all persons indebted to the decedent shall make payment thereof without delay to the Administrator, Alicia Sangiuliano, 534 N. Filmore Avenue, Scranton, PA 18504, or to Mattes & Mattes, P.C., 324 N. Washington Ave., Scranton, PA 18503.

NOTICE IS HEREBY GIVEN that Letters of Administration, have been granted to Deborah Vitanza Terpak, Administratrix of the **ESTATE OF JAMIE LEIGH TERPAK**, late of Moosic, Lackawanna County, Pennsylvania, who died on December 10, 2018. All persons indebted to said Estate are required to make payment and those having claims or demands to present the same without delay to the Administratrix, c/o Girard J. Mecadon, Esquire, 363 Laurel Street, Pittston, PA 18640-1719.

ESTATE OF BARBARA A. TUROCK, late of Clarks Summit, Lackawanna County, Pennsylvania, died on December 9, 2018. Letters Testamentary having been granted to Michael Turock, Executor. Creditors shall make demands and debtors shall make payment without delay to the Executor or of Marjorie DeSanto Barlow, Esquire, Attorney for the Estate, 400 Spruce Street, Suite 301, Scranton, PA 18503.

RE: ESTATE OF HENRIETTA J. WAHL, late of Scranton, Pennsylvania, died December 21, 2018. Letters Testamentary in the above estate having been granted, creditors shall make demand and debtors shall make payment to Joseph Wahl, Executor, or C. H. Welles IV, Attorney for the Estate, 7th Floor, 321 Spruce Street, Scranton, Pennsylvania 18503.

ESTATE OF EDRENE WRIGHT, late of Factoryville, Pennsylvania (Died January 10, 2019). Letters Testamentary has been granted to Mary Beth Dwyer, Executrix. All persons having claims against the Estate or indebted to the Estate shall make payment or present claims to Douglas P. Thomas, Attorney for the Estate, 345 Wyoming Avenue, Suite 200, Scranton, PA 18503.

ESTATE OF BARBARA ZELAZNY, of Throop, Pennsylvania, date of death: 6/4/17. Notice is hereby given that Letters of Administration in the above named estate have been granted to the undersigned, to whom all persons owing said estate are requested to make payment and those having claims or demands against it make known the same without delay. Chester J. Zelazny, Administrator, c/o David W. Saba, Esquire, 400 Third Avenue, Suite 101, Kingston, PA 18704.

Third Notice

ESTATE OF JUDITH A. BAER, A/K/A JUDITH J. BAER, A/K/A JUDITH JENKINS BAER, Scranton, Pennsylvania (died December 19, 2018), Karen Baer and Jeffrey Baer, Co-Executors, PAUL SOTAK, Attorney, 410

Jefferson Avenue, Scranton, Pennsylvania 18510. NOTICE IS HEREBY GIVEN THAT Letters Testamentary have been granted in the following Estate. All persons indebted to said estate are required to make payment, and those having claims or demands to present same without delay to the Co-Executors named.

ESTATE OF JAMES M. CADDEN A/K/A JAMES MICHAEL CADDEN, late of the City of Scranton, Lackawanna County, Pennsylvania (date of death: 11/20/2018) Executor: Sandra L. Cadden, Attorneys: Needle Law, P.C., 240 Penn Avenue – Suite 202, Scranton, PA 18503.

In the **ESTATE OF ANNE M. CONFORTI**, late of the Township of Elmhurst, Lackawanna County, Pennsylvania. Letters of Administration in the above Estate having been granted to the undersigned, all persons indebted to said Estate are requested to make prompt payment and all having claims against said Estate will present them without delay: Wendy S. Nowicki, Administratrix of the Estate. c/o Deborah Albert-Heise, Esquire, Attorney for the Estate, 103 Warren Street, Tunkhannock, PA 18657.

THE ESTATE OF RICHARD EDWARD GRATZ A/K/A RICHARD GRATZ, late of South Abington Township, County of Lackawanna, Commonwealth of Pennsylvania (died January 5, 2019). Notice is hereby given that Letters Testamentary have been granted in the above Estate to Michael Gratz, Executor. 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 him c/o Bolock Law, Frank J. Bolock, Jr., Esquire, 212 Front Street, Clarks Summit, PA 18411, Attorney for the Estate.

ESTATE OF ROBERT C. KOZLOWSKI, late of Scott Twp., PA (died 12/6/18) Robert L. Kozlowski and Mary B. Kleiner, Co-Executors. Paul A. Kelly, Jr., Esq. - Attorney, 201 Lackawanna Avenue, Suite 306, Scranton, PA 18503.

ESTATE OF CATHERINE FEENEY A/K/A CATHERINE L. FEENEY A/K/A CATHERINE LIEGEY FEENEY, late of 950 Morgan Highway, South Abington Township, Lackawanna County, Pennsylvania (died December 5, 2018). 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 James Davis, Executor, 137 Clark Street, Clarks Green PA 18411 or to James J. Gillotti, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, PO Box 240, Clarks Summit, PA 18411.

EDWARD W. LOESSY, deceased, late of Scranton, PA (died December 19, 2018). Letters Testamentary having been granted, all persons having claims or demands against the estate of the decedent shall make them known and present them, and all persons indebted to the decedent shall make payment thereof to Raymond W. Ferrario, Attorney for the Estate, Suite 528, Scranton Life Building, 538 Spruce Street, Scranton, PA 18503-1816.

ESTATE OF MARGARET JEAN PETERS A/K/A MARGARET DAVIS PETERS late of Taylor, Lackawanna County, Pennsylvania (died November 20, 2018). Notice is hereby given that Letters Testamentary have been issued to Ann Margaret Peters, Administrator 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 Ann Margaret Peters, c/o John J. McGee, Attorney for the Estate, 400 Spruce St., Suite 302 Scranton, PA 18503.

LACKAWANNA JURIST

ESTATE OF JOHN P. ROLKA, late of 2309 Stafford Avenue, Scranton, Lackawanna County, Pennsylvania (died September 28, 2018). 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 John A. Rolka, Executor, 208 Brookside Road, Dalton, PA 18414 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 testamentary have been granted in the **ESTATE OF JAMES A. WELLS**, late of Benton Township, Lackawanna County, Pennsylvania who died January 14, 2019. 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 Lisa A. Wells, Executrix, 52 Oriole Street, Pearl River, NY 10965, or Robert H. Sayers, 814 Main Street, Dickson City, Pennsylvania 18519, Attorney for the Estate.

ARTICLES OF INCORPORATION

ESE WINDOW SALES, INC. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

Myers, Brier & Kelly, L.L.P.
425 Spruce Street, Suite 200
Scranton, PA 18503
T1-2/15

CERTIFICATE OF ORGANIZATION

Notice is hereby given that the Certificate of Organization for **White Tail Sober Living, LLC** was filed and approved by the Pennsylvania Department of State on January 22, 2019 in accordance with the provisions of the Pennsylvania Limited Liability Company Law of 1994, Pa. C.S.A. Section 8901, et seq. as amended.

T1-2/15

NOTICE

NOTICE OF PROPOSED PRIVATE SALE #1286

On January 16, 2019, the Lackawanna County Tax Claim Bureau received and approved a private sale offer to purchase the property identified as tax map number 15617-080-024 located at 1250-1252 S.6th Street, Scranton City, Pennsylvania 18504 pursuant to the terms and conditions of Section 5860.613 of the Real Estate Tax Sale Law, 72 P.S. § 5860.613, for \$6,000.00 free and clear of all tax claims and tax judgments. 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
T1-2/15

NOTICE

IN THE COURT OF COMMON PLEAS
OF LACKAWANNA COUNTY
OWNER OCCUPIED RESIDENTIAL
MORTGAGE FORECLOSURE
NO. 18-cv-6486

PEOPLES SECURITY BANK & TRUST
successor in interest to PENN SECURITY
BANK & TRUST COMPANY
Plaintiff
vs.
KEITH CHESIK
Defendant

TO: KEITH CHESIK

A complaint in mortgage foreclosure has been filed against you on December 6, 2018 regarding the above captioned action.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

NORTH PENN LEGAL SERVICES
33 NORTH MAIN STREET
SUITE 200
PITTSBURGH, PA 15201
(724) 299-4100

-or-

LAWYER REFERRAL SERVICE
LACKAWANNA BAR ASSOCIATION
233 PENN AVENUE
SCRANTON, PA 18503
570-969-9600

-or-

PENNSYLVANIA LAWYERS REFERRAL SERVICE
P.O. Box 1086, 100 South Street
Harrisburg, PA 17108
(Pennsylvania residents phone:
1-800-692-7375; out-of-state
residents phone: 1-717-238-6715)

HOURIGAN, KLUGER & QUINN, PC

HOURIGAN, KLUGER & QUINN
A PROFESSIONAL CORPORATION
BY: JAMES T. SHOEMAKER, ESQUIRE
ATTORNEY FOR PLAINTIFF
IDENTIFICATION NO. 63871
LAW OFFICES
600 THIRD AVENUE
KINGSTON, PA 18704-5815
(717) 287-3000
T1-2/15

LACKAWANNA JURIST

NOTICE

IN THE COURT OF COMMON PLEAS
OF LACKAWANNA COUNTY
CONFESSION OF JUDGMENT
No. 18-CV-5506

NBT BANK, NA.,
Plaintiff

v.

D. RICHARDSON TRUCKING, INC.,
Defendant

NOTICE

IN THE COURT OF COMMON PLEAS
OF LACKAWANNA COUNTY
CONFESSION OF JUDGMENT
No. 18-CV-6039

NBT BANK, NA.,
Plaintiff

v.

DONALD G. RICHARDSON, JR.,
Defendant

TO: D. Richardson Trucking, Inc.

A confession of judgment complaint has been filed against you in the above captioned action.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

NORTH PENN LEGAL SERVICES
33 NORTH MAIN STREET
SUITE 200
PITTSSTON, PA 18640
(570) 299-4100

-or-

LAWYER REFERRAL SERVICE
LACKAWANNA BAR ASSOCIATION
233 PENN AVENUE
SCRANTON, PA 18503
570-969-9600

-or-

PENNSYLVANIA LAWYERS REFERRAL SERVICE
P.O. Box 1086, 100 South Street
Harrisburg, PA 17108
(Pennsylvania residents phone:
1-800-692-7375; out-of-state
residents phone: 1-717-238-6715)

HOURIGAN, KLUGER & QUINN, PC
T1-2/15

TO: Donald G. Richardson, Jr.

A confession of judgment complaint has been filed against you in the above captioned action.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

NORTH PENN LEGAL SERVICES
33 NORTH MAIN STREET
SUITE 200
PITTSSTON, PA 18640
(570) 299-4100

-or-

LAWYER REFERRAL SERVICE
LACKAWANNA BAR ASSOCIATION
233 PENN AVENUE
SCRANTON, PA 18503
570-969-9600

-or-

PENNSYLVANIA LAWYERS REFERRAL SERVICE
P.O. Box 1086, 100 South Street
Harrisburg, PA 17108
(Pennsylvania residents phone:
1-800-692-7375; out-of-state
residents phone: 1-717-238-6715)

HOURIGAN, KLUGER & QUINN, PC
T1-2/15

LACKAWANNA JURIST

NOTICE

IN THE COURT OF COMMON PLEAS
OF LACKAWANNA COUNTY
CONFESSION OF JUDGMENT
No. 18-CV-6043

NBT BANK, NA.,
Plaintiff

v.

DONALD G. RICHARDSON, III,
Defendant

TO: Donald G. Richardson, III

A confession of judgment complaint has been filed against you in the above captioned action.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

NORTH PENN LEGAL SERVICES
33 NORTH MAIN STREET
SUITE 200
PITTSSTON, PA 18640
(570) 299-4100

-or-

LAWYER REFERRAL SERVICE
LACKAWANNA BAR ASSOCIATION
233 PENN AVENUE
SCRANTON, PA 18503
570-969-9600

-or-

PENNSYLVANIA LAWYERS REFERRAL SERVICE
P.O. Box 1086, 100 South Street
Harrisburg, PA 17108
(Pennsylvania residents phone:
1-800-692-7375; out-of-state
residents phone: 1-717-238-6715)

HOURIGAN, KLUGER & QUINN, PC

T1-2/15

NOTICE

IN THE COURT OF COMMON PLEAS
CIVIL DIVISION LACKAWANNA COUNTY
ACTION IN MORTGAGE FORECLOSURE

LACKAWANNA JURIST

No. 18-CV-6915

MTGLQ INVESTORS, L.P.

Plaintiff

vs.

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
Defendants

NOTICE

To 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

You are hereby notified that on December 28, 2018, Plaintiff, MTGLQ INVESTORS, L.P., filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of LACKAWANNA County Pennsylvania, docketed to No. 18-CV-6915. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 1068 COTTAGE AVENUE, SCRANTON, PA 18508-2514 whereupon your property would be sold by the Sheriff of LACKAWANNA County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Notice to Defend:
North Penn Legal Services
33 North Main Street
Suite 200
Pittston, PA 18640
Telephone (570) 299-4100

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

T1- 2/15

LACKAWANNA JURIST

NOTICE

TO: Estate of Joseph H. Goff, Deceased and Estate of Esther J. Goff, Deceased, and Agnes Wassner and Marion Gerrity, their known and unknown heirs, personal representatives, executors, administrators, successors, receivers, lien holders, judgment holders, assignees thereof, and any or all persons to have right, title or interest in the real property known as part of 217 Stafford Avenue, Scranton, PA 18505 and known as part of PIN 15717-040-031.

You are hereby notified that Plaintiff, Nancy A. Talapa, Executrix for the Estate of Donald J. Strasburger, deceased, has filed a Complaint in Action to Quiet Title in the Court of Common Pleas of Lackawanna County to 2019-CV-993, setting forth that it is the owner in fee simple of the following piece of land situated in the City of Scranton, County of Lackawanna, and Commonwealth of Pennsylvania, more particularly described as follows:

BEING ten (10) feet of Lot Ten (10) immediately adjacent to Lot Nine (9) in Block Number Twenty-Two (22) and situate on the Easterly side of Stafford Avenue, upon the plot of lots entitled "August Jobs Addition to the City of Scranton, Pa, 12th Ward", which map is recorded in the office of the Recorder of Deeds of Lackawanna County in Map Book 2, page 51. Said lot is rectangular in shape, being the Northeastly ten (10) feet in width thereof immediately adjoining Lot Number Nine (9) on the southwest, and being one hundred ten (110) feet in depth to an alley in the rear sixteen (16) feet wide for public use, with the privilege of using fifteen (15) feet in front of the front line of said lots on Stafford Avenue for yard, vault, porch, piazza, cellarway and bay window, but for no other purpose.

BEING part of 217 Stafford Avenue, Scranton, PA 18505.

BEING part of PIN 15717-040-031.

The Court has ordered service of the Complaint be made upon you by publication and you are hereby notified to plead to the said Complaint within twenty (20) days from publication hereof. If you fail to plead to the Complaint, judgment will be entered against you and the Plaintiff will be decreed the owner in fee simple of the said premises; and such other decrees shall be made as the Court may deem proper.

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 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

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

Kevin M. Smith, Esquire
The Law Offices of Kevin M. Smith, PC
Attorney for Plaintiff

T1-2/15