

LACKAWANNA JURIST

JUDICIAL OPINION

CASE NAME AND NUMBER: Pennsylvania Trust Co. v. Wilkes-Barre Hospital Co., LLC, 2019 WL 1598952 (Lacka. Co. 2019)

DATE OF DECISION: April 12, 2019

JUDGE: Terrence R. Nealon

ATTORNEYS INVOLVED:

Matthew A. Casey, Esquire, John Pinto, Esquire, Counsel for Plaintiff
Stuart T. O'Neal, Esquire, M. Sean Maravich, Esquire, Courtney C. Barbacane, Esquire Counsel for Defendants, Wilkes-Barre Hospital Company, LLC d/b/a Wilkes-Barre General Hospital, Commonwealth Health Physician Network, Commonwealth Health Network, and Commonwealth Health Systems
James A. Doherty, Jr., Esquire, Grace Doherty Hillebrand, Esquire, Counsel for Defendants, OB-GYN Associates, LLC, and John Frye, M.D.
Michael P. Perry, Esquire, Michael O. Pitt, Esquire, Counsel for Defendant, Moses Taylor Hospital

SUMMARY OF OPINION:

In this malpractice action alleging severe brain damage to a child that was caused by obstetrical, pediatric and nursing negligence, the hospital filed a motion *in limine* to preclude plaintiff's expert from opining regarding the child's future care needs, including additional surgeries and hospitalizations, and argued that any such testimony lacked an adequate basis in fact. With claims for future damages, "some evidence must be submitted from which the jury can reasonably infer what the probable future consequences of the injury will be and award damages accordingly," but "this does not mean that expert medical testimony is required to predict with certainty the exact result expected." Rather, a doctor may "explain the possible future effects of an injury, and with less definitiveness than is required of opinion testimony on causation." Plaintiff's expert based his opinions upon his physical examination of the child and his review of her extensive medical records, and, therefore, his opinions had sufficient support in the record. Consequently, the hospital's motion *in limine* was denied.

JUDICIAL OPINION

CASE NAME AND NUMBER: Com. v. Chmiel, 2019 WL1750900 (Lacka. CO. 2019)

DATE OF DECISION: April 18, 2019

JUDGE: Terrence R. Nealon

ATTORNEYS INVOLVED:

Jennifer C. Selber, Esquire, James P. Barker, Esquire, Jennifer A. Buck, Esquire, Philip M. McCarthy, Esquire, Counsel for the Commonwealth
James Moreno, Esquire, Tracy Ulstead, Esquire, Counsel for Defendant

SUMMARY OF OPINION:

Defendant filed a PCRA petition seeking a new trial on the grounds that his murder convictions and death penalty sentences were based upon "unreliable scientific evidence" in the form of microscopic hair comparison analysis ("MHCA") testimony, and that the state police forensic examiner who testified at his trial provided misleading and unreliable MHCA evidence that exceeded the limits of that science. Relying upon the 2015 press release issued by the U. S. Department of Justice and the Federal Bureau of Investigation admitting that MHCA testimony by FBI lab examiners prior to 2000 was scientifically flawed in that it overstated the significance of their findings, defendant asserted that his petition was timely under the newly-discovered facts exception in the PCRA. The Supreme Court of Pennsylvania found that the 2015 press release contained "two newly discovered facts" comprised of admissions by the FBI that (1) its analysts had grossly exaggerated the significance of their MHCA data; and (2) the FBI had trained many state analysts to provide the same scientifically flawed opinions. Additionally, the Supreme Court concluded that defendant's challenge to the scientific validity of MHCA had not been previously litigated based upon the FBI's 2015 admissions. After defendant subsequently presented the testimony of a forensic chemical microscopist and a forensic statistician with respect to the scientific foundational validity of MHCA, he filed a "motion to supplement his PCRA petition to conform with and incorporate the evidence presented" at the PCRA hearing. Although leave to amend a PCRA petition should be liberally allowed under Rule 905(A), such an amendment following appellate remand is confined to the identified subject matter of the remand. In light of the Supreme Court's stated reasoning that the "accepted understanding in the forensic science community of [MHCA] has shifted since [defendant's] conviction" in 2002, and that defendant's "current claim is premised upon the fact that, since the FBI's April 20, 2015 admission [MHCA] no longer is considered to be scientifically reliable," defendant's motion to supplement his PCRA petition was granted.

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SHERIFF'S SALE OF VALUABLE REAL ESTATE ON
TUESDAY, JULY 9, 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, **JULY 9, 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. 2018-06134
Carrington Mortgage Services, LLC vs. William Wivell; Jean
M. Wivell, owner(s) of property situated in Borough of
Dickson City Lackawanna County, Pennsylvania being 1026
Lincoln Street, Dickson City, PA 18519
Dimensions: 25X165
Assessment Map #: 11316090003
Assessed Value figure: \$12,000.00
Improvement thereon: a residential dwelling
Attorney: Katherine M. Wolf, Esq
Sheriff to Collect: \$121,408.05

SALE 2

By virtue of a Writ of Execution No. 2019-00004 Lakeview
Loan Servicing, LLC v. John W. Montgomery, III owners of
property situate in the LAPLUME TOWNSHIP, Lackawanna
County, Pennsylvania, being RR4 Box 78 North Turnpike
Road, A/K/A 2059 N Turnpike Road, Dalton, PA 18414-9804
Front: 15 feet, Depth: 25 feet, containing
Assessment Map #: 0580304000100
Assessed Value figure: \$10,042.00
Judgment Amount: \$81,810.30
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 3

BY VIRTUE of a Writ of Execution filed to No. 2018-04966
PENNSYLVANIA HOUSING FINANCE AGENCY Vs. KIM
BERKMANN
Real Estate: 1010 Winola Road, Clarks Summit, PA 18411
Municipality: Township of South Abington Lackawanna
County, Pennsylvania
Dimensions: 69 x 126 x 79 x 130
See Instrument 2007-24037
Assessment Map: 10001-010-02609
Assessed Value: \$11,000
Improvements thereon:
A residential dwelling house
Attorney: Leon P. Haller, Esquire Purcell, Krug & Haller
Sheriff to collect: \$81,278.33 (Total amount of Judgment)*
*With costs, interest, late charges and taxes, etc. as may
accrue.

SALE 4

RAS Citron, LLC Attorneys for Plaintiff Robert Crawley, Esq.
ID No. 319712, 133 Gaither Drive, Suite F Mt. Laurel, NJ
08054 855-225-6906 rrcrawley@rasnj.com
THE BANK OF NEW YORK MELLON FKA THE BANK OF
NEW YORK AS TRUSTEE FOR THE BENEFIT OF THE
CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-
BACKED CERTIFICATES, SERIES 2004-2 v. MATTHEW S.
SYRYLO; LORI ANN SYRYLO COURT OF COMMON
PLEAS LACKAWANNA COUNTY NO. 2019-00646
ALL THOSE CERTAIN LOTS OR PIECES OF GROUND
SITUATE IN THE CITY OF SCRANTON, LACKAWANNA
COUNTY, PA:
BEING KNOWN AS:
1211 ACADEMY STREET, SCRANTON PA 18504
BEING PARCEL NUMBER: 14517-060-042
TOTAL VALUE: \$7500
DIMENSIONS: 50X75
IMPROVEMENTS: RESIDENTIAL PROPERTY
RAS Citron, LLC Attorneys for Plaintiff
Robert Crawley, Esq. ID No. 319712

SALE 5

By virtue of a Writ of Execution No. 15 CV 3430 Wells Fargo
USA Holdings, Inc v. Wendy E. Doloff, Elijah M. Doloff
owners of property situate in the BLAKELY BOROUGH,
Lackawanna County, PA, being 195 West Mountain Road,
Olyphant, PA 18447-9786
Dimensions: 105 X 304 X 90 X 356
Assessment Map #: 10202-020-00604
Assessed Value figure: \$18,000.00
Judgment Amount: \$112,096.90
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

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SALE 6

By virtue of a Writ of Execution filed to No. 2018-CV-438, US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR CREDIT SUISSE FIRST BOSTON MORTGAGE SECURITIES CORP., HOME EQUITY ASSET TRUST 2005-7, HOME EQUITY PASS-THROUGH CERTIFICATES, SERIES 2005-7 C/O WELLS FARGO BANK, N.A. v. MICHAEL G. POLCHA AKA MICHAEL POLCHA and LISA M. POLCHA AKA LISA POLCHA, owners of property situate in GREENFIELD, Lackawanna County, Pennsylvania, being 195 DECKER ROAD, JERMYN, PA 18433
Dimensions: 14.27 acres
Property ID#: 01201010005
Assessed Value figure: \$29,670
Improvements thereon: Residential property
Attorney: Powers Kim, LLC
Sheriff to collect: \$201,324.24

SALE 7

By virtue of a Writ of Execution filed to No. 5989-CV-2018 The Honesdale National Bank vs Jodaj Properties, LLC, owner(s) of property situate in City of Scranton Lackawanna County, Pennsylvania being 1129-1131 Hampton Street
Dimensions: 55 x 133
Property ID#: 15605 040 055
Assessed Value figure: \$16,000.00
Improvements thereon: Residential Multi Dwelling
Attorney: John J. Martin
Sheriff to collect: \$613,724.33

SALE 8

All that certain piece or parcel of Tract of land situate in the City of Carbondale, Lackawanna County, Pennsylvania, and being known as 103 Belmont Street, Carbondale, Pennsylvania 18407.
TAX MAP AND PARCEL #: 04510-020-024
THE IMPROVEMENTS THEREON ARE: Residential Dwelling
REAL DEBT: \$151,554.25
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Anthony Aileo, Jr., Known Surviving Heir of Anthony J. Aileo, Sr., John Aileo, Known Surviving Heir of Anthony J. Aileo, Sr., and Unknown Surviving Heirs of Anthony J. Aileo, Sr.
McCabe, Weisberg & Conway, LLC 123 South Broad Street, Suite 1400 Philadelphia, PA 19109

SALE 9

By virtue of a Writ of Execution No. 2019-00193 Wells Fargo Bank, N.A. v. Peter J. Glenicki, Jr owners of property situate in the RANSOM TOWNSHIP, Lackawanna County, Pennsylvania, being RR1 1030 Lookout Drive, A/K/A 1030 Lookout Drive, Scranton, PA 18504
Dimensions: 1.005 Acres
Assessment Map #: 1440102000201

Assessed Value figure: \$8,000.00
Judgment Amount: \$35,286.32
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 10

By virtue of a Writ of Execution filed to No. 2018-CV-565, M&T Bank v. Edward J Ruddy Jr. and William C. Conway, owner of property situate in Dunmore, Lackawanna County, Pennsylvania being 1604 Clay Avenue, Dunmore, PA 18512
Dimensions: 37X150X18X91X18X59
Property ID#: 14633020003
Assessed Value figure: \$20,000
Improvements thereon: Residential Real Estate
Attorney: Edward J. McKee, Esq
Sheriff to collect: \$140,897.96

SALE 11

By virtue of a Writ of Execution filed to No. 18 CV 5821, JPMorgan Mortgage Acquisition Corp. vs. Shirley A. Evans owner of property situate in the City of Scranton, Lackawanna County, Pennsylvania, being 1929 Amelia Avenue, Scranton, PA 18509
Dimensions: 61 X 58
Property ID#: 13509-040-026
Assessed Value Figure: \$6,500
Improvements Thereon: Residential Multi Dwelling
Attorney: Emmanuel J. Argentieri/Romano, Garubo & Argentieri
Sheriff to collect: \$92,832.17

SALE 12

By virtue of a Writ of Execution filed to No. 19CV39 M&T BANK vs. TIMOTHY J. RITTER, owner(s) of property situate in Borough of Blakely, Lackawanna County, Pennsylvania, being, 449 Gino Meri Drive Peckville, PA 18452, 10316020001,
Assessment Map #: 10316020001
Assessed Value Figure: \$4,000.00
Improvements thereon:
A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect \$60,797.30
BEING Lot Number Six (6) in Block Number Six (6) of Mrs. Emma A. Plummer's Addition to Peckville, Pennsylvania, said Lot being Fifty (50) feet front and rear, and One Hundred Fifty (150) feet in depth and bounded in front by Gino Meri Drive (formerly Ridge Road and/or Maple Street), Easterly by Crystal Street, in rear by a public alley and westerly by Lot Number Five (5) as reference to Map or Plot of said lots will more fully show.
SUBJECT to the same exceptions and reservations contained in prior deeds forming the chain of title.

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SALE 13

By virtue of a Writ of Execution filed to No. 18 CV 6880 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2006-NC5, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006 NC5 vs. NICOLE SUMMA and MARK J. SUMMA, owner(s) of property situate in Borough of Dunmore, Lackawanna County, Pennsylvania, being, 711 4th Street Dunmore, PA 18512, 14619020005, Assessment Map #: 14619020005 Assessed Value Figure: \$7,700.00 Improvements thereon:
A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect \$67,380.03

BEGINNING at a corner of an alley and fourth street; thence along said alley in an Easterly direction fifty (50) feet to a corner of land of Lorenzo Salvatore; thence in a Southerly direction along the land of Lorenzo Salvatore sixty (60) feet to a corner of land formerly of John J. Gibbons, now John Vidmosko; thence a Westerly direction along the land of John Vidmosko fifty (50) feet to Fourth Street aforesaid; thence in a Northerly direction along Fourth Street aforesaid sixty (60) feet to the place of Beginning.

SALE 14

BY VIRTUE of a Writ of Execution filed to No. 2019-00645 PENNSYLVANIA HOUSING FINANCE AGENCY Vs. JOSEPH C. MERCADO
Real Estate: 166 EDGEWOOD DRIVE EAST, SOUTH ABINGTON TOWNSHIP, PA 18411
Municipality: SOUTH ABINGTON TOWNSHIP Lackawanna County, Pennsylvania
Dimensions: 90 x 133
See Instrument No. 201315690.
Assessment Map: 11102-010-03729
Assessed Value: \$24,000.00
Improvements thereon:
A residential dwelling house
Attorney: Leon P. Haller, Esquire Purcell, Krug & Haller
Sheriff to collect: \$203,758.17 (Total amount of Judgment)*
*With costs, interest, late charges and taxes, etc. as may accrue.

SALE 15

By virtue of a Writ of Execution No. 2019-00905 Wells Fargo Bank, N.A. v. Cynthia Ostrowski, Stephen J. Ostrowski owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 431 Ripple Street, Scranton, PA 18505-3227
Dimensions: 40 X 160
Assessment Map #: 16710030013
Assessed Value figure: \$7,000.00
Judgment Amount: \$21,941.12

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

SALE 16

By virtue of a Writ of Execution filed to No. 18 CV 6193 FREEDOM MORTGAGE CORPORATION vs. SAMANTHA STOLARIK and STEPHEN STOLARIK, owner(s) of property situate in City of Carbondale, Lackawanna County, Pennsylvania, being, 198 Belmont Street Carbondale, PA 18407, 04510050006, Assessment Map #: 04510050006 Assessed Value Figure: \$7,000.00 Improvements thereon:
A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect \$72,123.81

SALE 17

By virtue of a Writ of Execution filed to No. 18 CV 6576, Village Capital & Investment, LLC v. Allen Plotkin, owner of property situate in the city of Scranton, Lackawanna county, Pennsylvania being 315 East Locust Street, Scranton, PA 18505
Front: Irregular Depth: Irregular
Property ID #: 15619010032
Assessed Value Figure: \$8,500.00
Improvements Thereon: Residential Real Estate
Attorney: Jessica N. Manis, Esq.
Sheriff to Collect: \$59,642.57

SALE 18

By virtue of a Writ of Execution filed to No. 18CV3788 NATIONSTAR MORTGAGE LLC vs. MARTIN F. STIVALA A/K/A MARTIN STIVALA, owner(s) of property situate in Township of South Abington, Lackawanna County, Pennsylvania, being, 506 Sheridan Street, Clark Summit, PA 18444 aka 506 Sheridan Avenue Clark Summit, PA 18411, 1000602003101, Assessment Map #: 1000602003101 Assessed Value Figure: \$13,000.00 Improvements thereon:
A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect \$53,167.16
Beginning At An Iron Pin On The Northwesterly Line Of Sheridan Avenue Being The Common Corner Of Lot No. 184 and Lot No. 185 As Shown On Plan Of Lots Known As "Summit Park" Surveyed For Wood, Harmon And Company By C.S. Miller, Civil Engineers, And Recorded In Lackawanna County (D.B. 87, Pg. 482); Thence Along The Common Line Dividing Lot No. 184 and Lot No. 185, North Forty-One Degrees And Forty-Two Minutes West (N 41 Degrees 42 Minutes W) One-Hundred Twenty-Five Feet (125.00 Feet) To An Iron Pin Corner On The Southeasterly Line Of Alley "B"; Thence Along The Southeasterly Line Of

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Alley "B" North Forty-Eight Degrees And Eighteen Minutes East (N 48 Degrees 18 Minutes E) Thirty Feet (30.00 Feet) To A Corner; Thence Along Line Of Lot No. 183 South Forty-One Degrees And Forty-Two Minutes East (S 41 Degrees 42 Minutes E) One-Hundred And Twenty-Five Feet (125.00 Feet) Passing Through A Party Wall Of An Existing Building To A Corner On The Northwesterly Line Of Sheridan Avenue; Thence Along The Northwesterly Line Of Sheridan Avenue South Forty-Eight Degrees And Eighteen Minutes West (S 48 Degrees 18 Minutes W) Thirty Feet (30.00 Feet) To The Place Of Beginning. Containing 3,750 Sq. Ft. Of Land. Subject To Restrictions, Reservations, Easements, Covenants, Oil, Gas Or Mineral Rights Of Record, If Any.

SALE 19

By virtue of a Writ of Execution filed to No. 18-CV-4529 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE (CWALT 2004-J5) vs. GEORGE SCHIFTER Solely in His Capacity as Heir of Douglas Schifter Deceased, MATTHEW SCHIFTER Solely in His Capacity as Heir of Douglas Schifter Deceased, PAUL SCHIFTER Solely in His Capacity as Heir of Douglas Schifter Deceased and SELMA SCHIFTER Solely in Her Capacity as Heir of Douglas Schifter Deceased, owner(s) of property situate in Township of Lehigh, Lackawanna County, Pennsylvania, being, 94 Country Club Drive AKA 1091 Country Club Drive Thornhurst, PA 18424, 24500030022, Assessment Map #: 24500030022

Assessed Value Figure: \$17,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect \$99,412.23

ALL that certain lot, piece or parcel of land situate and being in the Township of Lehigh, County of Lackawanna, Commonwealth of Pennsylvania, more particularly designated as Lot 1091, Section III on a plan of lots made as a result of a survey by EBECO ASSOCIATES, INC. as Civil Engineers, which survey is recorded in the Office of the Recorder of Deeds in and for Lackawanna County in Map Book Volume 16A at page 74, and is described as Lots of Pocono Resorts Enterprises, Inc.

SALE 20

By virtue of a Writ of Execution filed to No. 18cv1229 Broad Street Funding Trust I vs. Joan Jaditz, Known Surviving Heir of Helen F. Prezkop, Robert Jaditz, Known Surviving Heir of Helen F. Prezkop, Barbara Lamberski, Known Surviving Heir of Helen F. Prezkop, Susan Dixon, Known Surviving Heir of Helen F. Prezkop, Mary Lou Heron, Known Surviving Heir of Helen F. Prezkop, Stephen Jaditz, Known Surviving Heir of Helen F. Prezkop, Ted Jaditz, Known Surviving Heir of Helen F. Prezkop, and Unknown Surviving Heirs of Helen F. Prezkop owners of property Situate in NEWTON

TOWNSHIP, LACKAWANNA COUNTY, PA BEING 1669 Summit Lake Road, Clarks Summit, Pennsylvania 18411 DWELLING KNOWN AS: 1669 SUMMIT LAKE ROAD, CLARKS SUMMIT, PA 18411.

TAX PARCEL NUMBER: PIN #: 12201010002

Title to said premises is vested in John F. Prezkop and Helen F. Prezkop, husband and wife by deed from Fritz Renner and Ruth M. Renner, husband and wife, dated October 27, 1960 and recorded October 27, 1960 in Deed Book 581, Page 198 Instrument Number 254971. The said John F. Prezkop died on November 23, 2007 thereby vesting title in his surviving spouse Helen F. Prezkop by operation of law. The said Helen F. Prezkop died on September 11, 2017 without a will or appointment of an Administrator, thereby vesting title in Joan Jaditz, Known Surviving Heir of Helen F. Prezkop, Robert Jaditz, Known Surviving Heir of Helen F. Prezkop, Barbara Lamberski, Known Surviving Heir of Helen F. Prezkop, Susan Dixon, Known Surviving Heir of Helen F. Prezkop, Mary Lou Heron, Known Surviving Heir of Helen F. Prezkop, Stephen Jaditz, Known Surviving Heir of Helen F. Prezkop, Ted Jaditz, Known Surviving Heir of Helen F. Prezkop, and Unknown Surviving Heirs of Helen F. Prezkop by operation of law.

Assessment Map #: PIN #: 12201010002

Assessed Value figure: \$15,000.00

Improvements thereon: Residential Dwelling

Attorney: McCabe, Weisberg & Conway, LLC

Sheriff to collect: \$147,291.61

SALE 21

By virtue of a Writ of Execution filed to No. 18-CV-4516 Carrington Mortgage Services, LLC vs. Robert E. Wormuth and Lisa A. Wormuth, owners of property situate in the Borough of Old Forge, Lackawanna County, Pennsylvania being 516 Hickory Street, Old Forge, PA 18518 Property ID #: 17508020016

Assessed Value Figure: \$12,000.00

Improvements Thereon: Residential Property

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

Sheriff to collect: \$148,462.80 plus interest at the per diem rate of \$16.43 from November 20, 2018 until July 9, 2019.

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE BOROUGH OF OLD FORGE, COUNTY OF LACKAWANNA, AND COMMONWEALTH OF PENNSYLVANIA, TO WIT:

ALL THAT CERTAIN PARCEL OF LAND IN THE BOROUGH OF OLD FORGE LACKAWANNA COUNTY, COMMONWEALTH OF PA, AS MORE FULLY DESCRIBED IN BOOK 714 PAGE 405 ID#17508020016, BEING THE SAME FEE SIMPLE PROPERTY CONVEYED BY DEED FROM GLADYS RUSSIN, JERRY Y. RUSSIN, AND LOVIE NESTERAK TO ROBERT E. WORMUTH AND LISA A. WORMUTH, DATED 07/15/2002 RECORDED ON 07/22/2002 IN BOOK 714, PAGE 405 IN LACKAWANNA

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COUNTY RECORDS, COMMONWEALTH OF
PENNSYLVANIA

SALE 22

By virtue of a Writ of Execution filed to No. 14 CV 6538 U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2006-EQ1, c/o Wells Fargo Bank, NA v Allen J. Exeter, Jr. owner(s) of property situate in Borough of Moosic, Lackawanna County, being 1310 Springbrook Avenue, Taylor, PA 18517
Dimensions: 6793 (SQFT)
Property ID #: 18503-030-01301
Assessed Value Figure: \$6,500.00
Improvements thereon: single family dwelling
Attorney: Meredith H. Wooters, Esquire; Scott A. Dietterick, Kimberly J. Hong, Michael E. Carleton, Justin F. Kobeski, Matthew P. Curry, Cristina L. Connor, Holly N. Wolf and Karina Velter
Sheriff to collect: \$146,358.01

SALE 23

By virtue of a Writ of Execution filed to No. 19 CV 1242, PENNYMAC LOAN SERVICES, LLC v. JASON TUTINO, owner of property situate in SCRANTON, Lackawanna County, Pennsylvania, being 1607 COURT STREET, SCRANTON, PA 18504.
Dimensions: 0.20 Acres
Property ID #: 1341504000156
Assessed Value figure: \$24,575
Improvements thereon: Residential property
Attorney: POWERS KIRN, LLC
Sheriff to collect: \$228,803.71

SALE 24

By virtue of a Writ of Execution filed to No. 18 CV 3719, HSBC Bank USA, N.A., as Trustee on behalf of ACE Securities Corp. Home Equity Loan Trust and for the Registered Holders of ACE Securities Corp. Home Equity Loan Trust, Series 2005-HE6, Asset Backed Pass-Through Certificates c/o Ocwen Loan Servicing, LLC v. Eugene E. Majewski and Mari J. Majewski a/k/a Mari Majewski., owner of property situate in Old Forge, Lackawanna County, Pennsylvania being 128 Seneca Drive, Old Forge, PA 18518.
Dimensions: 102X123X102X123
Property ID #: 17519070017
Assessed Value figure: \$28,500
Improvements thereon: Residential Real Estate
Attorney: Edward J. McKee, Esq
Sheriff to collect: \$256,824.23

SALE 25

RAS Citron, LLC Attorneys for Plaintiff Robert Crawley, Esq. ID No. 319712, 133 Gaither Drive, Suite F Mt. Laurel, NJ 08054 855-225-6906 rrcrawley@rasnj.com
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF AEGIS ASSET BACKED SECURITIES TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-2 v. Brenda Jefferson a/k/a Brenda K. Jefferson COURT OF COMMON PLEAS LACKAWANNA COUNTY NO. 14CV2213
ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE GOULDSBORO, LACKAWANNA COUNTY, PA:
BEING KNOWN AS:
95 CC DELBERT DRIVE GOULDSBORO, PA 18424
BEING PARCEL NUMBER: 22803-040021
PIN #: 22803040021
DIMENSIONS: 160 X 282 X 160 X 282
TOTAL VALUE: \$18375
IMPROVEMENTS: RESIDENTIAL PROPERTY
RAS Citron, LLC Attorneys for Plaintiff
Robert Crawley, Esq. ID No. 319712

SALE 26

By virtue of a Writ of Execution No. 2019-00005 Lsf10 Master Participation Trust v. Mary Wesoloski owners of property situate in the SCRANTON CITY, 24TH, Lackawanna County, Pennsylvania, being 112 Penwood Drive, a/k/a 112 Penn Wood Drive, Scranton, PA 18505-3634
Dimensions: 65 X 119 X 65 X 115
Assessment Map #: 17706020001
Assessed Value figure: \$18,000.00
Judgment Amount: \$120,473.97
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 27

By virtue of a Writ of Execution No. 2019-00194 Wells Fargo Bank, N.A. v. Carolyn D. Shay owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 1306 South Irving Avenue, Scranton, PA 18505-2450
Front: 27 feet, Depth: 150 feet
Assessment Map #: 16711060057
Assessed Value figure: \$5,000.00
Judgment Amount: \$30,572.22
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 28

By virtue of a Writ of Execution No. 18-CV-4543 Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing LP v. Megan E. McCabe, Brian M. McCabe owners of property situate in the OLD FORGE BOROUGH, Lackawanna

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County, PA, being 161 Taroli Street, Old Forge, PA 18518-1952
Dimensions: 80 X 96 X 80 X 94 and 70 X 99 X 71 X 96
Assessment Map #: 17520-030-009 and 17520-030-00902
Assessed Value figure: \$22,600.00
Judgment Amount: \$126,274.65
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 29

By virtue of a Writ of Execution No. 2015-51357 Scott Township Sewer and Water Authority vs. Michael G. Mellner Rhoda O. Mellner United States of America. Michael G. Mellner, Rhoda O. Mellner and United States of America, owner(s) of property situate in Scott Township, Lackawanna County, Pennsylvania, being: 103 Evelyn Avenue
Dimensions: 48X100
Property ID#: 06210-020-019
Assessed Value Figure: \$4,748.00
Improvements thereon: RESIDENTIAL PROPERTY
Attorney: ROBERT P. DADAY, Esquire, Portnoff Law Associates, Ltd., (866)211-9466
Sheriff to Collect: \$5,144.99

SALE 30

By virtue of a Writ of Execution No. 2014-52420 Scott Township Sewer and Water Authority vs. James Munley Carol Munley. James Munley and Carol Munley, owner(s) of property situate in Scott Township, Lackawanna County, Pennsylvania, being: 6 Blakely Street
Dimensions: 60X85
Property ID#: 06215-030-036
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: \$4,709.82

SALE 31

By virtue of a Writ of Execution No. 2017-51746 Carbondale Area School District vs. Charles J. Lowe. Charles J. Lowe, owner(s) of property situate in Fell Township, Lackawanna County, Pennsylvania, being: 349 Mill Street
Dimensions: 60X125
Property ID#: 04507-010-018
Assessed Value Figure: \$7,300.00
Improvements thereon: RESIDENTIAL PROPERTY
Attorney: ROBERT P. DADAY, Esquire, Portnoff Law Associates, Ltd., (866)211-9466
Sheriff to Collect: \$5,115.34

SALE 32

By virtue of a Writ of Execution No. 2017-52474 Carbondale Area School District vs. Linda Jacobino Samantha Snyder. Linda Jacobino and Samantha Snyder, owner(s) of property

situate in Carbondale, Lackawanna County, Pennsylvania, being: 96 Birkett Street
Dimensions: 30X60
Property ID#: 04514-010-04501
Assessed Value Figure: \$5,500.00
Improvements thereon: RESIDENTIAL PROPERTY
Attorney: ROBERT P. DADAY, Esquire, Portnoff Law Associates, Ltd., (866)211-9466
Sheriff to Collect: \$4,863.11

SALE 33

By virtue of a Writ of Execution No. 2019-01190 Freedom Mortgage Corporation v. Gary J. Delena, Jr owners of property situate in the THORNHURST TOWNSHIP, Lackawanna County, Pennsylvania, being 34 Magnolia Drive, a/k/a Magnolia Drive L-428, Thornhurst, PA 18424-8023
Dimensions: 80X140
Assessment Map #: 24103100012
Assessed Value figure: \$17,000.00
Judgment Amount: \$65,027.00
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

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 AUGUST 9, 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 15, 2019**

ESTATES

First Notice

ESTATE OF FRED CHURNOCK, Late of Taylor, Pennsylvania, (died May 31, 2019). Notice is hereby given that Letters Testamentary in the above estate have been granted to Jordyn Wilk. All persons indebted to the said Estate are required to make payment and those having claims to present the same without delay to Jordyn Wilk, Executrix, or to Howard N. Spizer, Esquire, Attorney for the Estate, Hinman, Howard & Kattell, LLP, 705 Bank Towers Building, 321 Spruce Street, Scranton, PA.

Letters Testamentary have been granted on the **ESTATE OF JOSEPH M. COMERFORD**, to Gregory Lee Parker. Make all claims and pay all debts to this representative without delay, care of the estate attorney, Attorney John J. Mercuri, PO Box 310, Moscow, PA 18444.

Notice is hereby given that Letters Testamentary have been given in the **ESTATE OF LAURENCE M. DAVIDOW, a/k/a LAURENCE MYER DAVIDOW**, late of Clarks Green, Lackawanna County, Pennsylvania, who died on February 18, 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 the Co-Executors, Gloria C. Davidow and Robert L. Davidow, and their attorneys, Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704.

ESTATE OF LOIS GALLAGHER a/k/a LOIS C. GALLAGHER, late of Scranton, Lackawanna County, Pennsylvania (died May 22, 2019). Notice is hereby given that Letters Testamentary for the Estate of LOIS GALLAGHER have been issued to Mary Ellen Monacelli as Executrix 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 MARY ELLEN MONACELLI c/o JOHN J. McGEE, Attorney for the Estate, 400 Spruce Street, Suite 302, Scranton, PA 18503. 570-342-4944.

ESTATE OF MARY LEE HAGLIN, late of South Abington Twp, Lackawanna County, Pennsylvania (died May 19, 2019). Notice is hereby given that Letters Testamentary for the Estate of MARY LEE HAGLIN have been issued to Steven A. Haglin, Executor 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 STEVEN A. HAGLIN c/o JOHN J. McGEE, Attorney for the Estate, 400 Spruce Street, Suite 302, Scranton, PA 18503. 570-342-4944.

ESTATE OF ANNA MAGGIO a/k/a ANNA MATTIA MAGGIO, late of the City of Scranton, Lackawanna County, Pennsylvania, (died July 5, 2018). Notice is hereby given that Letters Testamentary on the above estate have been issued to Randall Winters, Executor 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 Executor or to Guy N. Valvano, Esquire, 117 W. Drinker Street, Dunmore, PA 18512, Attorney for the Estate.

ESTATE OF JAMES V. NOCERA, JR., Late of Old Forge Borough, PA (DIED April 28, 2019), Ann Marie Szostek, Executrix, or to Donald J. Frederickson, Jr., KOBAL & FREDERICKSON, Attorneys for the Estate, 435 Main Street, Moosic, PA. 18507-1017.

Notice is hereby given that the Letters of Administration have been granted to the **ESTATE OF LEO J. O'BOYLE**, late of Scranton, Lackawanna County, Pennsylvania, who died on June 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 Administrator, Mary Ann O'Boyle, 1625 Clay Avenue, Dunmore, PA 18509.

ESTATE OF CONSTANCE R. HUGHES a/k/a CONSTANCE R. PASQUARELLI, late of Clarks Summit, Lackawanna County, Pennsylvania (died May 24, 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 Lynne M. Girard, Executor, 1004 Chapin Drive, Clarks Summit, Pennsylvania 18411 or to Jenna Kraycer Tuzze, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, P.O. Box 240, Clarks Summit, Pennsylvania 18411.

ESTATE OF MARY PETITTO, late of Dunmore, Pennsylvania, died February 25, 2019. All persons having claims against the Estate shall present same to Executrix, Josephine Petitto, c/o Donald W. Jensen, Esquire, 538 Spruce Street, Suite 730, Scranton, Pennsylvania 18503.

Letters of Testamentary on the **ESTATE OF MARGUERITE WALSH**, deceased, who died October 23, 2007 late of Moosic, Lackawanna County, PA, having been granted, all persons indebted to said Estate are requested to make payment and those having claims to present the same without delay to Sandra M. Brandolino, Administratrix, c/o Thomas A. O'Connor, Esquire, Law Office of Thomas A. O'Connor, PC, 601 Wyoming Avenue, Kingston, PA 18704.

Second Notice

ESTATE OF ALAN R. JONES, late of the City of Scranton, Died February 4, 2019, Administratrix, Judith R. Jones; Danielle M. Mulcahey, Attorney for the Estate, Wright, Reihner and Mulcahey, 148 Adams Avenue, Scranton, PA 18503. Notice is hereby given that Letters of Administration have been granted. All persons indebted to the said estate are required to make payment and those having claims or demands are to present the same without delay to the Administratrix named.

Estate Notice is Hereby Given that Letters of Testamentary have been Granted to Matthew J. Ludovici in the **ESTATE OF MATTHEW M. LUDOVICI**, late of the City of Scranton, Lackawanna County, Pennsylvania, who died March 7, 2019. All persons indebted to said Estate are requested to make payment and those having claims to present the same, without delay, to Justin J. Sulla, Esq., 1144 E Drinker Street, Dunmore, Pennsylvania, 18512 or Executor, Matthew J. Ludovici, 77 Oak Grove Drive, Dallas, Georgia 30157.

Notice is hereby given that, in the estate of the decedent set forth below, the Register of Wills has granted letters, testamentary or of administration to the persons named. All persons having claims against said estate are requested to make known the same to them or their attorneys and all person indebted to said decedent are requested to make payment without delay to the executors or administrators named below. **ESTATE OF MICHAEL S. MASICH**, Deceased, late of Clarks Summit Borough, Executrix Joan Masich, 706 Lilac Lane, Clarks Summit, PA 18411. Attorney Kenneth R. Bachman, Esq., 1063 Messer Road, T-204, Breingsville, PA 18031.

ESTATE OF LOUIS J. ROSE, JR., late of Dickson City, PA (Died: December 21, 2018). Louis J. Rose, III, a/k/a Lou Rose, a/k/a Louis Rose, Executor or Barbara J. O'Hara,

LACKAWANNA JURIST

Attorney for the Estate, 1421 E. Drinker Street, Dunmore, Pennsylvania 18512.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted to Jane Maxwell, Executor of the **ESTATE OF NICHOLAS G. SCARAMASTRO**, deceased, who died on May 18, 2019, late of Moosic, Pennsylvania. All persons indebted to the estate are required to make payment and those having any claims or demands are to present the same, without delay, to the Executor, Jane Maxwell, c/o her attorney Carlo A. LaMonica, Esquire, LaMonica Law Firm LLC, 3218 Pittston Avenue, Scranton, PA 18505.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF PETE A. SHEERER, A.K.A. PETE AUSTIN SHEERER**, County of Lackawanna, Pennsylvania, who died March 16, 2018. 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 Executor, William James Sheerer or James P. Phillips, Jr., Esquire, at 731 Cliff Drive, Lake Ariel, PA 18436.

ESTATE OF ELEANOR T. STRONGY, Letters Testamentary, c.t.a., have been granted in the above-named estate to executor Ann Marie Seasock. All persons indebted to the estate are requested to make immediate payment and those having claims are directed to present the same without delay to the executor by (a) contacting her attorney within (4) months from the date hereof and (b) filing with the Clerk of the Court of Common Pleas of Lackawanna County, Orphans Court Division, a particular statement of claim, duly verified by an affidavit setting forth an address within the county where notice may be given to claimant. Glenn M. Cashuric, Esq., Law Offices of Glenn M. Cashuric, 805 Susquehanna Avenue, Olyphant, PA 18447. glenncashuric@gmail.com.

Third Notice

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF MARTIN W. BATERIDGE**, Deceased, late of 538 Henry Street, Dickson City, Lackawanna County, Pennsylvania 18519, who died on April 16, 2019. All persons indebted to the Estate are requested to make payment and those having claims or demands are to present same, without delay, to the Executrix, Noreen Bateridge Logan, or Michael N. Krisa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447.

In re: **ESTATE OF EUGENE ERNEST BUDZINSKI, A/K/A EUGENE BUDZINSKI**, late of Scott Township, Pennsylvania, 01/30/2019. 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 Eric Budzinski, Personal Representative, or to Joseph S. Toczydlowski, Jr., Esquire of the Toczydlowski Law Office, 392 North Main Street, Archbald, PA 18403.

ESTATE OF MARK J. DEANTONIO, late of Carbondale, Pennsylvania (died 01/21/2019). Notice is hereby given that Letters of Administration on the above estate have been granted to Angela M. DeAntonio of Mountain Top, PA 18707, 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 RUTH A. DEANTONIO, late of Carbondale, Pennsylvania (died 11/01/2013). Notice is hereby given that Letters of Testamentary on the above estate have been granted to Angela DeAntonio of Mountain Top, PA 18707, Executrix. All persons indebted to the said estate are required to make payment and those having claims to present the same without delay to the Executrix named herein, or to Patrick N. Coleman, Esquire, Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

In re: **ESTATE OF PAUL DUBEE**, late of Scott Township, Pennsylvania, 05/04/2019. 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 Judith Manasek, Personal Representative, or to Joseph S. Toczydlowski, Jr., Esquire of the Toczydlowski Law Office, 392 North Main Street, Archbald, PA 18403.

ESTATE OF JOSEPH D. EBOLI, late of Dunmore, Lackawanna County, Pennsylvania, (died May 1, 2019). Notice is hereby given that Letters of Administration C.T.A., on the estate have been issued to Christopher Eboli, Administrator C.T.A., of the Estate. MARIANNE M. STIVALA, ESQUIRE, BRIAN J. CALI & ASSOCIATES, 103 EAST DRINKER STREET, DUNMORE, PENNSYLVANIA 18512.

ESTATE OF RICHARD J. EVANS, late of Scranton, Lackawanna County, PA (died April 7, 2019). Notice is hereby given that Letters Testamentary in the above Estate have been issued to Karen Evans Norton, Executrix. Creditors shall present claims and Debtors shall make payments to Karen Evans Norton c/o Arthur J. Rinaldi, Esquire, Rinaldi & Rinaldi, 2 West Olive Street, Scranton, PA 18508.

RE: **ESTATE OF MARGARET A. FETCH**, late of Taylor, PA, who died April 3, 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: George Fetch, Jr., Executor, or Daniel L. Penetar, Jr., Esquire, 116 North Washington Avenue, Suite 2A, Scranton, PA 18503.

ESTATE OF MARY ELIZABETH FRABLE a/k/a LISA FRABLE, deceased, late of 310 Willow Street, Scranton, Lackawanna County, PA 18505. (Died May 5, 2019). Letters of Administration having been granted, creditors shall make demand and debtors shall make payment to Marguerite McLane, Administratrix, or John T. McLane, Attorney, 1208 Schlager Street, Scranton, PA 18504-1547.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF BARBARA C. HARVEY**, Deceased, late of 107 West Street, Eynon, Lackawanna County, Pennsylvania 18403, who died on March 8, 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 the Executrix, Barbara Cunningham, or Michael N. Krisa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447.

RE: **ESTATE OF JEANNE MARIANI**, late of Scranton, PA, who died May 2, 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: James

LACKAWANNA JURIST

Caravelli, Executor, or Daniel L. Penetar, Jr., Esquire, 116 North Washington Avenue, Suite 2A, Scranton, PA 18503.

ESTATE OF PAUL D. MAOPOLSKI, ESTATE NUMBER 35-2019-704, DECEASED, LATE OF OLD FORGE, LACKAWANNA COUNTY, PA: DIED FEBRUARY 11, 2014. NOTICE IS HEREBY GIVEN THAT LETTERS OF 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 PAULA MAOPOLSKI, AKA PAULA BARCHAK, 2206 SUMMIT POINTE DRIVE, SCRANTON, PA 18508.

ESTATE OF JOHN J. McDERMOTT, late of Scranton, Lackawanna County, PA (died April 15, 2019). Notice is hereby given that Letters Testamentary in the above Estate have been issued to Sasha McLain, Executrix. Creditors shall present claims and Debtors shall make payments to Sasha McLain, c/o Arthur J. Rinaldi, Esquire, Rinaldi & Rinaldi, 2 West Olive Street, Scranton, PA 18508.

ESTATE OF JOHN P. MORGAN, deceased, late of Old Forge, Lackawanna County, Pennsylvania (died April 26, 2019). Letters Testamentary have been granted to Sara Ann (Marta) Morgan, 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 payments without delay to: Sara Ann (Marta) Morgan, Executrix c/o Hon. Leonard N. Zito, Florio Perrucci Steinhardt & Cappelli, LLC, 60 West Broad Street, Suite 102, Bethlehem, PA, 18018.

ESTATE OF ELIZABETH A. NARVID, DECEASED, late of 142 EAST STREET, EYNON, PA 18403, (Died November 8, 2018) GREGORY B. NARVID, Administrator; Dante A. Cancelli, Suite 401, 400 Spruce Street, Scranton, Pennsylvania 18503, Attorney.

ESTATE NOTICE JOHN D. ORGILL, late of Blakely, Lackawanna County, Pennsylvania, died on August 6, 2018. Notice is hereby given that Letters of Administration on the above estate have been issued to Deborah Orgill, Executrix of the Estate. All persons indebted to said estate are required to make payment and those having claims or demands to present the same without delay to the Executrix named above. JOHN P. NOVAK, ESQUIRE, 429 South Main Street, Suite 10, 1st Floor, Old Forge, Pennsylvania 18518.

ESTATE OF GEORGE SCHAFFER, late of Madisonville, Lackawanna County, Pennsylvania (date of death: May 6, 2019). Letters of Administration have been granted in the Estate of George Schaffer, Deceased, to Mildred D. Schieber, Administratrix, or Powell Law Attorneys, 527 Linden Street, Scranton, PA 18503.

NOTICE IS HEREBY GIVEN THAT Letters of Testamentary have been granted to Nicholas Mussari of the **ESTATE OF STEPHEN M. STACOVIAK**, late of Olyphant, but formerly of Lackawanna County, Pennsylvania, date of death September 23, 2017. Creditors are to present claims and debtors are to make payments to Anne Marie Howells, Esquire (Attorney for the Estate), 307 West Market Street, Suite #1, Scranton, PA 18508-2783. (570)344-1088.

ESTATE OF DIANE CORBY STOMBAUGH, ESTATE NUMBER 35-2019-710, DECEASED, LATE OF DICKSON CITY, LACKAWANNA COUNTY, PA: DIED APRIL 12, 2019. NOTICE IS HEREBY GIVEN THAT LETTERS TESTAMENTARY HAVE BEEN GRANTED IN THE ABOVE ESTATE. ALL PERSONS INDEBTED TO SAID ESTATE ARE REQUIRED TO MAKE PAYMENTS, AND THOSE HAVING CLAIMS OR DEMANDS ARE TO PRESENT THE

SAME WITHOUT DELAY TO JESSE CORBY, 12 FALLS LANE, BLAKELY, PA, 18447 AND DIANE CORBY TEEVAN, 603 S VALLEY AVENUE, OLYPHANT, PA. 18447.

ESTATE OF GREGORY M. SUCHESKI, AKA GREGORY SUCHESKI, ESTATE NUMBER 35-2019-713, DECEASED LATE OF PECKVILLE, LACKAWANNA COUNTY, PA: DIED APRIL 27, 2019. NOTICE IS HEREBY GIVEN THAT LETTERS TESTAMENTARY HAVE BEEN GRANTED IN THE ABOVE ESTATE. ALL PERSONS INDEBTED TO SAID ESTATE ARE REQUIRED TO MAKE PAYMENTS, AND THOSE HAVING CLAIMS OR DEMANDS ARE TO PRESENT THE SAME WITHOUT DELAY TO DONNA CONNOR, 2600 KRIEBEL ROAD, HARLEYSVILLE, PA 19438.

ESTATE OF ANTHONY MICHAEL SUSI, SR., late of Scott Township, Pennsylvania (Died March 19, 2019). Letters Testamentary having been granted to Anthony Michael Susi, Jr., and Catherine Kobeski, Co-Executor. 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 MARY V. TRACY, late of Scranton, Lackawanna County, Pennsylvania. Letters of Administration in the above Estate having been granted to the undersigned, all persons indebted to the Estate are requested to make payment, and those having claims to present the same, without delay to: Tracy Whitman, 5 Alpha Street, Scranton, PA 18508. Or to the Attorney: Latisha B. Schuenemann, Leisawitz Heller Abramowitch Phillips, P.C., 2755 Century Boulevard, Wyoimissing, PA 19610.

ARTICLES OF INCORPORATION

Supporters of Camp Archbald, Inc., hereby gives notice that articles of incorporation are filed with the Department of State of the Commonwealth of Pennsylvania, under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended. The purpose for which the corporation is organized is to support and conserve Camp Archbald for Girl Scouting.

T1-6/21

FICTITIOUS NAME

Notice is hereby given, pursuant to the provisions of the Fictitious Names Act of Pennsylvania (54 Pa.C.S. Section 301 et. seq.), that an application for registration of a Fictitious Name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the Fictitious Name of **Steadfast Trailers**, with its principal office or place of business at 22 Peck Ave, Carbondale, PA 18407. The names and addresses of all persons who are parties to the registration are: Integrity Trailers Inc., 50 Enterprise Dr., Carbondale, PA 18407.

T1-6/21

LACKAWANNA JURIST

FICTITIOUS NAME

An application for registration of the fictitious name Penny Cleaning, 200 Academy St., Apt. 104, Moscow, PA 18444 has been filed in the Department of State at Harrisburg, PA, File Date 04/29/2019 pursuant to the Fictitious Names Act, Act 1982-295. The names and addresses of the people who are a party to the registration are Candida M. Gardner and Hakeem A. Lincoln, 200 Academy St., Apt. 104, Moscow, PA 18444.

T1-6/21

CHANGE OF NAME

Notice is hereby given that the Petition for a Change of Name was filed in the Court of Common Pleas of Lackawanna County by Kenneth Watkins to change his sons name from Oaklan Anthony Pasco to Oaklan Kenneth Watkins. The Court has fixed August 9, 2019 at 9:00 am as the date and time of the Hearing.

T1-6/21

CERTIFICATE OF ORGANIZATION

NOTICE IS HEREBY GIVEN THAT Certificate of Organization-Domestic Limited Liability Company of **Chestnut Residential Group LLC** was filed with and approved by the Pennsylvania Department of State on May 1, 2019, in accordance with provisions of the Pennsylvania Business Corporation Law of 1988.

KREDER BROOKS HAILSTONE LLP
T1-6/21

NOTICE

NOTICE OF DETERMINATION OF TITLE TO DECEDENT'S INTEREST IN REAL ESTATE UNDER SECTION 3546 OF PEF CODE

TO: All Persons Claiming Any Legal or Equitable Right, Title, Estate, Lien.

You are hereby notified that Donna Biscontini has filed her Petition for an ORDER adjudging that the title to the decedent, FRANCES BISCONTINI AKA FRANCESCA BISCONTINI'S interest in the real estate is in the Petitioner under Section 3546 of Pennsylvania Estates and Fiduciary Code; File No. 19-735, setting forth that she claims interest in the following described parcel of land, to wit:

A vacant parcel of land located in the Borough of Old Forge, Lackawanna County, designated as PIN Number: 184.01-010-026 in the Lackawanna County Tax Assessor's Office. BEING the same premises which The Lehigh Valley Coal Company by deed dated June 1, 1945 conveyed to Frances Biscontini, widow, recorded in Lackawanna County Recorder of Deeds, Deed Book No. 452 at Page 517.

If you wish to respond, you must enter a written appearance personally or by attorney and file your response or objections in writing with the Court within twenty (20) days herefrom. If you fail to do so, the case may proceed without you and an ORDER adjudging that the title to the decedent's interest in the real estate is in the petitioner may issue by Court without further notice for the relief requested by Petitioner.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

NORTHERN PA. LEGAL SERVICES, INC.
33 North Main Street
Pittston, Pa. 18640
(570) 299-4100

LAWYER REFERRAL SERVICE
Lackawanna Bar Association
233 Penn Avenue
Scranton, Pennsylvania 18503
(570) 969-9161

Attorney name and address:
Donna M. DeVita, Esq.
1209 Marion St.,
Dunmore, Pa. 18509
570-343-9597
T1-6/21

NOTICE

Lackawanna County
Court of Common Pleas
Number: 19CV3158
Notice of Action in Mortgage Foreclosure

Bank of America, N.A.,
Plaintiff
v.

Walter Balsavage, Known Surviving Heir of Roseanne M.
Balsavage and Unknown Surviving Heirs
of Roseanne M. Balsavage,
Defendants

TO: Unknown Surviving Heirs of Roseanne M. Balsavage.
Premises subject to foreclosure: 217 Vine Street, a/k/a Rear
217 Vine Street, Old Forge, Pennsylvania 18518.

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.

Northern Pennsylvania Legal Services, Inc.,
33 North Main Street, Suite 200,
Pittston, Pennsylvania 18640,
570-299-4100.

McCabe, Weisberg & Conway, LLC,
Attorneys for Plaintiff,
123 S. Broad St., Ste. 1400,
Philadelphia, PA 19109, 215-790-1010
T1-6/21

LACKAWANNA JURIST

NOTICE

NOTICE OF ACTION IN MORTGAGE FORECLOSURE
IN THE COURT OF COMMON PLEAS OF LACKAWANNA
COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW
NO.: 2015-01235

HSBC BANK USA, NATIONAL ASSOCIATION AS
TRUSTEE FOR GSAA HOMEQUITY TRUST 2005-7 C/O
WELLS FARGO BANK, N.A.,
Plaintiff,
vs.

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. Sakawat, AKA Gloria Sakawat; Brian Ligi, as believed 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,
Defendants

TO: Unknown Heirs and/or Administrators of the Estate of Gloria J. Sakawat, AKA Gloria Sakawat

You are hereby notified that Plaintiff, HSBC Bank USA, National Association as Trustee for GSAA HomeEquity Trust 2005-7 c/o Wells Fargo Bank, N.A., filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of Lackawanna County, Pennsylvania, docketed to No. 2015-01235, seeking to foreclose the mortgage secured by the real estate located at 1541 Country Club Road, AKA 38 Country Club Road, Scott Township, AKA Jermyn, PA 18433.

A copy of the Action in Mortgage Foreclosure will be sent to you upon request to the Attorney for the Plaintiff, Manley Deas Kochalski LLC, P. O. Box 165028, Columbus, OH 43216-5028. Phone 614-220-5611.

You have been sued in court. If you wish to defend against the claims in this notice, you must take action within twenty (20) days after this publication, 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 NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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

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

T1-6/21

NOTICE

IN THE COURT OF COMMON PLEAS OF LACKAWANNA
COUNTY, CIVIL ACTION – LAW
IN ASSUMPSIT
NO. 2018-CIV-400

FNCB BANK
PLAINTIFF
VS.

DOMINICK DEPIETRO AND JESSICA DEPIETRO
DEFENDANTS

TO: DOMINICK DEPIETRO:

A Complaint in Assumpsit has been filed against you on April 25, 2019, regarding the above-captioned action.

You are hereby notified to plead to the above referenced Complaint on or before twenty (20) days from the date of this publication or a Judgement 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 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 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.

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

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

OR
Pennsylvania Lawyers Referral Service
P.O. Box 1086, 100 South Street
Harrisburg, PA 17108
PA Residents Phone: (800) 692-7375
Out of State Residents Phone: (717) 238-6715

GAZDA & PENETAR
ATTORNEY FOR PLAINTIFF
T1-6/21