

LACKAWANNA JURIST
JUDICIAL OPINION

CASE NAME AND NUMBER: Wise v. Stewart, 2017 WL 6502456 (Lacka. Co. 2017)

DATE OF DECISION: December 13, 2017

JUDGE: Terrence R. Nealon

ATTORNEYS INVOLVED: Michael R. Mey, Esquire, Counsel for Plaintiffs
Donna M. DeVita, Esquire, Counsel for Defendant, Angela Stewart
Matthew J. Perry, Esquire, Counsel for Defendant, NEPARE Corp., d/b/a Classic Properties

SUMMARY OF OPINION:

The proffered seller of real estate filed an action against the putative buyer and a separate suit against the buyer's realtor seeking to recover damages for expenditures allegedly made in anticipation of a sale that was never consummated. The realtor filed a motion pursuant to Pa.R.C.P. 213(a) seeking to consolidate both actions on the basis that they involve common questions of law or fact. In actions involving common questions of law or fact, or arising from the same transaction or occurrence, consolidation is warranted to avoid multiple trials, reduce duplicative expenses, and promote judicial economy. With a "complete consolidation" in cases involving the same parties, subject matter, issues and defenses, the multiple suits lose their separate identity and are combined into a single proceeding, whereas if separate actions are consolidated for trial only, each case retains its separate identity, has its own docket entries, and produces its own verdict and judgment. Since the pleadings in the two actions confirmed that both cases involved common questions of law and fact and arose from the same transaction, they were consolidated for pre-trial and trial purposes, but each case retained its separate character so that each would produce its own verdict and judgment.

JUDICIAL OPINION

CASE NAME AND NUMBER: Fertig v. Kelley, 2017 WL 6762205 (Lacka. Co. 2017)

DATE OF DECISION: December 29, 2017

JUDGE: Terrence R. Nealon

ATTORNEYS INVOLVED: Michael J. Pisanchyn, Jr. Esquire, Counsel for Plaintiff
Daniel E. Cummins, Esquire, Counsel for Defendants, Nicholas Kelley and Howard Kelley
Anthony P. Trozzolillo, Esquire, Counsel for Defendants, Horace Mann Insurance Company
and/or Horace Mann Property & Casualty Insurance Company

SUMMARY OF OPINION:

In this auto case where plaintiff sought to recover compensatory damages from the other motorists, underinsured motorist (UIM) benefits from her own insurer, and extra-contractual damages under 42 Pa.C.S. § 8371 for that insurer's alleged bad faith conduct, the insurer filed a motion seeking to sever plaintiff's UIM claim and bad faith claim at the pleadings stage, and to stay all bad faith discovery and proceedings until the UIM claim was litigated to a conclusion. Severance is warranted where the issues presented by the joined claims are significantly different and the proof to be submitted in connection with those claims does not appreciably overlap. Although the third party liability and UIM claims posed identical liability, causation, and damages issues and involved the same evidence, the focus of the bad faith claim was upon the conduct of the insurer and whether it had a reasonable basis for its actions, and if not, whether it knew or recklessly disregarded its lack of such a reasonable basis.

To avoid prejudice to the tortfeasors while simultaneously furthering the expeditious resolution of claims, a severance of the UIM and bad faith claims was denied for pre-trial purposes, with the understanding that the trial would be bifurcated with the jury first deciding the third party liability and UIM claims, and the bad faith claim thereafter being submitted for a nonjury determination following the jury's verdict. A complete stay would needlessly delay the progress of the case and create two discovery periods, a second set of pre-trial motions, and an entirely separate trial, resulting in additional expense and inconvenience. If bad faith information or material was judicially determined to be protected from discovery pending the submission of the UIM claim to the jury, the insurer was directed to withhold that protected matter until the UIM case jury commenced its deliberations, at which time the UIM insurer was required to deliver unredacted copies of the bad faith discovery to plaintiff. Following plaintiff's review of that bad faith discovery, she could opt either to proceed immediately with the nonjury trial of her bad faith claim, or to seek a postponement for a reasonable period of time in order to undertake additional pre-trial preparations to litigate her bad faith claim.

Information regarding the new Notice of Language Rights as mandated by the Pennsylvania Supreme Court:

Effective January 31, 2018, all Hearing Notices and Subpoenas mailed by the Court of Common Pleas and its related offices must have included in the mailing the attached notice regarding a person's right to an interpreter for court hearings.

You may see this notice attached to letters you receive from the Court. It does not require any action on your part other than informing the Court if you or your client require an interpreter for a hearing. The contact information is at the top of the notice.

We thank you for your cooperation with this new requirement as the Court continues to strive to provide equal access to justice for all.



Language Access Coordinator
 Lackawanna County Courthouse 200 North Washington Ave. Scranton, PA 18503
 Phone: 570-963-6773 Email: interpreterrequests@lackawannacounty.org

English: You have the right to an interpreter at no cost to you. To request an interpreter, please inform court staff using the contact information provided at the top of this notice.

Spanish/Español: Usted tiene derecho a un intérprete libre de costo. Para solicitar un intérprete favor de informárselo al personal judicial utilizando la información provista en la parte superior de este aviso.

Mandarin/Cantonese Simplified Chinese/普通话/粵語 简体中文: 您有权获得免费的口译员服务。若需要口译员, 请使用本通知上方提供的联系信息通知法院工作人员

Russian/Русский: У вас есть право на бесплатные услуги переводчика. Заявка на переводчика подается в суд по адресу, телефону или эл. почте, указанным выше в заголовке этого уведомления.

Vietnamese/Tiếng Việt: Quý vị có quyền được một thông dịch viên giúp mà không tốn chi phí nào cả, xin lấy báo cáo nhân viên tòa án dùng thông tin liên lạc có ở trên đầu thông báo này.

Nepali/नेपाली: तपाईंको निशुल्क रूपमा भाषा निवादक राख्न पाउने अधिकार छ। निवादकको माथि दस्तावेजको समयकतजातकारी भरेर दिवालतका कम्पनचारीहरूलाई जानकारी ददनुहोस्।

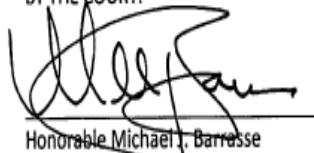
LACKAWANNA JURIST

IN RE: : IN THE COURT OF COMMON PLEAS
ORPHANS' MOTION COURT : OF LACKAWANNA COUNTY
SCHEDULE : 2018 CV 1

AMENDED ORDER

NOW, this 8th day of February, 2018, IT IS HEREBY ORDERED AND DECREED that the Lackawanna County Court of Common Pleas Orphans' Motion Court shall be held every Monday, Wednesday and Friday at 9:00 AM in the Chambers of the Honorable Judge Vito Geroulo, located on the second floor of the Lackawanna County Courthouse, 200 North Washington Avenue, Scranton, Pennsylvania. This shall be effective February 21, 2018.

BY THE COURT:


_____, P. J.
Honorable Michael J. Barrassé
President Judge

MAURIB. KELLY
LACKAWANNA COUNTY
2018 FEB -8 P 2:58
CLERKS OF JUDICIAL
RECORDS CIVIL DIVISION

LACKAWANNA JURIST

The Order below announces the appointment of a Deputy Discovery Master for the Lackawanna County Court of Common Pleas. Atty. John Notarianni will assist Judge Carmen Minora with the duties of Discovery Court and will from time to time sit as a Master in Discovery Court.

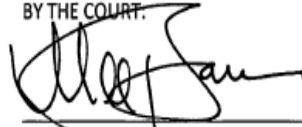
IN RE: : IN THE COURT OF COMMON PLEAS
APPOINTMENT OF : OF LACKAWANNA COUNTY
DEPUTY DISCOVERY MASTER : 2018 CV 1

ORDER

NOW this 3rd day of January, 2018, IT IS HEREBY ORDERED AND DECREED that

Attorney John Notarianni is appointed to serve as Deputy Discovery Master for the Lackawanna County Court of Common Pleas to provide professional services effective February 1, 2018.

BY THE COURT.



P.J.

Honorable Michael J. Barrasse
President Judge

MAURI B. KELLY
LACKAWANNA COUNTY
2018 JAN 31 P 3:57
CLERKS OF JUDICIAL
RECORDS CIVIL DIVISION

LACKAWANNA JURIST

SHERIFF'S SALE OF VALUABLE REAL ESTATE ON
TUESDAY, MARCH 13, 2018

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 13, 2018 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 No. 17-CV-4495, PHH Mortgage Corporation v. Marie T. Smith, Ivan J. Smith owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 514 South Rear Webster Ave, A/K/A 514 South Webster Ave Rear, Scranton, PA 18505
Dimensions: 40X70
Assessment Map #: 15620030063
Assessed Value figure: \$6,500.00
Judgment Amount: \$91,576.89
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 2

By virtue of a Writ of Execution filed to No. 17-2484 Fidelity Deposit & Discount Bank vs. Jacelyn Doran, Shane M. Hennigan, Thomas E. Hennigan c/o Alex Russin, ESQ, owner(s) of property situate in Dunmore, Lackawanna County, Pennsylvania being 305 Sunset Dr., Dunmore, PA 18512
Property ID#: 14620 040 013
Assessed Value figure: \$21,000
Improvements thereon: Single dwelling
Attorney: James T. Shoemaker
Sheriff to collect: \$250,920.97

SALE 3

By virtue of a Writ of Execution filed to No. 2017-04300, DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC v. Charles A.J. Halpin, III, Esquire, Personal Representative of the Estate of Scott T. Davis, Deceased, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 310 1/2 South Keyser Avenue, Scranton, PA 18504.
Dimensions: 2,729 square feet
Property ID#: 14404-010-020 and 14404-010-021
Assessed Value figure: \$5,000.00 and 800.00
Improvements thereon: Residential property
Attorney: Law Office of Gregory Javardian, LLC
Sheriff to collect: \$48,320.79

SALE 4

By virtue of a Writ of Execution filed to No. 2016-05844 Wells Fargo Bank, NA v William J. Simon, III, AKA William J. Simon; Christina Simon, AKA Christina M. Simon; owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 129 South Bromley Avenue AKA 129-131 South Bromley Avenue, Scranton, PA
Dimensions: 50X145X50X145
Property ID#: 14518040010
Assessed Value Figure: \$8500
Improvements thereon: multi family dwelling
Attorney: Kimberly A. Bonner, Esquire; Scott A. Dietherick, 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: \$131,372.28

SALE 5

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
Improvements thereon: Residential Single Dwelling
Attorney: Kevin J. Cummings, Esquire, PA ID# 209660, Weltman, Weinberg & Reis Co., L.P.A.
Sheriff to collect: \$110,444.02

SALE 6

By virtue of a Writ of Execution filed to No. 17 CV 4387 Ocwen Loan Servicing, LLC v. Marie Ross, owner of property situate in the Peckville Borough, Lackawanna County, Pennsylvania being 320 Rose Street, Peckville, PA 18452-2232.
Dimensions: 40X107X40X111
Property ID#: 10413020008
Assessed Value figure: \$8,000
Improvements thereon: Residential Real Estate
Attorney: Jessica N. Manis, Esquire
Sheriff to collect: \$125,459.58

SALE 7

By virtue of a Writ of Execution filed to No. 17-CV-4541 Federal National Mortgage Association ("Fannie Mae") v. William Hoare, aka William J. Hoare and Patricia Hoare, aka Patricia A. Hoare owner(s) of property situate in Scranton Lackawanna County, Pennsylvania Being 437-439 East Market Street, Scranton, PA 18509
PARCEL 1
ALL THAT certain lot, piece or parcel of land, situate in the City of Scranton, Count of Lackawanna and State of Pennsylvania,
BEGINNING at an iron pin corner at the intersection of the Northeasterly side of East Market Street with the Southeasterly side of Bristol Court;
THENCE North Forty (40) degrees Fifty (50) minutes East One Hundred and Thirty-Two (132) feet along said Bristol Court to an iron pin;
THENCE South Fifty (50) degrees Twelve (12) minutes East Twenty-Eight (28) feet to an iron pin;
THENCE South Forty (40) degrees Fifty (50) minutes West through the center of the double house now upon said land and the adjoining lot about One Hundred and Thirty-Two (132) feet to an iron pin on said Northeasterly side of East Market Street; and
THENCE North Forty-Eight (48) degrees Fifteen (15) minutes

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West Twenty-Eight (28) feet to the place of beginning.

PARCEL II

ALL THAT certain lot, piece or parcel of land, situate in the City of Scranton, County of Lackawanna and State of Pennsylvania,

BEGINNING at an iron pin corner on the Northeasterly side of East Market Street, at a corner of lot of land conveyed by Fred V. Hartzell, et al, to Louise Clegg, said corner being opposite the center of a double house erected upon the lot hereby conveyed and the adjoining lot so conveyed to said Louise Clegg;

THENCE North Forty (40) degrees Fifty (50) minutes East through the center of said house about One Hundred and Thirty-Two (132) feet to an iron pin in the rear line of said lot; THENCE South Fifty (50) degrees Twelve (12) minutes East Twenty-Eight (28) feet to a corner of land of A. Hartshorn and; THENCE South Forty (40) degrees Fifty (50) minutes West One Hundred and Thirty-Four (134) feet to a corner on said East Market Street and;

THENCE North Forty-Eight (48) degrees Fifteen (15) minutes West along East Market Street Twenty-Eight (28) feet to the place of beginning.

Property ID#: 13513020059 and 13513020058

Assessed Value figure: (13513020059) \$6,500 and (13513020058) \$6,500

Improvements thereon: Residential Dwelling

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

Sheriff to collect: \$61,062.97, plus interest and costs

SALE 8

By virtue of a Writ of Execution No. 17-CV-4301 US Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2006-Am1 v. Nicole Mackrell, James Mackrell a/k/a James Peter Mackrell a/k/a James P. Mackrell owners of property situate in the ARCHBALD BOROUGH, Lackawanna County, Pennsylvania, being 177 Handley Street, a/k/a 177 Handley Street L 27, Eynon, PA 18403-1305
Dimensions: 40 X 60

Assessment Map #: 09413050004

Assessed Value figure: \$10,000.00

Judgment Amount: \$138,008.83

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 9

By virtue of a Writ of Execution filed to No. 17cv3204 WELLS FARGO BANK, N.A. vs. Eric J. Ryder and Ruth A. Flanagan, owners of property situate in Scranton City, Lackawanna County, Pennsylvania being 624 Hemlock St, Scranton, PA 18505-3030

Assessment Map #: 15660020050

Assessed Value figure: \$20,000.00

Improvements thereon: Residential Dwelling

Attorney: Roger Fay, Esquire

Sheriff to collect: \$

SALE 10

By virtue of a Writ of Execution No. 12 CV 230 US Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Loan Trust 2007-Bnc1 Mortgage Pass-Through Certificates, Series 2007-Bnc1 v. Stephen T. Grecco owners of property situate in the TOWNSHIP OF DUNMORE, Lackawanna County, Pennsylvania, being 219 Green Street, Dunmore, PA 18512-2725

Dimensions: 40 X 180

Assessment Map #: 14615060025

Assessed Value figure: \$10,000.00

Judgment Amount: \$121,597.99

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 11

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, Pennsylvania, 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

SALE 12

By virtue of a Writ of Execution filed to No. 17 Civil 2778, The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of CWALT, INC., Alternative Loan Trust 2005-30CB, Mortgage Pass-Through Certificates, Series 2005-30CB, vs. Robert R. Flower and Penny L. Tooley f/k/a Penny L. Flower, owners of property situate in the Borough of Moscow, Lackawanna County, Pennsylvania being 107 Scanlon Lane, Moscow, PA 18444.

Front: 75 ft. Depth: 150 ft.

Property ID#: 19802070009

Assessed Value figure: \$8,000.00

Improvements thereon: Residential Real Estate

Attorney: Jessica N. Manis, Esquire

Sheriff to collect: \$122,675.16

SALE 13

By virtue of a Writ of Execution filed to No. 2017 CV 4275 WELLS FARGO BANK, N.A. vs. Michael N. Roses, owners of property situate in Dickson City Borough, Lackawanna County, Pennsylvania being 1224 Pettit Street, Dickson City, PA 18519

Assessment Map #: 11413030060

Assessed Value figure: \$5,500.00

Improvements thereon: Residential Dwelling

Attorney: Roger Fay, Esquire

Sheriff to collect: \$64,244.73

SALE 14

By virtue of a Writ of Execution filed to No. 13-cv-4348 US BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION AS TRUSTEE AS SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION AS TRUSTEE FOR CERTIFICATEHOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES, INC., ASSET BACKED CERTIFICATES SERIES 2001-3 vs. MARGARET A. PHILBIN and MARY E. RICHARDSON a/k/a MARY ELLEN RICHARDSON, owner(s) of property situate in Borough of Dunmore, Lackawanna County, Pennsylvania, being 1605 Roosevelt Avenue Dunmore, PA 18512, 14641030010,

Assessment Map #: 14641030010

Assessed Value Figure: \$13,000.00

Improvements thereon: A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$103,135.44

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SALE 15

By virtue of a Writ of Execution filed to No. 17CV4838 Federal National Mortgage Association ("Fannie Mae") v. Stephen J. Guza and Melody Guza owner(s) of property situate in Clarks Summit Lackawanna County, Pennsylvania Being 124 Maple Avenue, Clarks Summit, PA 18411

All the following described pieces or parcels of land situate in the Borough of Clarks Summit (formerly of the Township of South Abington) County of Lackawanna, Commonwealth of Pennsylvania, more particularly described as follows:

Being the Easterly fifteen (15) feet in width of Lot Number Six (6) and all of Lot Number Seven (7) upon plot or map of "Idal Park", duly recorded in the Recorder's Office of Lackawanna County in Map Book Number 3, at pages 18 and 19; the lot or parcel of land hereby conveyed being ninety (90) feet in front on Maple Street, the same width in rear, and one hundred fifty (150) feet in depth. Containing thirteen thousand five hundred (13,500) square feet, more or less

Property ID#: 1001202001900

Assessed Value figure: \$18,000.00

Improvements thereon: Residential Dwelling

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

Sheriff to collect: \$124,738.32, plus interest and costs

SALE 16

By virtue of a Writ of Execution No. 17-CV-135 Wells Fargo Bank, N.A. s/b/m Wachovia Bank, National Association v. William David Thomas, Jr, Sharon Ann Thomas owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, 1922 Brick Avenue, Scranton, PA 18508-2742

Dimensions: 43 X 65

Assessment Map #: 13408040035

Assessed Value figure: \$7,000.00

Judgment Amount: \$17,164.13

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 18

By virtue of a Writ of Execution filed to No. 2015-03764-P PNC BANK, NATIONAL ASSOCIATION vs. JAMES J. KUBASKO A/K/A JAMES J. KUBASKO, JR. owner(s) of property situate in TOWNSHIP OF JEFFERSON, Lackawanna County, PA being Northside of Moosic Lake a/k/a 5 Moosic Lks, Jefferson Township, PA 18436

Dimensions: 2,100 sq ft lot

Assessment Map #: 13802-010-003

Assessed Value Figure: \$12,500.00

Improvements Thereon: RESIDENTIAL DWELLING

Attorney: BRETT A. SOLOMON, ESQ., MICHAEL C. MAZACK, ESQ., TUCKER ARENSBERG, P.C.

Sheriff to collect: \$96,824.17

SALE 19

By virtue of a Writ of Execution No. 15-CV-2269 Wells Fargo Bank, NA v. Colleen O'Brien, Casey O'Brien owners of property situate in the JEFFERSON TOWNSHIP, Lackawanna County, Pennsylvania, being 231 Gordon Drive a/k/a, R MT Cobb Rd L 50, Jefferson Township, PA 18436-3316

Dimensions: 100 X 213 X 100 X 214

Assessment Map #: 16002010014

Assessed Value figure: \$16,000.00

Judgment Amount: \$175,264.22

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 20

By virtue of a Writ of Execution filed to No. 17-CV-4215, Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2006-W4 c/o Ocwen Loan Servicing, LLC. v. Alyssa Dixon, Known Heir to Mark Todd Dixon and Sarah Dixon, Known Heir to Mark Todd Dixon owner of property situate in the Borough of Old Forge, Lackawanna County, Pennsylvania being 216-218 Sussex Street, Old Forge, PA 18518

Dimensions: 41 X 126

Property ID#: 17512010010

Assessed Value figure: \$7,000.00

Improvements thereon: Residential Real Estate

Attorney: M. Troy Freedman

Sheriff to collect: \$79,545.04

SALE 21

By virtue of a Writ of Execution filed to No. 2017-03640 JPMorgan Chase Bank, National Association vs. Jennifer Ogden, Administratrix of the Estate of Rebecca Lynn Barrett, Deceased, owner(s) of property situated in Borough of Taylor Lackawanna County, Pennsylvania being 1218 Reynolds Avenue, Taylor, PA 18517

Dimensions: 40 X 126

Assessment Map #: 15617010007

Assessed Value figure: \$6,500.00

Improvements thereon: a residential dwelling

Attorney: Samantha Gable, Esquire

Sheriff to collect: \$130,137.77

SALE 22

By virtue of a Writ of Execution filed to No. 2017-01264 Carrington Mortgage Services, LLC vs. Daniel Slotterback; Ana Lydia Slotterback; Andrew Slotterback, owner(s) of property situated in Township of Thornhurst Lackawanna County, Pennsylvania being 16 Lilly Lane f/k/a 54 Liliy Lane f/k/a 228 Country Club Estates f/k/a L 54 Liliy Lane, Thornhurst, PA 18424

Dimensions: 73X161X87X162

Assessment Map #: 24-1-0305-0017

Assessed Value figure: \$17,000.00

Improvements thereon: a residential dwelling

Attorney: Samantha Gable, Esquire

Sheriff to collect: \$128,505.00

SALE 23

By virtue of a Writ of Execution filed to No. 17 CV 3868 Ocwen Loan Servicing, LLC v. David J. Livingston, Jr. a/k/a David Livingston, Jr. and Kim Livingston., owner of property situate in the City of Carbondale, Lackawanna County, Pennsylvania being 38 1/2 Canaan Street, Carbondale, PA 18407

Dimensions: 31X164X40X57X90

Property ID#: 04518030015

Assessed Value figure: \$4,000

Improvements thereon: Residential Real Estate

Attorney: Jessica N. Manis, Esquire.

Sheriff to collect: \$78,807.97

SALE 24

By virtue of a Writ of Execution file to No. 16-1828, Federal National Mortgage et. al. vs. Jason McDermott, et. al., owner(s) of property situate in Borough of Moosic, Lackawanna County, Pennsylvania, being 610 Main Street, Moosic, PA 18507

Dimensions: 50 X 130

Property ID#: 18509020018

Assessed Value Figure: \$15,200

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Improvements thereon: Residential Single Dwelling

Attorney: Patrick J Wesner/Parker McCay PA

Sheriff to collect: \$78,713.38

SALE 25

BY VIRTUE OF A WRIT OF EXECUTION PEOPLES SECURITY BANK & TRUST SUCCESSOR BY MERGER TO PENN SECURITY BANK & TRUST CO. V. LOIS COSENTINI, Docket No. 17-CV-02369. Lois Cosentini is the owner of properties situate in the City of Scranton, Lackawanna County, Pennsylvania. Being 402 Prospect Avenue, Scranton, PA, 403-405 Cedar Avenue, Scranton, PA, 703 Moosic Street, Scranton, PA

Assessment Map #: 15668-010-002 402 Prospect Avenue, Scranton, PA, 15616-20-049 - 403-405 Cedar Avenue, Scranton, PA, 15753-010-026 - 703 Moosic Street, Scranton, PA

Assessed Value Figure: 15668-010-002 402 Prospect Avenue, Scranton, PA - 5,451 assessed value, 15616-20-049 - 403-405 Cedar Avenue, Scranton, PA - 13,000 assessed value, 15753-010-026 - 703 Moosic Street, Scranton, PA - 7,000 assessed value

Improvements Thereon: improved real estate with dwellings

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

Sheriff to collect: \$114,040.70 (plus costs)

SALE 26

By virtue of a Writ of Execution filed to No. 15 CV 2958 U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2005-KS10 vs. DEBRA CALICCHIO ALSO KNOWN AS DEBRA ANN CALICCHIO, DEBRA CALICCHIO ALSO KNOWN AS DEBRA ANN CALICCHIO, owner(s) of property situate in Borough of Archbald, Lackawanna County, Pennsylvania. Being 338 Main Street, Archbald, PA 18403

Dimensions: 50 X 150 X 45 X 6 X 5 X 144

Assessment Map #: 09517-040-038

Assessed Value Figure: \$4,500

Improvements thereon: Improved w/single family dwelling

Attorney: Udren Law Offices, P.C.

Sheriff to collect: \$92,943.93

SALE 27

By virtue of a Writ of Execution filed to No. 17CV4492 DITECH FINANCIAL LLC FKA GREEN TREE SERVICING LLC vs. NICOLE EVANS, owner(s) of property situate in Borough of Dickson City, Lackawanna County, Pennsylvania, being, 1212 Dundaff Street Street, Dickson City, PA 18519, 11409020011, Assessment Map #: 11409020011

Assessed Value Figure: \$6,000.00

Improvements thereon: A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$88,957.36

BEGINNING at a post in the intersection of the Northwest corner of Lot Number Four (4) and Northeast corner of Lot Number Three (3) and the South side of Dundaff Street; thence along the Southerly side of Dundaff Street, South Forty Eight (48) degrees, Ten (10) minutes West, Forty Three and Two Tenths (43.2) feet, more or less, to a spike in the present fence; thence South Forty Four (44) degrees, Forty Eight (48) minutes East, Fifty One (51) feet more or less, to a spike in a fence post, in the original division line between Lots Numbers Two (2) and Three (3); thence along the original division line between Lots Number Two (2) and Three (3), South Forty One (41) degrees, Twelve (12) minutes East, One Hundred Twenty Three (123) feet, more or less, to a stake; thence North Eighty

Seven (87) degrees, Twenty Four (24) minutes East, Fifty (50) feet, more or less to a point in the division line between Lots Number Three (3) and Four (4); thence along the original division line between Lots Numbers Three (3) and Four (4) North Forty One (41) degrees Twelve (12) minutes West, Two Hundred seven and Eight Tenths (207.8) feet more or less, to the place of beginning.

BEING all of Lot Number Three (3) and a triangle piece of the Northeasterly part of Lot Number Two (2) and in part of the same land that is shown on map entitled "Price, Pancoast and Throops, Addition to Priceburg" recorded in the Recorder's Office of Lackawanna County in Map Book No. 2 Page 45

SALE 28

By virtue of a Writ of Execution filed to No. 16CV2825 Caliber Home Loans, Inc. v John J. Laird owner(s) of property situate in Borough of Clarks Summit, Lackawanna County, Pennsylvania being 108 Hemlock Drive, Clarks Summit, PA 18411

Dimensions: 80X116X92X116

Property ID#: 10008-050-02700

Assessed Value Figure: \$17,500.00

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: \$175,596.75

SALE 29

By virtue of a Writ of Execution filed to No. 17 CV 4465 NATIONSTAR HECM ACQUISITION TRUST 2017-1, WILMINGTON SAVINGS FUND SOCIETY, FSB NOT INDIVIDUALLY, BUT SOLELY AS TRUSTEE vs. MARY LOUISE JENNINGS, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being, 2710 South Webster Avenue Scranton, PA 18505, 17706010014, Assessment Map #: 17706010014

Assessed Value Figure: \$15,000.00

Improvements thereon: A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$115,945.52

ALL that certain piece, parcel or lot of land situate, lying and being in the 24th Ward of the City of Scranton, County of Lackawanna and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the Westerly line of South Webster Avenue, said point being two hundred seventy (270) feet Southerly and measured along the Westerly line of South Webster Avenue from the point of intersection of the Westerly line of South Webster Avenue with the Southerly line of an unnamed fifty (50) foot street; thence along the Westerly line of South Webster Avenue in a southerly direction of a curve to the left having a radius of six hundred twenty-five and seventy-one one-hundredths (625.71) feet, a distance of sixty (60) feet, more or less, to a point; thence continuing along the Westerly line of South Webster Avenue on a curve to the right having a radius of fifty (50) feet, a distance of thirty-six (36) feet, more or less, to a point; thence along the Northerly side of Lot 9, Block 1, South eighty-five degrees twelve minutes West (S. 85° 12' W.) a distance of one hundred thirty-one (131) feet, more or less, to a point in the Easterly line of the land of St. Stanislaus Polish National Reform Church; thence along the line of St. Stanislaus Church, North twenty-seven degrees forty-six minutes West (N. 27° 46' W.) a distance of sixty-five (65) feet more or less, to a point; thence along the southerly line of Lot 7, Block 1, North sixty-nine degrees, twelve minutes East (N. 69° 12' E.) a distance of one hundred thirty-seven (137) feet, more or less, to the place of beginning.

LACKAWANNA JURIST

CONTAINING in all 10,500 square feet of land, be the same more or less.

AND being all of Lot Number Eight (8) in Block "I" as delineated on a plot of lots entitled "Penn Wood Park Re-allotment of Lots" as prepared by George F. Gebler, Registered Engineer, and recorded in the Office of the Recorder of Deeds in and for Lackawanna County on June 21, 1961

SUBJECT to covenants, restrictions, easements and agreements of record

SALE 30

By virtue of a Writ of Execution No. 16 CV 4135 U.S. Bank National Association, Not in Its Individual Capacity But Solely as Trustee for The Rmac Trust, Series 2016-Ctt v. Sally A. Shedlock owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 405 Harrison Avenue, Scranton, PA 18510-2327

Front: 50 feet, Depth: 90 feet, containing 4,500 sq ft

Assessment Map #: 15709060053

Assessed Value figure: \$14,000.00

Judgment Amount: \$79,053.25

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 32

By virtue of a Writ of Execution filed to No. 2017-5071 WILMINGTON SAVINGS FUND SOCIETY, FSB, DBA CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR HILLDALE TRUST vs. Roger A. Bisignani and Christina J. Bisignani, owners of property situate in Borough of Taylor, Lackawanna County, Pennsylvania being 1012 Prince Street, Taylor, PA 18517, containing 8,075 square feet of land.

Property ID#: 15514-020-00109

Assessed Value Figure: \$20,000.00

Improvements Thereon: Residential Property

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

Sheriff to collect: \$216,113.85 plus interest at the per diem rate of \$17.82 from November 13, 2017 until March 13, 2018.

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

ALL THE SURFACE OR RIGHT OF SOIL OF THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE SIXTH WARD OF THE BOROUGH OF TAYLOR, COUNTY OF LACKAWANNA AND STATE OF PENNSYLVANIA KNOWN AS LOT NUMBER FOUR (4), BLOCK "G", OF THE SUBDIVISION PLOT OF GREEN VIEW WEST AS THE SAME IS RECORDED IN MAP BOOK 6A, AT PAGE 230, IN THE OFFICE OF RECORDER OF DEED OF LACKAWANNA COUNTY; SAID LOT NUMBER FOUR (4), BLOCK "G", BEING RECTANGULAR IN SHAPE, CONTAINS AN AREA OF 8,075 SQUARE FEET, MORE OR LESS, AT THE NORTHEASTERLY SIDE OF PRINCE STREET.

SALE 33

By virtue of a Writ of Execution No. 2016-55225 North Pocono School District vs. Jean Reese. Jean Reese, owner(s) of property situate in Clifton Township, Lackawanna County, Pennsylvania, being: Phillips Road

Dimensions: 1A

Property ID#: 23303-010-021

Assessed Value Figure: \$5,200.00

Improvements thereon: RESIDENTIAL SINGLE DWELLING PROPERTY

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

Sheriff to Collect: \$4,414.06

SALE 34

By virtue of a Writ of Execution filed to No. 15-cv-2939, Wells Fargo Bank, N.A., as Trustee for the Registered Holders of J.P. Morgan Chase Commercial Mortgage Securities Trust 2007-C1, Commercial Mortgage Pass-Through Certificates, Series 2007-C1 v. Insite Dunmore (O'Neil) L.L.C., owner of property situate in Dunmore, Lackawanna County, Pennsylvania, being 1205 O'Neil Highway and consisting of 2.47 acres as to Premises A and 43 acres as to Premises B.

PREMISES A PIN #: 1350202001601

Assessed Value Figure: \$7,500.00

Improvements Thereon: \$68,200.00

Attorney: Sommer L. Ross, Esq.

Sheriff to Collect: \$75,700.00

PREMISES B PIN #: 13502020016

Assessed Value Figure: \$117,400.00

Improvements Thereon: \$562,100.00

Attorney: Sommer L. Ross, Esq.

Sheriff to Collect: \$679,500.00

SALE 35

By virtue of a Writ of Execution filed to No. 17-CV-5254, Citizens Savings Bank vs. Joseph Gigliotti, owner of property situate in City of Carbondale, Lackawanna County, Pennsylvania, being 61 Lincoln Avenue, Carbondale, Lackawanna County, Pennsylvania 18407-2030

Dimensions: 60x80

Property ID#: 045.78-030-028

Assessment Value : \$17,500

Improvements thereon: Single Dwelling

Attorney: David K. Brown, Esquire KREDER BROOKS HAILSTONE LLP 220 Penn Avenue, Suite 200 Scranton, PA 18503 (570)346-7922

Sheriff to collect: \$124,902.18*

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

SALE 36

By virtue of a Writ of Execution filed to No. 2017 Civil , Lakeview Loan Servicing, LLC vs. Denise Best, owner of property situate in the City of Carbondale, Lackawanna County, Pennsylvania, being 22 Cottage Street, Carbondale, PA 18407.

Dimensions: 67x119x80x50

Property ID#: 05415-020-010

Assessed Value Figure: \$6,600.00

Improvements thereon: Residential Real Estate

Attorney: M. Troy Freedman, Esquire

Sheriff to collect: \$58,539.19

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 13, 2018 AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH SAID SCHEDULE UNLESS EXCPETIONS 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

DECEMBER 11, 2017

LACKAWANNA JURIST

ESTATES

First Notice

RE: **ESTATE OF DOLORES A. ANDRIOLE**, late of Clarks Summit, Pennsylvania (died December 29, 2017). Notice is hereby given that Letters Testamentary for the Estate of Dolores A. Andriole have been issued to Albert J. Magnotta, 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 443 Gardner Road, Roaring Brook Township, PA 18444 or to Robert T. Kelly, Jr., Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Spruce Street, Suite 200, Scranton, PA 18503.

ESTATE OF HELEN R. ARINKUS, DECEASED, LATE OF TAYLOR, PENNSYLVANIA (DIED DECEMBER 25, 2017). All persons indebted to said Estate are required to make payment, and those having claims or demands to present the same, without delay, to Lucille Toole, Executrix, c/o Attorney Joseph F. Gaughan, 300 Mulberry Street, Suite 303, Scranton, PA 18503.

ESTATE OF MARK E. BACKUS, deceased, late of Covington Township, PA (died January 24, 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 Tami Bentler or to Raymond W. Ferrario, Attorney for the Estate, Suite 528, Scranton Life Building, 538 Spruce Street, Scranton, PA 18503-1816.

ESTATE OF DOROTHY BELL, late of Greenfield Twp, Pennsylvania, (died 12/18/17). Notice is hereby given that Letters of Testamentary on the above estate have been granted to Patricia M. Bell, of Greenfield Twp, PA, and George H. Bell, III, of Snowshoe, WV 26209, Co-Executors. All persons indebted to the said estate are required to make payment and those having claims to present the same without delay to the Co-Executors named herein, or to Patrick N. Coleman, Esquire, Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

ESTATE OF JOSEPH J. CARITE, DECEASED, late of 5 WEIR COURT, CARBONDALE, PA 18407, (Died JANUARY 12, 2018) MICHELE CHURNEY, Executrix; Dante A. Cancelli, Suite 401, 400 Spruce Street, Scranton, Pennsylvania 18503, Attorney.

ESTATE OF TEMRA EMLAW, of 724 Main Street, Old Forge, County of Lackawanna, Pennsylvania- died November 2, 2002. Letters Administration on said estate having been granted to the undersigned. All persons indebted thereto are requested to make payment immediately, and those having claims/demands against the same will present them without delay, to the Administrator Donna Emlaw Boone, or the Sebelin Law Offices, P.C., 120 S. First St., Lehighton, PA 18235.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF ELEANOR R. LUZIO**, deceased, late of the Borough of Old Forge, Lackawanna County, Pennsylvania, who died on November 29, 2017, to Domenica Matuszewski and Salvatore F. Luzio, co-Executors. All persons indebted to said estate are requested to make payment and those having claims or demands to present same to the undersigned. Thomas P. Brennan, Esquire, GALLAGHER, BRENNAN & GILL, 220 Pierce Street, Kingston, PA 18704-4655. (570)288-8255.

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted to Matthew McCray, Administrator of the **ESTATE OF MARGARET MCCRAY**, late of Scranton, Lackawanna County, Pennsylvania, who died October 9, 2017. All persons indebted to said Estate are required to make payment and those having claims to present the same without delay to the Administrator or to Michael F. Cosgrove of Haggerty Hinton & Cosgrove, LLP, 203 Franklin Avenue, Scranton, PA 18503.

ESTATE OF JEAN ORESSEY, Late of Scranton, Pennsylvania, Died: October 2, 2017; Notice is hereby given that Letters of Administration in the above estate have been granted to Dennis Oressey and Gail Stanis. Creditors shall present claims and debtors shall make payment to Dennis Oressey and Gail Stanis, Executors, or to Frank T. Blasi, Esquire, BLASI LAW GROUP, Penn Professional Center, 240 Penn Avenue, Third Floor, Scranton, PA 18503.

ESTATE OF NICHOLAS PELOSI, late of Scranton, PA (died January 21, 2018) Vincent Pelosi, Executor, David A. Howell, Attorney, 336 South State Street, Clarks Summit, PA 18411.

RE: **ESTATE OF GLADYS C. PETROSKI**, late of Madison Township, Lackawanna County, and State of Pennsylvania, deceased, who died on the 30th day of July, 2017. 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 Executor, Joy Petroski, 240 Scott Road, So. Abington Township, PA 18411, or to Mattes & Mattes, P.C., 324 N. Washington Ave., Scranton, PA 18503.

ESTATE OF ALFRED ROMITELLI, JR., Late of Peckville, Pennsylvania, Died: January 4, 2018; Notice is hereby given that Letters Testamentary in the above estate have been granted to Lisena Romitelli and Louis T. Umile. Creditors shall present claims and debtors shall make payment to Lisena Romitelli and Louis T. Umile, Executors, or to Frank T. Blasi, Esquire, BLASI LAW GROUP, Penn Professional Center, 240 Penn Avenue, Third Floor, Scranton, PA 18503.

ESTATE OF RENA ROMITELLI, Late of Peckville, Pennsylvania, Died: March 28, 2017; Notice is hereby given that Letters of Administration in the above estate have been granted to Lisena Romitelli. Creditors shall present claims and debtors shall make payment to Lisena Romitelli, Administratrix, or to Frank T. Blasi, Esquire, BLASI LAW GROUP, Penn Professional Center, 240 Penn Avenue, Third Floor, Scranton, PA 18503.

Letters Testamentary have been granted on the **ESTATE OF ELIZABETH F. SCULL** to Arthur Glenn Scull Jr. Make all claims and pay all debts to this representative without delay, care of the estate attorney, Attorney John J. Mercuri, P.O. Box 310 Moscow, PA 18444.

Second Notice

Estate Notice is Hereby Given that Letters Testamentary have been Granted to Robert Arthur Baust in the **ESTATE OF HENRY G.R. BAUST, JR.**, late of Abington Township, Lackawanna County, Pennsylvania, who died December 3, 2007. All persons indebted to said Estate are requested to make payment and those having claims to present the same, without delay to Robert Arthur Baust, P.O. Box 101, Gardner's, PA 17324. Justin J. Sulla, Esq.

LACKAWANNA JURIST

RE: **ESTATE OF GEORGE DAVID BEECHAM A/K/A GEORGE D. BEECHAM A/K/A GEORGE D. BEECHAM, JR.**, late of Taylor, PA, who died January 13, 2018. 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: William Lee Beecham, Executor, or Daniel L. Penetar, Jr., Esquire, 116 North Washington Avenue, Suite 2A, Scranton, PA 18503.

ESTATE OF DONNA M. CASELLI, DECEASED, late of 451 COMMERCE DR., SCOTT TOWNSHIP, PA 18447, (Died JANUARY 12, 2018) ROBERT F. CASELLI, Executor; Dante A. Cancelli, Suite 401, 400 Spruce Street, Scranton, Pennsylvania 18503, Attorney.

ESTATE OF NAN E. BROWN AKA NAN BROWN, late of Dunmore, Lackawanna County, PA (died December 25, 2017). Letters Testamentary having been granted, all persons having claims or demands against estate of decedent shall make them known and present them, and all persons indebted to said decedent shall make payment thereof without delay to Diane Michalczyk, Executrix, 29 Nicole Drive, Dunmore, PA 18512, or to Jane M. Carlonas, Esquire of Oliver, Price & Rhodes, Attorney for the Estate, 1212 S. Abington Road, Clarks Summit, PA 18411.

ESTATE OF ANTHONY J. DESTEFANO, A/K/A ANTHONY DESTEFANO, JR., late of Scranton, Pennsylvania (Died December 27, 2017), Joseph DeStefano, Sr., Executor, Ralph J. Iori, Attorney, Suite 201- Bank Towers Building, 321 Spruce Street, Scranton, PA 18503.

ESTATE OF YVONNE C. HARABIN, deceased, late of Jessup, PA (died December 17, 2017). 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 Theresa Dragotto or to Raymond W. Ferrario, Attorney for the Estate, Suite 528, Scranton Life Building, 538 Spruce Street, Scranton, PA 18503-1816.

ESTATE OF LYDIA JEAN HAAS, Late of Scranton, Pennsylvania, Died: January 1, 2017; Notice is hereby given that Letters Testamentary in the above estate have been granted to August A. Haas. Creditors shall present claims and debtors shall make payment to August A. Haas Executor, or to Frank T. Blasi, Esquire, BLASI LAW GROUP, Penn Professional Center, 240 Penn Avenue, Third Floor, Scranton, PA 18503.

ESTATE OF WILLIAM J. JONES, SR., late of Roaring Brook Twp., Pennsylvania (Died: January 5, 2018). JENNIFER DUNDA, Executrix or Susan Bowen, Attorney for the Estate, 1421 E. Drinker Street, Dunmore, Pennsylvania 18512.

ESTATE OF CAROL LEWIS, late of Clarks Summit, Lackawanna County, Pennsylvania, (died January 10, 2018). Notice is hereby given that Letters of 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 Kathryn Holod, 410 Tulip Circle, Clarks Summit, PA, 18411 or to Stephen J. Evers, Attorney, 213 R. North State Street, Clarks Summit, PA, 18411.

ESTATE OF MARY ROMAYNE O'NEILL AKA MARY O'NEILL AKA MARY R. O'NEILL AKA ROMAYNE O'NEILL, Deceased late of Scranton, PA Lackawanna County: Died November 12, 2017. Notice is hereby given that Letters of Testamentary has 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 Mary O'Neill Eckenrod, Executrix, 1502 East Elm Street, Scranton, PA 18505.

ESTATE OF JEAN PLUMMER A.K.A JEAN M. PLUMMER late of La Plume Township, Pennsylvania (Died January 1, 2018). Letters Testamentary having been granted to David Plummer, Executor. All persons having claims against the Estate of 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.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted to Christine L. Connor, Executrix of the **ESTATE OF MARY ANNE WOLFSBERGER**, late of Moosic, Lackawanna County, Pennsylvania, who died November 12, 2017. All persons indebted to said Estate are required to make payment and those having claims to present the same without delay to the Executor or to Michael F. Cosgrove of Haggerty Hinton & Cosgrove, LLP, 203 Franklin Avenue, Scranton, PA 18503.

RE: **ESTATE OF IRVING L. ZLATIN**, late of Scranton, Pennsylvania (died January 17, 2018). Notice is hereby given that Letters Testamentary for the Estate of Irving L. Zlatin have been issued to Eric Zlatin, 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 175 Wellington Drive, Fairfield, CT 06824 or to Kristen M. Clark, Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Spruce Street, Suite 200, Scranton, PA 18503.

Third Notice

ESTATE OF RONALD J. COSKLO, late of Fell Township, Pennsylvania, died November 17, 2016. Letters of Administration granted to Gail Ann Cosklo. All persons indebted to the Estate shall make immediate payment, and those having claims are directed to present the same without delay to the Administratrix Gail Ann Cosklo, or the Estate's attorney, Gerald A. Connor, Esq.; 402 Edgewood Drive South, South Abington Township, Pennsylvania, 18411.

IN RE: **ESTATE OF DORIS L. DEMPSEY**, late of Clarks Summit, Pennsylvania (Died October 29, 2017). Notice is hereby given that Letters Testamentary on the above Estate have been granted to Edward F. Dempsey, III. 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.

ESTATE OF PAUL HAPERSBERGER, Moscow, PA. (died January 9, 2018) Chris Steirnuck, Executor. Paul A. Kelly, Jr., Esq., 201 Lackawanna Avenue, Suite 306, Scranton, Pa. 18503.

ESTATE OF ANN M. KUTZAR, late of the Clarks Summit, PA, deceased. Letters of Administration on the estate of the above named Ann M. Kutzar, deceased, having been granted to the undersigned, all persons having claims or demands against the estate of the said decedent are requested to make known the same, and all persons indebted to the said decedent to make payment without delay, to: Executor/Administrator: Colleen Healey Naugle. Stanley E. Luongo, Jr., Esquire, Luongo Bellwoar LLP, 213 West Miner Street, West Chester, PA 19382. Phone No. 610-430-6600

LACKAWANNA JURIST

ESTATE OF MARIAN L. MCGRAW AKA MARION L. MCGRAW late of Dunmore, Lackawanna County, PA (died December 6, 2017). Letters Testamentary having been granted, all persons having claims or demands against estate of decedent shall make them known and present them, and all persons indebted to said decedent shall make payment thereof without delay to Mary Kathleen Clarke, Executor or to Jane M. Carlonas, Esquire of Oliver, Price & Rhodes, Attorney for the Estate, 1212 S. Abington Road, Clarks Summit, PA 18411.

Notice is hereby given that Testamentary Letters have been granted to Cynthia M. Slevenski of 351 N. Sumner Ave., Scranton, PA 18504, in the **ESTATE OF JOSEPH E. SLEVENSKI**, late of Scranton, Lackawanna County, PA, who passed away November 16, 2017. All persons indebted to said Estate are requested to make payment and those having claims or demands to present the same without delay to the Executrix named or to the attorney for said estate: Patrick A. Kane, 960 Scranton-Carbondale Hwy., Archbald, PA 18403.

RE: **ESTATE OF AUDREY J. TE'KETCH** late of Scranton, Lackawanna County, Pennsylvania (died December 21, 2017). Notice is hereby given that Letters Testamentary for the Estate of Audrey J. Te'Ketch have been issued to Joelyn S. Neidig, 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 163 Van Horn Blvd., Muncy, PA 17756 or to Robert T. Kelly, Jr., Esquire, Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Spruce Street, Suite 200, Scranton, PA 18503.

FICTITIOUS NAME

Notice is hereby given that Hemisphere Financial Services, Inc. filed an application with the Commonwealth of Pennsylvania on January 12, 2018 to conduct business under the Fictitious Name of: **Hemisphere Home Loans**, 1143 Northern Boulevard, #323, Clarks Summit, PA 18411.

Mark J. Conway, Esq.
T1- Feb 16

CERTIFICATE OF ORGANIZATION

Certificate of Organization has been filed with the Pennsylvania Department of State for the entity known as **Little Spuds Pierogi Company, LLC**, with a principal place of business at 17 Chapman Lake Road, Scott Twp., Pennsylvania 18447, pursuant to the Pennsylvania Business Corporation Law of 1988 as amended.

Donald W. Jensen, Esq.
T1- Feb 16

CERTIFICATE OF ORGANIZATION

Notice is hereby given that Certificate of Organization for R.J. Bruno Consulting, LLC was filed and approved by the Pennsylvania Department of State on August 14, 2017 in accordance with the provisions of the Pennsylvania Limited Liability Company Law of 1994, Pa. C.S.A. Section 8901, et seq. as amended.

Matthew J. Perry, Esq.
T1- Feb 16

NOTICE

TO: David Esgro / UnKnown Father

NOTICE

A petition has been filed asking the court to put an end to all rights you have to your child BGD, biological child of Brittany DiGiammo, born August 25, 2017 at Moses Taylor Hospital. The court has set a hearing to consider ending your rights to your child. That hearing will be held in the Court of Common Pleas of Lackawanna County, Family Court Center, 200 Adams Ave., 2nd Floor, Courtroom 2D, Scranton, PA, on the 28th day of February, 2018 at 1:00 p.m. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the court without you being present. You have the right to be represented at the hearing by a lawyer. **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
Pittston, PA 18640
Phone: (570) 299-4100

T2- Feb 23

NOTICE

TO: Shawn Smith
Last Known Address:
1307 Monroe Ave.
Dunmore, PA 18509
Lackawanna County, Pennsylvania

NOTICE

A petition has been filed asking the Court to put an end to all rights you have to your child **J.P., born May 5, 2015, putative father of the child is Shawn Smith**. The Court has set a hearing to consider ending your rights to your child. That hearing will be held on **March 27, 2018 at 10:00 A.M.** at the Lackawanna County Family Court Center, Second Floor, 200 Adams Avenue, Scranton, PA 18503. If you do not appear at this hearing, the court may decide that you are not interested in retaining your rights to your child and your failure to appear may affect the Court's decision on whether to end your rights to your child. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your children may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer.

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
(570) 299-4100

T2- Feb 23

LACKAWANNA JURIST

NOTICE

IN THE COURT OF COMMON PLEAS OF
LACKAWANNA COUNTY
NON-OWNER OCCUPIED RESIDENTIAL
MORTGAGE FORECLOSURE
NO. 2017 - 05141

PEOPLES SECURITY BANK & TRUST
successor by merger to
PENN SECURITY BANK & TRUST CO.,
successor in interest to
OLD FORGE BANK,
Plaintiff
Vs.
DAVID J. AVERY and
MARYANN AVERY,
Defendants

**TO: David J. Avery
MaryAnn Avery**

A reinstated complaint in mortgage foreclosure has been filed against you on January 29, 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

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