

LACKAWANNA JURIST

JUDICIAL OPINION

CASE NAME AND NUMBER: Steamtown 300, LLC v. Uram, 2021 WL 405812 (Lacka. Co. 2021)

DATE OF DECISION: February 3, 2021

JUDGE: Terrence R. Nealon

ATTORNEYS INVOLVED:

Paul G. Batyko, III, Esquire, Counsel for Plaintiff

Gerald J. Butler, Esquire, Counsel for Defendants

SUMMARY OF OPINION:

A commercial landlord sued its tenants seeking to recover unpaid rent since January 1, 2018, and accelerated rent through the end of the lease on January 1, 2023, as well as the return of the tenant's allowance of \$144,456.00 which was advanced by the landlord, but allegedly spent improperly by the tenants on impermissible expenses. The landlord asserted claims for breach of contract, unjust enrichment, promissory estoppel, fraudulent misrepresentation/inducement, and conversion. The tenants demurred to the breach of contract, unjust enrichment, and promissory estoppel claims on the ground that the landlord could not simultaneously pursue expectancy relief for rental damages based upon affirmation of the lease and a restitutionary remedy for the return of the tenant's allowance premised upon disaffirmance of the lease, and argued that the landlord was required to elect one of those inconsistent remedies. The tenants also sought to dismiss the landlord's fraud claim on the basis that it was barred by the "gist of the action" doctrine.

Under the election of remedies doctrine, a party may simultaneously plead and pursue alternative causes of action seeking inconsistent remedies for breach of contract and for rescission of the contract until that party has made a binding election of one remedy. Once it has made such a binding election, it may recover damages based only upon that chosen theory in order to prevent duplicative recoveries for a single harm. In the interim, however, the non-breaching party may plead alternative claims advancing inconsistent theories of relief, and for that reason, the tenants' first demurrer was overruled.

The "gist of the action" doctrine preserves the conceptual distinction between contract and tort claims, and precludes litigants from recasting mere breach of contract claims as tort actions. If the duty breached is an executory promise arising solely from the parties' contract, the aggrieved party may assert a breach of contract claim only. But, if the contract is simply the vehicle which establishes the parties' relationship, and the claim involves the violation of a broader social duty, a tort claim may be pursued. Since fraud in the inducement implicates the breach of the societal duty not to affirmatively mislead, and the landlord alleged that the tenants made fraudulent misrepresentations in order to induce the landlord to lease the premises and advance the tenant's allowance, its fraud claim was not barred by the gist of the action

JUDICIAL OPINION

CASE NAME AND NUMBER: Ritter's Roofing v. Kondash, 2021 WL 531800 (Lacka. Co. 2021)

DATE OF DECISION: February 3, 2021

JUDGE: Terrence R. Nealon

ATTORNEYS INVOLVED:

Jason J. Mattioli, Esquire, Counsel for Plaintiff/Counterclaim Defendant

James M. Tressler, Esquire, Counsel for Defendant/Counterclaim Plaintiff

SUMMARY OF OPINION:

A roofing contractor filed a breach of contract and unjust enrichment action against a homeowner, who replied by asserting new matter raising various affirmative defenses and counterclaims which advanced a breach of contract claim, sought to declare the contract void as violative of the Home Improvement Consumer Protection Act (HICPA), and alleged parallel violations of the Unfair Trade Practices and Consumer Protection Law (UTCPL). The contractor presented preliminary objections challenging the factual specificity of the affirmative defenses set forth in the new matter and also demurred to the legal sufficiency of the homeowner's claims under HICPA and the UTCPL.

The homeowner's answer to the complaint made numerous factual averments, and pursuant to Pa.R.C.P. 1019(g), he incorporated those allegations by reference in support of the affirmative defenses contained in the new matter. As such, those affirmative defenses had sufficient factual support so as to apprise the contractor of the defenses being asserted and to enable it to prepare an appropriate response. Moreover, the homeowner adequately alleged that the contractor's written estimate omitted required information and included prohibited items under HICPA so as to be declared void and unenforceable. Additionally, inasmuch as HICPA clearly states that any violation of it "shall be deemed a violation" of the UTCPL, the homeowners similarly asserted a plausible violation of the latter statute which entitles a prevailing litigant to recover counsel fees. Consequently, the contractor's demurrer to the homeowner's counterclaims for violations of HICPA and the UTCPL, including his demand for counsel fees were overruled.

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THE LACKAWANNA COUNTY TAX CLAIM BUREAU

NOTICE IS HEREBY GIVEN that the County of Lackawanna, through its Tax Claim Bureau, will hold a Judicial Sale under the Pennsylvania Real Estate Tax Law of 1947, as amended, commencing at 10:00 A.M. on the 26th day of April, 2021, at the Pavilion at Montage Mountain, 1000 Montage Mountain Rd., Scranton, Pennsylvania or any other venue as determined. The properties exposed to sale will be sold FREE AND CLEAR of all tax and municipal claims, mortgages, liens, charges and estates of whatsoever kind, except ground rents separately taxed pursuant to §610 of the Real Estate Tax Sale Law. The properties being offered for sale have been previously advertised at the time of the Tax Claim Bureau's Upset Sale, which Upset Sale is referenced in the Petition for the Judicial Sale for each property.

IMPORTANT NOTICE: THE LACKAWANNA COUNTY TAX CLAIM BUREAU URGES BIDDERS TO RESEARCH THE PROPERTY PRIOR TO PLACING A BID TO PURCHASE. THE PROPERTY IS OFFERED FOR SALE BY THE TAX CLAIM BUREAU WITHOUT ANY GUARANTEE OR WARRANTY WHATSOEVER AS TO THE EXISTENCE OR CONDITION OF THE PROPERTY, ACCURACY OF OWNERSHIP, SIZE, BOUNDARIES, LOCATIONS, EXISTENCE OF STRUCTURES OR LACK THEREOF, LIENS, ENCUMBRANCES, TITLES, OCCUPANCY, POSSESSION, CONDEMNATION OR ANY OTHER MATTER WHATSOEVER AFFECTING THE PROPERTY. THE TAX CLAIM BUREAU URGES YOU TO CONSULT AN ATTORNEY PRIOR TO PURCHASE. NO REFUND WILL BE MADE AFTER A BID IS ACCEPTED. TRANSFER TAX AND RECORDING FEES ACCEPTED BY THE LACKAWANNA COUNTY RECORDER OF DEEDS ARE NOT REFUNDABLE UNDER ANY CIRCUMSTANCES. AN OFFER ACCEPTED FROM AN UNQUALIFIED BIDDER IS VOID AND WILL RESULT IN FORFEITURE OF ALL MONIES REMITTED WITHOUT FURTHER NOTICE.

The Tax Claim Bureau makes no guaranty or warranty whatsoever as to the accuracy or completeness of title searches performed in connection with a judicial tax sale. The Tax Claim Bureau has attempted to comply with all the statutory requirements of the Real Estate Tax Sale Law, but makes no guarantees or warranties whatsoever. The independent due diligence of prospective bidders is essential, including a thorough review of the judicial sale petition, which includes a summary of the title and court docket, to ensure that all parties who have an interest in the property have been identified and served with notice of the hearing on the judicial sale petition.

There will be NO REDEMPTION PERIOD after the date of the sale, but these Taxes and Costs can be paid up to noon on the Friday before the Sale. NO PAYMENT WILL BE ACCEPTED THE DAY OF THE SCHEDULED SALE.

In accordance with Act No. 133, prospective purchasers at all tax sales are now required to certify as follows:

1. A successful bidder shall be required to provide certification to the Bureau that, within the municipal jurisdiction, such bidder is over eighteen (18) years old and not delinquent in paying real estate taxes owing to taxing bodies within Lackawanna County; and

2. A successful bidder shall be required to provide certification to the Bureau that, within the municipal jurisdiction, such person is not delinquent in paying municipal

utility bills owed to municipalities within Lackawanna County; and

3. Prospective bidders must register to bid no later than 3:00 P.M. on the Friday before the Sale. NO REGISTRATIONS WILL BE TAKEN ON THE DATE OF THE SALE. Certification forms are available at the Lackawanna County Tax Claim Bureau.

4. Pursuant to §601(d) of the Real Estate Tax Sale Law, 72 P.S. 5860.61(d) prospective bidders must certify that they have not had a landlord license revoked in any municipality in Lackawanna County and that they are not acting as an agent for a person whose landlord license has been revoked.

5. **TERMS OF SALE:** The Lackawanna County Tax Claim Bureau shall establish a Minimum Bid Price for each property at or prior to the sale. No sale shall be made except to the County unless a bid equal to or higher than said Minimum Bid price is received. The full minimum bid price is immediately payable as soon as the property is struck down. Payment shall be in the form of a credit card or a Cashiers' check or certified check made payable to "Lackawanna County Treasurer". The balance owed by the successful bidder must be paid in full by 3:30 P.M. the day of the sale, without further demand. If full payment is not received from the successful bidder by 3:30 P.M. on the day of the sale, all monies paid at the sale will be forfeited, notwithstanding any other bids.

6. ALL BIDS ARE FINAL. You may not contact the Tax Claim Bureau and request to rescind your bid. The rule of *caveat emptor* or buyer beware, codified at 72 P.S. §5931, applies to the sale of all property by the Tax Claim Bureau and NO REFUNDS WILL BE MADE.

7. The General Assembly through the Land Bank Act has given land banks the ability to provide a "trump" bid at a Judicial Tax Sale, meaning an automatic transfer to the land bank regardless of other bids.

8. The Tax Claim Bureau maintains the discretion and reserves the right to permit an owner of tax delinquent real estate to redeem a property slated to be sold at the Judicial Tax Sale.

9. Land title insurance companies may elect not to insure the title of properties sold at a Judicial Tax Sale. Bidders should consult legal counsel concerning the title and the advisability of bringing a court action to quiet title.

INSTRUCTIONS: Any person or entity whose property is included in the Sale List as being exposed to Public Sale who believes that by reason of some defect the said property should not be exposed to sale, should immediately file an Objection to said sale stating their reason(s). Said Objection must be in writing, filed with the Clerk of Judicial Records to the term and number of the Petition for Sale, and a copy of said Objection must be served upon the Lackawanna County Tax Claim Bureau. A Hearing on said Objection shall be held April 15, 2021, at 9:30 A.M. at the Lackawanna County Courthouse, Scranton, Pennsylvania.

The County of Lackawanna does not discriminate on the basis of race, color, national origin, sex, religion, age, disability or familial status in employment or the provision of services.

Sale #1 (21-CV-379): Tax Map No. 081.02-040-003, located at Maggies Rd. (Deerfield Subdivision Phase II), South Abington Twp., PA, real owner FDH Land Development Company, Minimum Bid \$1,977.25

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Sale #2 (21-CV-380): Tax Map No. 091.03-010-030, located at Edella Rd. (LR 35020), South Abington Twp., PA, real owner Estate of Nina Leach, Minimum Bid \$5,093.00

Sale #3 (21-CV-381): Tax Map No. 101.05-040-018, located at Hopkins St., South Abington Twp., PA, real owners Fred W. Smith, Deceased and Ida E. Smith, Deceased, Minimum Bid \$1,908.53

Sale #4 (21-CV-382): Tax Map No. 111.04-010-006.03, located at Morgan Highway (SR 307), South Abington Twp., PA, real owners Ronald J. Comine and Gay E. Comine, Minimum Bid \$2,116.00

Sale #5 (21-CV-383): Tax Map No. 124.13-020-007, located at 504 Kirkland St., Scranton, PA, real owner Kenneth Kandrac, Minimum Bid \$2,200.00

Sale #6 (21-CV-384): Tax Map No. 124.13-020-023, located at 503 Kirkland St., Scranton, PA, real owner Kenneth Kandrac, Minimum Bid \$2,577.75

Sale #7 (21-CV-385): Tax Map No. 124.13-020-025, located at 513-515 Kirkland St., Scranton, PA, real owner Kenneth Kandrac, Minimum Bid \$2,995.50

Sale #8 (21-CV-386): Tax Map No. 124.13-020-027, located at 539 Kirkland St., Scranton, PA, real owner Kenneth Kandrac, Minimum Bid \$2,200.00

Sale #9 (21-CV-387): Tax Map No. 134.01-010-019, located at Ruane Ave. L 2½, Scranton, PA, real owner Electric City Land Improvement Company, Minimum Bid \$5,167.12

Sale #10 (21-CV-389): Tax Map No. 134.08-010-074, located at 1753 Perry Ave., Scranton, PA, real owner Estate of Paul J. Gallagher, Minimum Bid \$4,841.68

Sale #11 (21-CV-390): Tax Map No. 134.08-020-029, located at 409 Warren St., Scranton, PA, real owner Robert Russell Comstock, Minimum Bid \$2,071.13

Sale #12 (21-CV-391): Tax Map No. 134.08-030-024, located at 437 Rear West Market St., Scranton, PA, real owner LHRE LLC, Minimum Bid \$8,564.00

Sale #13 (21-CV-392): Tax Map No. 134.08-040-017, located at 329 West Market St., Scranton, PA, real owner Joseph J. Lucas, Minimum Bid \$10,932.13

Sale #14 (21-CV-393): Tax Map No. 134.08-070-028, located at 205 Williams St., Scranton, PA, real owner Leanne Miller, Minimum Bid \$4,999.25

Sale #15 (21-CV-394): Tax Map No. 134.11-040-030, located at 356 Ferdinand St., Scranton, PA, real owner REO Acceptance Corp II LLC, Minimum Bid \$2,219.91

Sale #16 (21-CV-395): Tax Map No. 134.12-020-017, located at 320 Cayuga St., Scranton, PA, real owner Nasser Mohammadzad, Minimum Bid \$2,577.75

Sale #17 (21-CV-396): Tax Map No. 134.12-030-010, located at 214 Theodore St., Scranton, PA, real owner Vladimir C. Simon, Minimum Bid \$4,201.75

Sale #18 (21-CV-397): Tax Map No. 134.15-020-059, located at 1441 North Sumner Ave., Scranton, PA, real owner Jonathan Moran, Sr., Minimum Bid \$6,535.25

Sale #19 (21-CV-398): Tax Map No. 134.16-040-059, located at 1509-1511 Albright Ave., Scranton, PA, real owners John J. Shaffer and Elizabeth A. Shaffer, Minimum Bid \$4,416.88

Sale #20 (21-CV-446): Tax Map No. 156.16-050-032, located at 514 O'Connor Ct., Scranton, PA, real owners Charles Coxé a/k/a Charles J. Coxé and Rochelle F. Coxé, Minimum Bid \$2,060.81

Sale #21 (21-CV-447): Tax Map No. 156.19-020-044, located at 352-354 Maple St., Scranton, PA, real owner Loco 3, LLC, Minimum Bid \$8,906.75

Sale #22 (21-CV-448): Tax Map No. 156.19-020-065, located at 925 Slocum Ave., Scranton, PA, real owners Mario Fuentes

a/k/a Mario R. Fuentes and Patricia Fuentes, Minimum Bid \$4,800.38

Sale #23 (21-CV-449): Tax Map No. 156.19-040-013, located at 1131 Cedar Ave., Rear, Scranton, PA, real owners Paul Moss a/k/a Elmer Paul Moss and Ann Marie Moss, Minimum Bid \$1,991.13

Sale #24 (21-CV-450): Tax Map No. 156.19-040-015, located at 1131 Cedar Ave., Scranton, PA, real owners Paul Moss a/k/a Elmer Paul Moss and Ann Marie Moss, Minimum Bid \$4,576.38

Sale #25 (21-CV-451): Tax Map No. 156.19-060-009, located at 913 Rear Pittston Ave., Scranton, PA, real owners Kevin Drake and Kelly Drake, Minimum Bid \$3,822.25

Sale #26 (21-CV-452): Tax Map No. 156.20-030-070, located at 500-502 South Webster Ave., Scranton, PA, real owner M.C.G. Rentals, LLC, Minimum Bid \$5,715.20

Sale #27 (21-CV-453): Tax Map No. 156.20-040-040, located at 730 Willow St., Scranton, PA, real owners Rebecca Dutkevitch a/k/a Rebecca J. Dutkevitch and Robert J. Dutkevitch, Minimum Bid \$5,779.75

Sale #28 (21-CV-454): Tax Map No. 156.41-010-019, located at 209 South 5th Ave., Scranton, PA, real owner Novo Hill Real Estate, LLC, Minimum Bid \$2,612.75

Sale #29 (21-CV-456): Tax Map No. 156.48-020-024, located at 415 Railroad Ave., Scranton, PA, real owners Michael Barnett and Joan Barnett, Minimum Bid \$4,617.75

Sale #30 (21-CV-457): Tax Map No. 156.60-010-020, located at 328 Rear Prospect Ave., Scranton, PA, real owner Kevin Fitzgerald, Minimum Bid \$4,161.75

Sale #31 (21-CV-458): Tax Map No. 156.60-020-013, located at 526 Hemlock St., Scranton, PA, real owners Paul Hoffman and Sherry A. Hoffman, Minimum Bid \$5,713.87

Sale #32 (21-CV-459): Tax Map No. 157.05-020-010, located at 630 Clay Ave., Scranton, PA, real owner KMP Real Estate, Inc., Minimum Bid \$18,087.50

Sale #33 (21-CV-461): Tax Map No. 157.06-020-055, located at 1416 Pine St., Scranton, PA, real owner Jake Kolata, Minimum Bid \$5,580.88

Sale #34 (21-CV-462): Tax Map No. 157.06-050-009, located at 909 Ridge Ave., Scranton, PA, real owner Carr Realty, Minimum Bid \$2,279.55

Sale #35 (21-CV-463): Tax Map No. 100.14-020-032, located at Sleepy Hollow Rd., Clarks Summit, PA, real owner Estate of Regina Urell, Minimum Bid \$2,166.00

Sale #36 (21-CV-464): Tax Map No. 106.03-010-002.37, located at Berry St., Jefferson Township, PA, real owners Gerald Pauletti and Frances Pauletti, Minimum Bid \$2,123.50

Sale #37 (21-CV-465): Tax Map No. 118.03-010-020, located at 861 Cortez Rd., Jefferson Township, PA, real owners Kenneth J. Witkowski and Hope A. Boston, Minimum Bid \$5,143.60

Sale #38 (21-CV-357): Tax Map No. 073.02-020-010, located at Bacon and Alley Streets, Mayfield, PA, real owner MB Development LLC, Minimum Bid \$1,875.79

Sale #39 (21-CV-358): Tax Map No. 073.08-020-013, located at 321 Whitmore Ave., Mayfield, PA, real owners Mark Bruno and Amy Witko, Minimum Bid \$2,095.25

Sale #40 (21-CV-359): Tax Map No. 073.08-020-014, located at 319 Whitmore Ave., Mayfield, PA, real owners Mark Bruno and Amy Witko, Minimum Bid \$3,127.25

Sale #41 (21-CV-360): Tax Map No. 073.08-020-044.01, located at Depew Ave., L 12, Mayfield, PA, real owner James Para, Minimum Bid \$4,770.75

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Sale #42 (21-CV-361): Tax Map No. 073.12-070-021, located at 213 Depew Ave., Mayfield, PA, real owners John A. Fecina and Rosemary Fecina, Minimum Bid \$2,068.50

Sale #43 (21-CV-356): Tax Map No. 052.04-030-014, located at 8 Green Lane, Scott Township, PA, real owners Robert Bradley Green and Cheryl A. Green, Minimum Bid \$3,749.52

Sale #44 (21-CV-362): Tax Map No. 091.04-040-001, located at Mount Bethel Dr., Scott Township, PA, real owner Douglas R. Leader, Minimum Bid \$12,009.10

Sale #45 (21-CV-363): Tax Map No. 092.01-020-011.04, located at Rt. 347 Justus Corners, Scott Township, PA, real owners John Brayer and Melinda Brayer, Minimum Bid \$5,705.00

Sale #46 (21-CV-364): Tax Map No. 092.04-050-014, located at Dickson to GR Grove, 30 Green Grove Rd., Scott Township, PA, real owner Daniel Errigo, Minimum Bid \$5,477.25

Sale #47 (21-CV-365): Tax Map No. 103.16-090-001, located at Dunlap Ct., Blakely, PA, real owner Brody Properties, LP, Minimum Bid \$4,256.25

Sale #48 (21-CV-366): Tax Map No. 114.18-020-009, located at 626-628 South Valley Ave., Olyphant, PA, real owners Robert Miller and Christine Askew, Minimum Bid \$1,791.00

Sale #49 (21-CV-367): Tax Map No. 125.13-050-039, located at 522 Dunmore St., Throop, PA, real owner John Glinisky, Minimum Bid \$3,797.25

Sale #50 (21-CV-369): Tax Map No. 176.08-030-036, located at 3254 Pittston Ave., Scranton, PA, real owner Estate of Laura Kolojeski, Minimum Bid \$8,015.87

Sale #51 (21-CV-370): Tax Map No. 246.01-050-009, located at Thornhurst Country Club L-17, Thornhurst, PA, real owner Carolyn M. Miller, Minimum Bid \$1,966.00

Sale #52 (21-CV-371): Tax Map No. 249.02-020-030, located at Melvin St., Thornhurst, PA, real owners Charles H. Siglin, Jr., Catherine A. Doerr, Barbara J. Smith and Barbara A. Stout Siglin, Minimum Bid \$2,221.00

Sale #53 (21-CV-372): Tax Map No. 249.04-010-002, located at Dutter Lane, Thornhurst, PA, real owner Michael D. Brainard, Minimum Bid \$2,256.75

Sale #54 (21-CV-526): Tax Map No. 197.04-040-002, located at T 339 and Union Mill Rd., Covington Township, PA, real owner First Heritage Financial, Inc., Minimum Bid \$10,152.68

Sale #55 (21-CV-527): Tax Map No. 212.04-030-003, located at SR 611 Near Sunset, Covington Township, PA, real owner Estate of Barbara A. Brink, Minimum Bid \$2,549.78

Sale #56 (21-CV-528): Tax Map No. 218.04-010-004.11, located at Lisa Lane L 7, Covington Township, PA, real owner Wendy Clyburn Lancaster, Minimum Bid \$2,675.50

Sale #57 (21-CV-529): Tax Map No. 218.04-020-002.06, located at Private Dr., Covington Township, PA, real owners Ralph H. Parry and Elizabeth Parry, Minimum Bid \$3,562.48

Sale #58 (21-CV-530): Tax Map No. 218.04-020-002.07, located at Off Clifton Rd., Covington Township, PA, real owners Ralph H. Parry and Elizabeth Parry, Minimum Bid \$5,596.35

Sale #59 (21-CV-531): Tax Map No. 220.02-050-072, located at Whitetail Way WL7-874, Covington Township, PA, real owners Vincent J. O'Neill and Anna Mary O'Neill, Minimum Bid \$2,700.76

Sale #60 (21-CV-532): Tax Map No. 220.03-040-061, located at Jamboree Dr. J3-191, Covington Township, PA, real owner John Dalziel, Minimum Bid \$2,476.21

Sale #61 (21-CV-533): Tax Map No. 220.03-060-014, located at Carousel Ct. J-5-136, Covington Township, PA, real owner John T. Jones, Minimum Bid \$2,589.50

Sale #62 (21-CV-534): Tax Map No. 227.02-060-040, located at Pathfinder Place A1-40, Covington Township, PA, real owner John Dalziel, Minimum Bid \$2,884.51

Sale #63 (21-CV-536): Tax Map No. 227.02-070-067, located at Explorer Path A2-120, Covington Township, PA, real owner Edward J. Cheslock, Minimum Bid \$3,515.26

Sale #64 (21-CV-537): Tax Map No. 227.02-070-068, located at Explorer Path A2-121, Covington Township, PA, real owners Lorenzo Dantis and Pilar Dantis, Minimum Bid \$3,516.00

Sale #65 (21-CV-538): Tax Map No. 227.02-080-089, located at Recreation Run R1-89, Covington Township, PA, real owners Allen S. Nemeth and Mary F. Nemeth, Minimum Bid \$3,205.50

Sale #66 (21-CV-539): Tax Map No. 227.02-080-095, located at Recreation Run R1-95, Covington Township, PA, real owners Luis A. Montijo and Carmen M. Montijo, Minimum Bid \$2,858.23

Sale #67 (21-CV-535): Tax Map No. 227.02-080-100, located at Anglers Alley R2-100, Covington Township, PA, real owners Frank Tapler and Lucretia Tapler, Minimum Bid \$3,133.26

Sale #68 (21-CV-542): Tax Map No. 073.04-040-001, located at Bacon and Alley Streets, Archbald, PA, real owner MB Development, LLC, Minimum Bid \$2,252.25

Sale #69 (21-CV-543): Tax Map No. 094.14-030-001, located at 200 Kennedy Dr. L 15, Archbald, PA, real owner Kristina Mancia, Minimum Bid \$4,022.25

Sale #70 (21-CV-541): Tax Map No. 095.17-040-023, located at 202-R 203 Lawrence Ave., Archbald, PA, real owners Louise Mullaney, Mary Minervini and Alice Walsh Meehan, Minimum Bid \$3,338.00

Sale #71 (21-CV-486): Tax Map No. 134.18-040-009.01, located at Rear 1700-02 Dorothy Ave., Scranton, PA, real owner Phyllis Engle, Minimum Bid \$3,806.00

Sale #72 (21-CV-487): Tax Map No. 134.18-050-058, located at 1706 Elizabeth St., Scranton, PA, real owner Green Garden Rentals, LLC, Minimum Bid \$4,402.63

Sale #73 (21-CV-488): Tax Map No. 134.19-020-050, located at 1427 Bulwer St., Scranton, PA, real owner Margaret Mary Benavitch, Minimum Bid \$6,590.25

Sale #74 (21-CV-489): Tax Map No. 134.19-030-074, located at 1101 North Main Ave., Scranton, PA, real owner Michael Patchoski, Minimum Bid \$6,063.00

Sale #75 (21-CV-490): Tax Map No. 134.20-030-028, located at 1130-1132 Diamond Ave., Scranton, PA, real owners Carol Murray Estate, Erin O'Brien a/k/a Erin Murray and Thomas James Murray, Jr., Minimum Bid \$7,719.75

Sale #76 (21-CV-491): Tax Map No. 134.20-050-024, located at 1443 Albright Ave., Scranton, PA, real owner Gerald Pilchesky, Minimum Bid \$3,174.38

Sale #77 (21-CV-492): Tax Map No. 135.01-020-075, located at 4 Dean St., Scranton, PA, real owners Dennis Stawinsky and Christine Stawinsky aka Christine Beavers, Minimum Bid \$5,642.88

Sale #78 (21-CV-493): Tax Map No. 135.01-060-010, located at 4-5 Carter Ave., Scranton, PA, real owner Thomas L. Kelly, Sr., Minimum Bid \$6,246.80

Sale #79 (21-CV-496): Tax Map No. 135.09-050-017, located at 631 Detty St., Scranton, PA, real owner CLMM Consulting, Inc., Minimum Bid \$3,028.30

Sale #80 (21-CV-497): Tax Map No. 135.10-030-036, located at 2234-2236 Brown Ave., Scranton, PA, real owner Glenn Merrifield, Minimum Bid \$7,370.75

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Sale #81 (21-CV-498): Tax Map No. 135.13-020-075, located at 1810-1812 Von Storch Ave., Scranton, PA, real owner Carr Realty, Minimum Bid \$6,863.63

Sale #82 (21-CV-499): Tax Map No. 135.13-030-004, located at 608 East Market St., Scranton, PA, real owner Jennifer Fata, Minimum Bid \$7,720.99

Sale #83 (21-CV-500): Tax Map No. 135.14-060-043, located at 2103 North Washington Ave., Scranton, PA, real owners Walter A. Pabst and William M. Pabst, Minimum Bid \$8,643.50

Sale #84 (21-CV-501): Tax Map No. 135.17-020-037, located at 1648 Dickson Ave., Scranton, PA, real owner Frank Trunzo, Minimum Bid \$8,423.23

Sale #85 (21-CV-502): Tax Map No. 135.18-010-028, located at 1805 Washington Ave., Scranton, PA, real owner Robert T. Barrett Estate, Minimum Bid \$7,138.50

Sale #86 (21-CV-503): Tax Map No. 171.03-020-003, located at Rear Hollisterville Rd. (aka Buckingham St. and Elmwood Dr.), Elmhurst Township, PA, real owners Dawn Baldassari Albert, Mia Baldassari a/k/a Mia Baldassari Valvano, Elmo Baldassari, Jr. and William Baldassari, Minimum Bid \$2,981.37

Sale #87 (21-CV-804): Tax Map No. 045.14-020-011, located at 26 Maple Ave., Carbondale, PA, real owner Karina Ariola, Minimum Bid \$3,392.47

Sale #88 (21-CV-806): Tax Map No. 054.12-060-017, located at 53 Havana St., Carbondale, PA, real owner Mark W. Dombrosky, Minimum Bid \$3,067.25

Sale #89 (21-CV-807): Tax Map No. 055.05-040-022, located at 135 Terrace St., Carbondale, PA, real owner George Skoglund, Minimum Bid \$3,415.75

Sale #90 (21-CV-808): Tax Map No. 055.05-050-038, located at 99 Washington St., Carbondale, PA, real owner Jeannine Roman, Minimum Bid \$4,228.25

Sale #91 (21-CV-809): Tax Map No. 227.02-080-102, located at Canoe Corridor R1-102, Covington Township, PA, real owners James Buel and Marguerite Buel, Minimum Bid \$3,023.50

Sale #92 (21-CV-810): Tax Map No. 227.02-080-198, located at Sailors St. R2-198, Covington Township, PA, real owner Kenneth Jamie Hoffman, Minimum Bid \$2,777.01

Sale #93 (21-CV-811): Tax Map No. 227.02-080-202, located at Sailors St. R2-202, Covington Township, PA, real owners Albert Zucal, Lea Zucal, David Zucal and Susan Elia a/k/a Susan Zucal, Minimum Bid \$2,963.50

Sale #94 (21-CV-812): Tax Map No. 227.02-080-217, located at Hunters Ct. R2-217, Covington Township, PA, real owners David Mei and Jean Mei, Minimum Bid \$3,167.00

Sale #95 (21-CV-813): Tax Map No. 227.02-080-258, located at Recreation Run R3-258, Covington Township, PA, real owner Tito E. Soto, Minimum Bid \$2,998.51

Sale #96 (21-CV-814): Tax Map No. 227.02-080-264, located at Fiesta Dr. R3-264, Covington Township, PA, real owners William Smith, Deceased and Helen M. Smith, Minimum Bid \$3,323.96

Sale #97 (21-CV-815): Tax Map No. 227.02-080-318, located at Fiesta Dr. R3-318, Covington Township, PA, real owners Paul Barry, Deceased and Luisa A. Barry, Minimum Bid \$2,764.96

Sale #98 (21-CV-816): Tax Map No. 227.02-080-320, located at Fiesta Dr. R3-320, Covington Township, PA, real owner Glider Holding Corp., Minimum Bid \$2,770.00

Sale #99 (21-CV-817): Tax Map No. 227.04-030-006, located at Delbert Dr. DD-118, Covington Township, PA, real owner BBL of Delaware, Inc., Minimum Bid \$5,753.50

Sale #100 (21-CV-818): Tax Map No. 228.01-010-016, located at Lehigh Summit, Covington Township, PA, real owners William Wyckoff and Ruth E. Baker, Deceased, Minimum Bid \$3,097.30

Sale #101 (21-CV-819): Tax Map No. 228.01-020-077, located at Rainbow Dr. N1-77, Covington Township, PA, real owner Maria Perez, Minimum Bid \$2,886.76

Sale #102 (21-CV-820): Tax Map No. 228.01-030-072, located at Rainbow Dr. N2-152, Covington Township, PA, real owner Nicholas Iannielli, Minimum Bid \$2,613.26

Sale #103 (21-CV-821): Tax Map No. 228.01-040-026, located at Roughrider Run E26, Covington Township, PA, real owners Frederick G. (FG) Braumann, Sr. and Mary A. Braumann, Minimum Bid \$2,773.46

Sale #104 (21-CV-822): Tax Map No. 228.01-040-089, located at Buckaroo Byway E1 89, Covington Township, PA, real owner Yves Leduc, Minimum Bid \$2,797.25

Sale #105 (21-CV-823): Tax Map No. 228.01-050-031, located at Caballero Course E3-196, Covington Township, PA, real owners William R. Rumpf and Margaret Mary Rumpf, Minimum Bid \$2,866.26

Sale #106 (21-CV-422): Tax Map No. 073.12-010-032.00, located at 743 Jefferson Ave., Jermyn, PA, real owner Randolph Gerek, Minimum Bid \$2,749.75

Sale #107 (21-CV-423): Tax Map No. 073.12-030-012, located at Route 6 Scranton-Carbondale Highway, Jermyn, PA, real owner MB Development LLC, Minimum Bid \$2,703.75

Sale #108 (21-CV-424): Tax Map No. 073.16-070-035.00, located at 427 Washington Ave., Jermyn, PA, real owners Gerard J. Palermo and Susan V. Palermo, Minimum Bid \$3,206.54

Sale #109 (21-CV-425): Tax Map No. 115.03-020-021.02, located at Michael Ave., Jessup, PA, real owner Joseph Mahalidge, Minimum Bid \$2,482.25

Sale #110 (21-CV-426): Tax Map No. 144.01-050-002, located at Frink St., Scranton, PA, real owner Mitchell H. Coffman, Minimum Bid \$2,139.54

Sale #111 (21-CV-427): Tax Map No. 144.01-050-004, located at Frink St., Scranton, PA, real owner Mitchell H. Coffman, Minimum Bid \$2,836.40

Sale #112 (21-CV-428): Tax Map No. 144.01-050-009, located at Frink St., Scranton, PA, real owner Mitchell H. Coffman, Minimum Bid \$3,313.70

Sale #113 (21-CV-429): Tax Map No. 144.02-010-023, located at 113 West Mt. Newton Rd., Scranton, PA, real owner GeorgeAnne Vian Rosencrance, Minimum Bid \$2,097.38

Sale #114 (21-CV-430): Tax Map No. 144.02-010-025, located at West Mtn. Plot, Scranton, PA, real owners Joseph Keegan and Michelle Keegan, Minimum Bid \$8,472.46

Sale #115 (21-CV-431): Tax Map No. 144.04-020-002.10, located at Luzerne St. and Roanoke Ave., Scranton, PA, real owners Andrew A. Rowe and Marvalyn R. Ferguson, Minimum Bid \$3,822.25

Sale #116 (21-CV-432): Tax Map No. 144.08-050-014.01, located at 400 North Keyser Ave., Scranton, PA, real owner Atkins Acquisitions Ltd., Minimum Bid \$6,937.63

Sale #117 (21-CV-433): Tax Map No. 144.20-020-014, located at 2014 Preston Place, Scranton, PA, real owner Ronald Kubowicz, Minimum Bid \$3,393.25

Sale #118 (21-CV-434): Tax Map No. 145.08-030-041, located at 1103 Albright Ave., Scranton, PA, real owner Wilson Martin, Minimum Bid \$5,198.13

Sale #119 (21-CV-435): Tax Map No. 145.08-040-032, located at 915 Albright Ave., Scranton, PA, real owners

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Shazia M. David and Emmanuel J. David, Minimum Bid \$5,302.38

Sale #120 (21-CV-436): Tax Map No. 145.08-040-040, located at 1015 Albright Ave. L27, Scranton, PA, real owner Sylvia A. Hatfield Estate, Minimum Bid \$5,794.75

Sale #121 (21-CV-437): Tax Map No. 145.08-040-053, located at 341-343 Foster St., Scranton, PA, real owner Mitch Molling and Vincent Molling, Minimum Bid \$6,800.51

Sale #122 (21-CV-438): Tax Map No. 145.10-010-069, located at 646 North Bromley Ave., Scranton, PA, real owner Colle Ann Edmonson Jones, Minimum Bid \$4,586.50

Sale #123 (21-CV-441): Tax Map No. 145.10-070-005, located at 537 North Rebecca Ave., Scranton, PA, real owners Paul J. Mellan and Doris Mellan, Minimum Bid \$7,004.25

Sale #124 (21-CV-442): Tax Map No. 145.13-040-049, located at Rear Jackson St., Scranton, PA, real owner Amy D. Benson, Minimum Bid \$2,340.40

Sale #125 (21-CV-443): Tax Map No. 145.13-050-026, located at 1830 Price St., Scranton, PA, real owners Keith D. Kreidler and Donna Marie Kreidler, Minimum Bid \$5,681.78

Sale #126 (21-CV-766): Tax Map No. 170.01-010-001, located at Summit Woods Rd., Roaring Brook, PA, real owner Landview Properties LLC, Minimum Bid \$6,497.15

Sale #127 (21-CV-767): Tax Map No. 167.08-060-043, located at 709 Crown Ave., Scranton, PA, real owner Kathleen McLaughlin, Minimum Bid \$6,355.53

Sale #128 (21-CV-768): Tax Map No. 167.12-010-024, located at 844 Brook St., Scranton, PA, real owners Jessica Tandy Wolinski and Sonia P. Wolinski, Minimum Bid \$5,136.23

Sale #129 (21-CV-769): Tax Map No. 167.12-010-024.01, located at 840 Brook St., Scranton, PA, real owners Jessica Tandy Wolinski and Sonia P. Wolinski, Minimum Bid \$6,026.08

Sale #130 (21-CV-770): Tax Map No. 167.17-020-009, located at 2939 Birney Ave. L-1, Scranton, PA, real owner John Howe, Minimum Bid \$8,097.99

Sale #131 (21-CV-771): Tax Map No. 168.05-040-019, located at Wintermantle Ave., Scranton, PA, real owner Millet Real Estate, Minimum Bid \$2,298.64

Sale #132 (21-CV-772): Tax Map No. 168.05-040-020.01, located at Blucher Ave., Scranton, PA, real owner Millet Real Estate, Minimum Bid \$2,024.99

Sale #133 (21-CV-773): Tax Map No. 168.06-010-016, located at Blucher Ave., Scranton, PA, real owner Millet Real Estate, Minimum Bid \$2,955.73

Sale #134 (21-CV-774): Tax Map No. 168.06-010-055.05, located at Waldorf Lane L-5 (Part), Scranton, PA, real owners Thomas Bohn and Deborah Bohn, Minimum Bid \$2,279.55

Sale #135 (21-CV-401): Tax Map No. 145.13-060-038, located at 1814-1816 Washburn St., Scranton, PA, real owner Nilo O. Tantajulca, Minimum Bid \$5,462.88

Sale #136 (21-CV-402): Tax Map No. 145.13-080-055, located at 1516 Jackson St., Scranton, PA, real owner Angelic Perry, Minimum Bid \$10,523.37

Sale #137 (21-CV-403): Tax Map No. 145.14-030-049, located at 317 North Sumner Ave., Scranton, PA, real owner Martin J. Bosack, Minimum Bid \$4,004.88

Sale #138 (21-CV-405): Tax Map No. 145.14-060-014, located at 346 North Bromley Ave., Scranton, PA, real owner Sherrie Lynn Lewis, Minimum Bid \$4,146.75

Sale #139 (21-CV-406): Tax Map No. 145.14-070-002, located at 1129 Sweetland St., Scranton, PA, real owner RRR Investments LLC, Minimum Bid \$5,382.00

Sale #140 (21-CV-407): Tax Map No. 145.16-020-020, located at 104 Anthony St., Scranton, PA, real owners Michael Battle and Colleen Walsh, Minimum Bid \$2,126.93

Sale #141 (21-CV-408): Tax Map No. 145.16-040-059, located at 816 Capouse Ave., Scranton, PA, real owner Lori Lasnesky, Minimum Bid \$6,074.90

Sale #142 (21-CV-409): Tax Map No. 145.17-010-006, located at 214 South Filmore St., Scranton, PA, real owner Michael J. Matyas, Jr., Minimum Bid \$5,412.38

Sale #143 (21-CV-410): Tax Map No. 145.17-020-012, located at 1518 Luzerne St., Scranton, PA, real owner Kayla Sherman, Minimum Bid \$5,841.38

Sale #144 (21-CV-411): Tax Map No. 145.17-020-075, located at 306-308 13th Ave., Scranton, PA, real owner Michael A. Swingle and Michaelle M. Swingle, Minimum Bid \$7,677.00

Sale #145 (21-CV-412): Tax Map No. 145.17-040-029, located at 1610 Washburn St., Scranton, PA, real owner Macciocco Corp., Minimum Bid \$13,556.75

Sale #146 (21-CV-413): Tax Map No. 145.17-040-031, located at 1604 Washburn St., Scranton, PA, real owner Marie Sue Blasi, Minimum Bid \$4,004.88

Sale #147 (21-CV-414): Tax Map No. 145.17-040-042, located at 118 South Rebecca Ave., Scranton, PA, real owner Charles P. Lavitsky (Deceased) and Lorraine F. Lavitsky (Deceased), Minimum Bid \$5,428.25

Sale #148 (21-CV-416): Tax Map No. 145.18-020-034, located at 18-20 Stark Place, Scranton, PA, real owners Darren Benore and Deborah A. Miller, Minimum Bid \$2,350.58

Sale #149 (21-CV-417): Tax Map No. 231.04-020-060, located at Hemlock Dr., Clifton Township, PA, real owners Paul S. Cutter and Signa D. Cutter, Minimum Bid \$2,166.00

Sale #150 (21-CV-418): Tax Map No. 233.02-010-010, located at Williams Dr. Z-2901, Clifton Township, PA, real owner ARP Real Estate Holdings Inc., Minimum Bid \$2,583.51

Sale #151 (21-CV-419): Tax Map No. 233.04-040-007, located at Big Bass Dr. C-405, Clifton Township, PA, real owner Stephen G. Halasz, Minimum Bid \$2,586.51

Sale #152 (21-CV-421): Tax Map No. 233.04-110-011, located at Packanack Dr., Clifton Township, PA, real owners George C. Pittenger, Edgar J. Pittenger and James A. Pittenger d/b/a Pittenger Bros, Minimum Bid \$2,549.25

Sale #153 (21-CV-660): Tax Map No. 145.18-030-070, located at 209-211 St. Francis Cabrini Ave., Scranton, PA, real owner HSB Realty LLC, Minimum Bid \$4,964.25

Sale #154 (21-CV-664): Tax Map No. 145.18-060-003, located at 105-107 South Main Ave. L 2, Scranton, PA, real owner Robert Jones, Jr. and Robert Jones, Sr., Minimum Bid \$8,792.13

Sale #155 (21-CV-661): Tax Map No. 146.05-010-002, located at 1335-37-39 Glen and Sanderson, Scranton, PA, real owner William L. Foster, Minimum Bid \$5,340.00

Sale #156 (21-CV-662): Tax Map No. 146.05-010-034, located at 6 Plum Place, Scranton, PA, real owner Joseph Sasu, Minimum Bid \$3,806.00

Sale #157 (21-CV-663): Tax Map No. 146.05-020-004, located at 1358 Sanderson Ave., Scranton, PA, real owner Colleen A. Campbell, Minimum Bid \$6,192.50

Sale #158 (21-CV-670): Tax Map No. 155.16-030-034, located at 1342-1344 Rundle St., Scranton, PA, real owner Sylvia Pietrzak, Minimum Bid \$4,601.50

Sale #159 (21-CV-665): Tax Map No. 156.09-050-009, located at 1155 West Elm St., Scranton, PA, real owner Michael Cole, Jr., Minimum Bid \$7,241.13

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Sale #160 (21-CV-666): Tax Map No. 156.09-070-052, located at 1258 Bryn Mawr St., Scranton, PA, real owner Joseph J. Macciocco, Jr., Minimum Bid \$6,583.00

Sale #161 (21-CV-667): Tax Map No. 156.10-020-008, located at 433-435 South 9th Ave. L 9, Scranton, PA, real owner Raymond Midgley, Minimum Bid \$2,455.26

Sale #162 (21-CV-668): Tax Map No. 156.10-040-011, located at 724 Eynon St., Scranton, PA, real owner Jorge Santos, Minimum Bid \$4,984.25

Sale #163 (21-CV-669): Tax Map No. 156.13-080-065, located at 1117 Acker Ave., Scranton, PA, real owner Otniel Agape Tjan, Minimum Bid \$5,739.75

Sale #164 (21-CV-671): Tax Map No. 156.16-040-045, located at 415 Pittston Ave., Scranton, PA, real owners Michael Garvey and Mari Garvey, Minimum Bid \$9,715.35

Sale #165 (21-CV-672): Tax Map No. 166.12-010-010.04, located at 447 North Main Ave., Taylor, PA, real owner Peter Rusnak, Minimum Bid \$4,484.75

Sale #166 (21-CV-673): Tax Map No. 175.12-060-021, located at 114 Corcoran St., Old Forge, PA, real owners James Graziano and Rosemary Graziano, Minimum Bid \$5,703.50

Sale #167 (21-CV-674): Tax Map No. 175.19-050-002, located at Olivia St., Old Forge, PA, real owners Steve S. Soha and Anna M. Soha, Minimum Bid \$2,071.50

Sale #168 (21-CV-675): Tax Map No. 175.76-030-032, located at 215-217 Alicia St., Old Forge, PA, real owners Paul J. Seymour and Tara A. Seymour, Minimum Bid \$3,717.25

Sale #169 (21-CV-676): Tax Map No. 185.07-010-025, located at Wilson Rd. (No 4 Rd & Gravity), Moosic, PA, real owners Harry L. Wilson III and Joseph W. Wilson, Minimum Bid \$3,629.09

Sale #170 (21-CV-677): Tax Map No. 185.07-010-029, located at Rocky Glen Rd., Moosic, PA, real owners Harry L. Wilson III and Joseph W. Wilson, Minimum Bid \$1,298.00

Sale #171 (21-CV-678): Tax Map No. 185.07-010-030, located at Rear Rocky Glen Rd., Moosic, PA, real owners Harry L. Wilson III and Joseph W. Wilson, Minimum Bid \$3,776.50

Sale #172 (21-CV-679): Tax Map No. 218.01-010-007.02, located at 46 Kishel Dr., Spring Brook Township, PA, real owners Roger Kishel and Jeanna Kishel, Minimum Bid \$5,753.76

Sale #173 (21-CV-713): Tax Map No. 228.01-050-052, located at Caballero Ct. E-3 217, Covington Township, PA, real owners Robert P. Thomas and Geraldine Thomas, Minimum Bid \$2,633.26

Sale #174 (21-CV-714): Tax Map No. 228.01-060-015, located at Thoroughbred Terrace E4-243, Covington Township, PA, real owner Patrick Romano, Minimum Bid \$2,770.50

Sale #175 (21-CV-715): Tax Map No. 228.01-060-030, located at Thoroughbred Terrace E-4 258, Covington Township, PA, real owner Domingo G. Monserate and Erlinda C. Monserate, Minimum Bid \$2,826.59

Sale #176 (21-CV-716): Tax Map No. 228.01-060-056, located at Shetland Trail E 4 284, Covington Township, PA, real owners Lilia S. Sadornas and Mark Arthur Conopio, Minimum Bid \$2,274.76

Sale #177 (21-CV-717): Tax Map No. 228.01-060-066, located at Shetland Trail E-4 294, Covington Township, PA, real owners Lascelles Clue and Magetta Clue, Minimum Bid \$3,013.50

Sale #178 (21-CV-718): Tax Map No. 228.01-070-015, located at Broncbuster Trail E5-349, Covington Township,

PA, real owners Jose A. Barranco and Maria E. Barranco, Minimum Bid \$3,910.16

Sale #179 (21-CV-719): Tax Map No. 228.01-070-017, located at Skyview Dr. E-5 351 a/k/a Broncbuster Trail E5-351, Covington Township, PA, real owners Thomas D. Healy, Jr. and Connie C. Healy, Minimum Bid \$2,673.26

Sale #180 (21-CV-720): Tax Map No. 228.01-070-047, located at Buckaroo Byway E5-381, Covington Township, PA, real owners Anthony J. Vitale, Jr. and Alice Vitale, Minimum Bid \$2,873.76

Sale #181 (21-CV-721): Tax Map No. 016.07-020-021, located at 509 Hillside St., Fell Township, PA, real owners John Ligus and Joseph Ligus, Minimum Bid \$3,342.19

Sale #182 (21-CV-722): Tax Map No. 025.04-020-023, located at 324 Jefferson St., Fell Township, PA, real owners James D. Fitzgerald and Margaret Bruce, Minimum Bid \$4,730.04

Sale #183 (21-CV-724): Tax Map No. 035.19-040-022, located at Tuttle St., Fell Township, PA, real owner Anna Marchuck, Minimum Bid \$2,154.25

Sale #184 (21-CV-725): Tax Map No. 035.19-040-040, located at 142-144 Morse Ave., Fell Township, PA, real owners Laurence Backman and Paula Backman, Minimum Bid \$3,401.00

Sale #185 (21-CV-726): Tax Map No. 045.06-010-018, located at 311-319 Main St., Fell Township, PA, real owner Veronica A. Hannevig, Minimum Bid \$5,999.50

Sale #186 (21-CV-759): Tax Map No. 016.07-040-001.05, located at Rear T 453, Vandling, PA, real owner Karen K. Ligus, Minimum Bid \$1,837.25

Sale #187 (21-CV-760): Tax Map No. 016.07-040-001.10, located at Hillside St. L-3, Vandling, PA, real owner Karen K. Ligus, Minimum Bid \$1,622.25

Sale #188 (21-CV-869): Tax Map No. 156.15-010-045, located at 616 Cedar Ave., Scranton, PA, real owner PSN Realty, Inc., Minimum Bid \$9,255.31

Sale #189 (21-CV-856): Tax Map No. 157.07-040-023, located at 2209 Ash St., Scranton, PA, real owner Harry B. Strickland, Minimum Bid \$2,314.46

Sale #190 (21-CV-870): Tax Map No. 157.09-020-028, located at 1320 Vine St., Scranton, PA, real owner PSN Realty, Inc., Minimum Bid \$7,107.50

Sale #191 (21-CV-871): Tax Map No. 157.09-020-029, located at 1322 Vine St., Scranton, PA, real owner PSN Realty, Inc., Minimum Bid \$8,102.50

Sale #192 (21-CV-857): Tax Map No. 157.09-040-031, located at Corner of Prescott Ave. at Vine St., Scranton, PA, real owners Thomas J. Charles, Jr. and Lisa A. Charles, Minimum Bid \$10,354.95

Sale #193 (21-CV-858): Tax Map No. 157.09-060-031, located at 418-424 Prescott Ave., Scranton, PA, real owner Ted Kalinowski, Minimum Bid \$15,738.50

Sale #194 (21-CV-859): Tax Map No. 157.10-010-013, located at 1 Oakwood Place, Scranton, PA, real owner Thomas J. Wilke, Minimum Bid \$4,188.75

Sale #195 (21-CV-872): Tax Map No. 157.10-010-071, located at 1620-1622 Pine St., Scranton, PA, real owner PSN Realty, Inc., Minimum Bid \$12,870.44

Sale #196 (21-CV-873): Tax Map No. 157.10-020-030, located at 541 Harrison Ave., Scranton, PA, real owner PSN Realty, Inc., Minimum Bid \$6,115.75

Sale #197 (21-CV-874): Tax Map No. 157.10-020-031, located at 1516 Olive St., Scranton, PA, real owner PSN Realty, Inc., Minimum Bid \$5,603.69

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Sale #198 (21-CV-875): Tax Map No. 157.10-030-036, located at 444-446 Wheeler Ave., Scranton, PA, real owner PSN Realty, Inc., Minimum Bid \$9,695.50

Sale #199 (21-CV-860): Tax Map No. 157.10-040-010, located at 512-514 Wheeler Ave., Scranton, PA, real owners Michael W. Henningsen and Thomas G. Henningsen, Minimum Bid \$8,599.00

Sale #200 (21-CV-861): Tax Map No. 157.12-010-013, located at 937 Silkman Ave., Scranton, PA, real owner Gary Haffner, Minimum Bid \$2,200.00

Sale #201 (21-CV-862): Tax Map No. 157.14-010-003, located at 337-339 Wheeler Ave., Scranton, PA, real owners William Fitzgerald and Linda Fitzgerald, Minimum Bid \$8,665.25

Sale #202 (21-CV-863): Tax Map No. 157.19-010-036, located at Florida Ave., Scranton, PA, real owners Kurt P. Moran and Jill Moran, Minimum Bid \$3,992.83

Sale #203 (21-CV-864): Tax Map No. 157.54-020-010, located at 315-317 Wheeler Ave., Scranton, PA, real owners William Fitzgerald and Linda Fitzgerald, Minimum Bid \$9,041.81

Sale #204 (21-CV-876): Tax Map No. 157.54-020-038, located at 1644-1646 Roselyn Ave., Scranton, PA, real owner PSN Realty, Inc., Minimum Bid \$6,261.25

Sale #205 (21-CV-865): Tax Map No. 157.54-020-045, located at 1702 Linden St., Scranton, PA, real owner William Fitzgerald and Linda Fitzgerald, Minimum Bid \$9,040.81

Sale #206 (21-CV-866): Tax Map No. 166.16-020-014.03, located at Penman St. Lot 5B, Scranton, PA, real owners James N. Priorielli and Leeann Rossi, Minimum Bid \$2,294.55

Sale #207 (21-CV-867): Tax Map No. 166.20-020-034.08, located at Coyne Ave., Scranton, PA, real owner First American Title Insurance Company, Minimum Bid \$2,334.33

Sale #208 (21-CV-868): Tax Map No. 167.06-030-001, located at 1729 Cedar Ave., Scranton, PA, real owners Michael G. Mellner and Rhonda O. Mellner, Minimum Bid \$17,743.50

JOSEPH J. JOYCE, III, ESQUIRE,
SOLICITOR/TAX CLAIM BUREAU

DANIEL L. PENETAR, JR., ESQUIRE,
SOLICITOR/JUDICIAL SALE

LACKAWANNA JURIST

ESTATES

First Notice

NOTICE is hereby given that Letters Testamentary have been given in the **ESTATE OF MICHAEL BAK**, late of Olyphant Borough, Lackawanna County, Pennsylvania, who died January 22, 2021. All persons indebted to said Estate are required to make payment, and those having claims or demands, to present the same without delay to the Executor, Victor Minajew, and his attorneys, Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704.

RE: **ESTATE OF JOHN J. BURNS**, late of Clarks Summit, Lackawanna County, Pennsylvania (died January 6, 2021). Letters Testamentary having been granted, creditors shall make demand and debtors shall make payment to Timothy John Burns, Executor, c/o to Richard G. Reed Esquire of Kreder Brooks Hailstone LLP, 220 Penn Avenue, Suite 200, Scranton, Pennsylvania 18503.

ESTATE OF MARION B. GERRITY A/K/A MARION BEATRICE GERRITY, late of Throop, Lackawanna County, PA, (died January 20, 2021). Letters Testamentary were granted to Gerald Carpenter. Creditors present claims and debtors make payment to the Executor, or to Kim A. Giombetti, Esq., The Ritz Building, 222 Wyoming Avenue, Scranton, PA 18503, Attorney for the Estate.

NOTICE IS HEREBY GIVEN that Letters Testamentary in the **ESTATE OF VERONICA W. JAEGER**, (date of death: January 4, 2021) late of South Abington Township, Lackawanna County, Pennsylvania, have been granted to the undersigned. All persons indebted to said estate are required to make immediate payment and those having claims shall present them for settlement to: KARL H. JAEGER, EXECUTOR, KEVIN R. GREBAS, Esquire, COLBERT & GREBAS, P.C., 210 Montage Mountain Road – Suite A, Moosic, PA 18507.

ESTATE OF JOHN J. JASTRZEMBSKI, DECEASED, late of 58 LOCUST LN., GOULDSBORO, PA 18424, (Died January 29, 2021) ROBERT JASTRZEMBSKI, Executor; Dante A. Cancelli, Suite 260, 125 N. Washington Ave., Scranton, Pennsylvania 18503, Attorney.

ESTATE OF HAROLD W. JERAULD, late of LaPlume Township, Lackawanna County, Pennsylvania (died March 25, 2020). 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 William Bly Jerauld, Administrator, P.O. Box 33, LaPlume, Pennsylvania 18440 or to Travis M. Eckersley, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, PO Box 240, Clarks Summit, PA 18411.

ESTATE OF JOSEPHINE PANE late of Dunmore, Lackawanna County, Pennsylvania (died February 24, 2021). Notice is hereby given that Letters Testamentary have been issued to Lesa M. Ricciardi, Executrix 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 Lesa M. Ricciardi, c/o John J. McGee, Attorney for the Estate, P.O. Box 3298, Scranton, PA 18505.

ESTATE OF JOHN A. RETTURA, DECEASED, late of Scranton, Lackawanna County, Pennsylvania, (died February 5, 2021). Letters Testamentary having been granted, creditors shall make demand and debtors shall make

payment to Stephen J. Evers, Esq., Attorney for the Estate, 213 R. North State Street, Clarks Summit, PA, 18411.

RE: **ESTATE OF MARIA RUSSELLO**, late of Scranton, Lackawanna County, Pennsylvania (died February 18, 2021). Notice is hereby given that Letters Testamentary for the Estate have been issued to Antoinette Griffin and Charles Russello, Executors 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 Executors, or to John J. McGovern, Jr., Attorney for the Estate, 321 Spruce Street - Suite 201, Scranton, PA 18503.

ESTATE OF JOHN RAMSEY SIMPSON, JR., late of Dalton, Lackawanna County, Pennsylvania (died January 20, 2021). Letters Testamentary have 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 Dawn Richards, Executrix, of 307 West Main Street, PO Box 414, Dalton, Pennsylvania 18414 or to James W. Reid, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, P.O. Box 240, Clarks Summit, Pennsylvania 18411.

Notice is hereby given that Letters of Testamentary have been granted in the **ESTATE OF FREDERICK SMITH, JR., A.K.A. FREDERICK CLEVELAND SMITH**, late of 150 Edella Road, Clarks Summit, PA 18411 (Date of death: January 13, 2021). All persons indebted to said estate are required to make payments and those having claims or demands to present the same without delay to the Executor, Bruce F. Smith, 7 Cedar Circle, Hazleton, PA 18202, or: Donald G. Karpowich, Esquire, 85 Drasher Road, Drums, PA 18222.

RE: **ESTATE OF RITA T. WARNER, A/K/A RITA WARNER**, late of the City of Scranton, Pennsylvania (died February 8, 2021). Notice is hereby given that Letters Testamentary for the Estate of Rita T. Warner, a/k/a Rita Warner, have been issued to Sharon Ann Kippycash, a/k/a Sharon Kippycash, Executrix 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 Executrix at 710 Jefferson Blvd., Jefferson Township, PA 18436, or to Robert T. Kelly, Jr., Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Spruce Street, Suite 200, Scranton, PA 18503.

NOTICE IS HEREBY GIVEN that Letters Testamentary in the **ESTATE OF HOMER C. YOUNG**, (Date of Death: December 17, 2020) late of Clarks Summit, Lackawanna County, Pennsylvania, have been granted to the undersigned. All persons indebted to said estate are required to make immediate payment and those having claims shall present them for settlement to: AMY J. AYERS, EXECUTRIX, BRENDA D. COLBERT, ESQUIRE, COLBERT & GREBAS, P.C., 210 Montage Mountain Road – Suite A, Moosic, PA 18507.

Second Notice

ESTATE OF JOYCE M. EASON A/K/A JOYCE EASON, late of Madison Township, Lackawanna County, PA. Kenneth D. Eason, 90 Savitz Road, Moscow, PA 18444, Executor; Nicholas A. Barna, 207 Tenth Street, Honesdale, PA 18431, Attorney.

LACKAWANNA JURIST

ESTATE OF LOIS J. FADDEN, late of the Borough of Peckville. 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: Tony Pirrami, Administrator, 12 Flora Drive, Peckville, PA 18452 or to the attorney: Latisha Bernard Schuenemann, Esquire, Leisawitz Heller Abramowitch Phillips, P.C., 2755 Century Boulevard, Wyomissing, PA 19610.

ESTATE OF EUGENE J. GALLAGHER late of Clarks Summit, Lackawanna County, Pennsylvania (died December 21, 2020). Notice is hereby given that Letters Administration have been issued to Beth Gallagher, 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 Beth Gallagher, c/o John J. McGee, Attorney for the Estate, P.O. Box 3298, Scranton, PA 18505.

Notice is hereby given that Letters Testamentary have been granted to Janine Crissey, Executrix of the **ESTATE OF PETER HNAUSKO**, late of Covington Township, who died on November 11, 2020. All persons indebted to Estate are required to make payment and those having claims or demands are to present the same without delay to the Administrator or to Raymond C. Rinaldi, II, Esquire, Rinaldi & Poveromo, P.C., P.O. Box 826, Scranton, PA, 18501.

ESTATE OF PHYLLIS KNIPPER, late of Archbald, Lackawanna County, Pennsylvania. Notice is hereby given that Letters of Testamentary on the above estate have been granted to Amy Pawlikowski, Executrix. All person 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 Stephen T. Kopko, Esquire, Cummins Law, 610 Morgan Highway, Clarks Summit, PA 18411.

ESTATE OF HELEN F. LISIEWSKI AKA HELEN LISIEWSKI, late of Scranton, PA (died January 26, 2021). Joseph E. Lisiewski, Executor, Chester M. Bestrycki, Jr., Attorney for the Estate, Law Offices of Chester M. Bestrycki, Jr., 135 Phinney Street, Scranton, PA 18505.

ESTATE OF FLORENCE R. MAGNOTTA, deceased of the Borough of Dunmore, Lackawanna County, Pennsylvania. Letters Testamentary on the above estate having been granted to Carissa Marie Gilboy and Mary Ann Conway, Co-Executors, all persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to their attorney, Anthony J. Magnotta, Esquire, 1307 Purdytown Turnpike, Suite A, Lakeville, PA 18438

ESTATE OF THOMAS STEVEN PELAK, late of Mayfield, PA. Kathleen Pelak, c/o David W. Crosson, Esq., Crosson Richetti & Daigle, LLC, 609 W. Hamilton St., Suite 210, Allentown, PA 18101, Administratrix. Crosson Richetti & Daigle, LLC, 609 W. Hamilton St., Suite 210, Allentown, PA 18101

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF BETTY MARIE PISARSKI**, Deceased, late of Jefferson Township, PA who died on January 26, 2021, to Michael P. Pisarski. 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 Administrator, Michael P. Pisarski, 132 George Drive, Jefferson Township, PA 18436, or to Michael J. Krushinski, Esquire, Attorney for the Estate at 418 Main Street, Dickson City, PA 18519.

In the **ESTATE OF JULIUS J. PREZELSKI**, late of Moosic, Lackawanna County, Pennsylvania. Letters Testamentary in the above estate have been granted to Janis Vollkommer. All persons indebted to said estate are requested to make prompt payment and all having claims against said estate will present them without delay to: Marissa McAndrew, Esquire, Briechle Law Offices, PC, 707 Main Street, PO Box 157, Forest City, PA 18421. Attorney for the Estate

Notice is hereby given that Letters of Administration have been granted in the following Estate. All persons indebted to said Estate are required to make payment, and those having claims or demands to present the same without delay to the Administrator named. **ESTATE OF MARLENE TAGLIATERRA**, Old Forge, PA. Renee Tagliaterra, Administrator; Rocco V. Valvano, Jr., Esquire, Attorney, 321 Spruce Street, Suite 201, Scranton, PA 18503.

NOTICE is hereby given that Letters of Administration have been granted in the **ESTATE OF URSULA TAGLIATERRA**, late of Borough of Old Forge, Lackawanna County, who died June 20, 2019. All persons indebted to said Estate are requested to make payment and those having claims to present the same, without delay, to the Co-Administrator, Brian Rodell, and his Attorney, DAVID CHERUNDOLO, ESQUIRE, 410 JEFFERSON AVENUE, SCRANTON, PA 18510.

ESTATE OF MARY ANN WARE, late of Clarks Summit, Lackawanna County, Pennsylvania (died November 5, 2020). Letters Testamentary in the above estate 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 Tami Ware Thompson, 407 Winola Road, Clarks Summit, PA 18411, Executor, or to Kimberly Kost Scanlon, Esquire, of Oliver, Price & Rhodes, Attorneys for the Estate, 1212 S. Abington Road, P.O. Box 240, Clarks Summit, PA 18411.

Third Notice

ESTATE OF WILLIAM A. BORENT, SR. A/K/A WILLIAM A. BORENT A/K/A WILLIAM BORENT, SR. late of Taylor Borough, Lackawanna County, Pennsylvania (died August 06, 2020). Personal Representative is Donna M. Borent, 720 Rear S. Main Street, Taylor, PA 18517. Attorney for the Estate is Marissa Steppacher Ellis, Esq. Steppacher Law Offices, LLC., 224 Adams Avenue, Courthouse Square, Scranton, Pennsylvania 18503.

IN RE: **ESTATE OF EDWARD F. COMMODARIO**, late of Peckville, Pennsylvania, died January 22, 2021. Notice is hereby given that Letters of Administration, on the above estate have been granted to April Commodario. 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 above or to Theresa J. Malski-Pezak, Esquire, 907 Church Street, Jessup, Pennsylvania 18434, Attorney for the Estate.

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted in the **ESTATE OF STEPHEN DEMORA**, Deceased, late of 439 Hudson Street, Jermy, Lackawanna County, Pennsylvania 18433, who died on January 28, 2021. All persons indebted to the Estate are requested to make payment and those having claims or

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demands are to present same, without delay, to the Administrator, Daniel D. Demora, or Michael N. Krisa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447.

ESTATE OF ALBERTA J. EAGLETON A/K/A ALBERTA JOAN SIMEL EAGLETON, late of the City of Scranton, Lackawanna County, Pennsylvania 18510, who died on November 4, 2020. Letters Testamentary have been granted to Dawn M. Eagleton. All persons indebted to the Estate are required to make payment and those having claims or demands to present the same without delay to John J. Warring, Attorney for the Estate, c/o The Warring Law Firm, 645 North Webster Avenue, Scranton, Pennsylvania 18510.

ESTATE OF LESLIE M. FERKO, SR., late of Clarks Summit, Lackawanna County, Pennsylvania, (died January 26, 2021). Notice is hereby given that Letters Testamentary have been issued to Sandra Lynn Agentowicz and Leslie Martin Ferko, Jr., Co-Executors of the Estate. **MARIANNE M. STIVALA, ESQUIRE, BRIAN J. CALI & ASSOCIATES, 103 EAST DRINKER STREET, DUNMORE, PENNSYLVANIA 18512.**

ESTATE OF EVERETT V. FITCH, III, late of Scranton, PA (died December 6, 2020). Notice is hereby given that Letters of Testamentary for the Estate of Everett V. Fitch, III, have been issued to Elaine Stanton, Executor of the Estate. All those having claims or demands against the Estate shall present claims or remit payment without delay to Mark J. Conway, Attorney for the Estate, 502 South Blakely Street, Dunmore, Pennsylvania 18512.

ESTATE OF HELEN G. HOPKINS A/K/A HELEN GRACE HOPKINS, Deceased, late of Scranton, Lackawanna County, Pennsylvania (died January 11, 2021). Letters Testamentary having been granted to Vera Ruth Warburton, Executrix; all persons indebted thereto shall make payment and all creditors shall present their claims without delay to Paul Keeler, Esquire, Attorney for the Estate, 415 South State St., Clarks Summit, Pennsylvania, 18411.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF JOSEPH HUCHENSKI**, Deceased, late of 818 Hill Street, Mayfield, Lackawanna County, Pennsylvania 18433, who died on January 21, 2021. All persons indebted to the Estate are requested to make payment and those having claims or demands are to present same, without delay, to the Executor, John W. Withka a/k/a John Withka, Jr., or Michael N. Krisa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447.

ESTATE OF JOSEPH M. MUSEWICZ, late of Scranton, Pennsylvania (Died: November 24, 2020) Julia M. Baker, Executrix or Barbara J. O'Hara, Esquire, Attorney for the Estate, 1421 E. Drinker Street, Dunmore, Pennsylvania 18512.

ESTATE OF JOSEPH NEUSHALL, late of Scranton, PA; died September 8, 2020; Charles Neushall, Executor; Patrick M. Rogan, Attorney for the Estate, 277 Scranton Carbondale Highway, Scranton, PA 18508.

ESTATE OF ANGELA A. PAGE, ESTATE NUMBER 35-2021-119, DECEASED, LATE OF SCOTT TWP, LACKAWANNA COUNTY, PA: DIED APRIL 25, 2020. 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 JOSEPH P. CACOSSA, 224

CREAMTON DR., WAYMART, PA 18472-6030.

RE: **ESTATE OF PAMELA PANGONIS** (died February 19, 2021), late of Glenburn, Pennsylvania. Letters of Administration in the above estate having been granted, creditors shall make demand and debtors shall make payment to Kyle Pangonis, Executor, or C. H. Welles IV, Attorney for the Estate, 7th Floor Bank Towers, 321 Spruce Street, Scranton, Pennsylvania 18503. **WELLES & MCGRATH**, Attorneys for the Estate.

RE: **ESTATE OF MAUREEN PESAVENTO**, late of Scranton, Lackawanna County, Pennsylvania (died January 18, 2021). Notice is hereby given that Letters Testamentary for the Estate have been issued to Mary Icker and John Pesavento, Executors 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 Executors, or to John J. McGovern, Jr., Attorney for the Estate, 321 Spruce Street - Suite 201, Scranton, PA 18503.

ESTATE OF LOIS J. PHILLIPS ESTATE NUMBER 35-21-26, DECEASED, LATE OF SCRANTON, LACKAWANNA COUNTY, PA: DIED NOVEMBER 30, 2020. 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 DEBORAH VOGEL, 566 WEST LONG LAKE ROAD, TRAVERSE CITY, MI 49685 AND BETH PHILLIPS-GLACKEN, 2331 BRIXTON ROAD, COLUMBUS, OH 43221.

ESTATE OF ROBERT A. SANTARELLI, late of the Borough of Jessup, Lackawanna County, Pennsylvania (died January 1, 2021). Notice is hereby given that Letters of Testamentary on the above estate have been granted to Ronald R. Santarelli and Anthony J. Santarelli, both of Jessup, PA. All persons indebted to the said estate are required to make payment and those having claims to present the same without delay to the Personal Representatives named herein named herein, or to Patrick N. Coleman, Esquire, Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

ESTATE OF PAUL A. SHEYPUK aka PAUL SHEYPUK ESTATE NUMBER 35-2021-79, DECEASED, LATE OF JERMYN, LACKAWANNA COUNTY, PA: DIED DECEMBER 17, 2020. 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 DIANE SHEYPUK, 124 WORTH CHURCH ROAD, JERMYN, PA 18433.

NOTICE IS HEREBY GIVEN that Letters Testamentary, have been granted in the **ESTATE OF MARGARET E. SNYDER**, late of South Abington Township, PA (died January 4, 2021). 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: Marsley Holderman, Executrix; or Terrence J. McDonald, Atty., 103 East Drinker Street, Dunmore, PA 18512.

ESTATE OF RUSSELL J. SYMONS, ESTATE NUMBER 35-2021-215, DECEASED, LATE OF GREENFIELD TWP, LACKAWANNA COUNTY, PA: DIED JANUARY 26, 2021. NOTICE IS HEREBY GIVEN THAT LETTERS OF TESTAMENTARY HAVE BEEN GRANTED IN THE ABOVE ESTATE. ALL PERSONS INDEBTED TO SAID

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ESTATE ARE REQUIRED TO MAKE PAYMENTS, AND THOSE HAVING CLAIMS OR DEMANDS ARE TO PRESENT THE SAME WITHOUT DELAY TO LESLIE MARIE SEAL, 5906 CARTERS OAK COURT, BURKE, VA 22015 AND KIMBERLY ANN LISACK 43241 LIGHTHOUSE PLACE, CHANTILLY, VA 20152.

ESTATE OF DONALD C. WALKER late of Dunmore, Lackawanna County, Pennsylvania (died February 5, 2021). Notice is hereby given that Letters Testamentary have been issued to Laurie Sica, 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 Laurie Sica, c/o John J. McGee, Attorney for the Estate, P.O. Box 3298, Scranton, PA 18505.

FICTITIOUS NAME

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Act of Assembly No. 295, effective March 16, 1983, of the filing in the office of the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, an application for the conduct of a business in Lackawanna County, Pennsylvania under the assumed or fictitious name, style or designation of Name: Dunmore Comprehensive Treatment Center, with its principal place of business at: 118 Monohan Avenue, Dunmore, PA 18512. The names and addresses of all persons or entities owning or interested in said business is Habit Opco, LLC, 6100 Tower Circle, Suite 1000, Franklin, TN 37067.

T1-3/26

NOTICE

TO: Kyle Mickavicz
Address unknown

NOTICE

A petition has been filed asking the Court to put an end to all rights you have to your child E.B., born 7/8/18, biological child of Kyle Mickavicz. The Court has set a hearing to consider ending your rights to your children. That hearing will be held on April 22, 2021 at 1:30 PM at the Lackawanna County Family Court Center, First Floor, 123 Wyoming 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

T1-3/26

NOTICE

"NOTICE TO LEGATEES"

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

The following accounts have been filed and may be examined in the Office of the Register of Wills and Clerk of Orphans' Court. If you desire to object, the same may be accomplished by filing that objection in writing with the Clerk of Orphans' Court on or before Monday, the 5th of April, 2021.

The accounts will be filed by the clerk, with the Court for adjudication and confirmation on Tuesday, the 6th of April, 2021. Distribution may be ordered or authorized without further notice if no objections are filed prior to that date.

35-1983-724 Twelfth & Partial Account.
Abington Hills Cemetery PNC Bank N.A. Trustee.
Trust Fund No 1 J. Stephen Feinour, Esquire.

35-1983-724 Twelfth & Partial Account.
Abington Hills Cemetery PNC Bank N.A. Trustee.
Trust Fund No 2 J. Stephen Feinour, Esquire.

35-1983-724 Twelfth & Partial Account.
Hyde Park Cemetery PNC Bank N.A. Trustee.
Trust Fund J. Stephen Feinour, Esquire.

35-2019-759 First & Final Account.
Carol P. Lesnefsky Julieann Hockenberry, Executrix.
Deceased Eugene J. Doud, Esquire

T1-3/26

NOTICE

North Pocono School District
vs.

St. Squared Irrevocable Living Trust
- No. 2019-51066 -

Court of Common Pleas of Lackawanna County, PA.

Notice is given that the above was named as Defendant in a civil action by Plaintiff to recover 2018 real estate taxes for property located at 7 Livingston Lane, Clifton Twp., PA, PIN #23304-100-016. A Writ of Scire Facias for \$4,348.88 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered. 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 Plaintiff. You may lose money, 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

LACKAWANNA JURIST

OR TELEPHONE THE OFFICES SET FORTH BELOW TO
FIND OUT WHERE YOU CAN GET LEGAL HELP.

Northeastern PA Legal Services,
33 N. Main St., Ste. 200, Pittston, PA 18640,
570.299.4100.

Portnoff Law Assoc., Ltd.,
P.O. Box 391, Norristown, PA 19404-0391,
866.211.9466
T1-3/26

NOTICE

Carbondale Area School District
vs.
Joseph Brennan
- No. 2019-51542 -
Court of Common Pleas of Lackawanna County, PA.

Notice is given that the above was named as Defendant in a civil action by Plaintiff to recover 2018 and 2019 real estate taxes for property located at 212 Belmont Street, Carbondale, PA, PIN #04510-050-001. An Amended Writ of Scire Facias for \$18,834.22 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered. 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 Plaintiff. You may lose money, 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 OFFICES SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Northeastern PA Legal Services,
33 N. Main St., Ste. 200, Pittston, PA 18640,
570.299.4100.

Portnoff Law Assoc., Ltd.,
P.O. Box 391, Norristown, PA 19404-0391,
866.211.9466
T1-3/26

NOTICE

IN THE COURT OF COMMON PLEAS
Lackawanna COUNTY
CIVIL ACTION - LAW
ACTION OF MORTGAGE FORECLOSURE
Term No. 2020-00213
NOTICE OF ACTION IN MORTGAGE FORECLOSURE

LAKEVIEW LOAN SERVICING, LLC

Plaintiff
vs.

The Unknown Heirs of Ann M. Booth, Deceased
Mortgagor and Real Owner
Defendant

The Unknown Heirs of Ann M. Booth, Deceased, MORTGAGOR AND REAL OWNER, DEFENDANT whose last known address is 228 Linda Lane Scranton, Pa 18504. THIS FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT.

You are hereby notified that Plaintiff LAKEVIEW LOAN SERVICING, LLC, has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Lackawanna County, Pennsylvania, docketed to No. 2020-00213 wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 228 Linda Lane Scranton, PA 18504 whereupon your property will be sold by the Sheriff of Lackawanna.

NOTICE

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after the Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claim in the Complaint of for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, 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.

NORTHEASTERN PENNSYLVANIA LEGAL SERVICES
33 N. Main Street
Suite 200
Pittston, PA 18640
570-299-4100

Michael T. McKeeever
Attorney for Plaintiff
KML Law Group, P.C., PC
Suite 5000, BNY Independence Center
701 Market Street
Philadelphia, PA 19106-1532
215-627-1322