

LACKAWANNA JURIST

BY VIRTUE OF CERTAIN WRITS OF EXECUTION ISSUED OUT OF THE COURTS OF COMMON PLEAS OF LACKAWANNA COUNTY, THE SHERIFF WILL EXPOSE AT PUBLIC SALE, BY VENUE OR OUTCRY, ALL THE RIGHT, TITLE AND INTEREST OF THE DESCRIBED LOTS, PIECES OR PARCELS OF LAND TO THE HIGHEST AND BEST BIDDER FOR CASH OR CERTIFIED FUNDS (SUBJECT TO PAYMENT OF ANY UNPAID TAXES) AT THE COURTHOUSE IN THE CITY OF SCRANTON, COUNTY OF LACKAWANNA, AND STATE OF PENNSYLVANIA, ON FRIDAY, **OCTOBER 15, 2021** AT TEN O'CLOCK IN THE FORENOON OF SAID DAY.

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

SALE 1

By virtue of a Writ of Execution filed to No. 18-CV-05780 CL45 MW LOAN 1, LLC, owner(s) of property situate in Second Ward Borough of Old Forge, Lackawanna County, Pennsylvania being 120 S. Keyser Avenue a/k/a 120 Keyser Avenue, Old Forge, PA 18518.

Property ID #: 16519 010 00503
Assessed Value Figure: Land Value \$4,250,
Improvement Value \$16,750, TOTAL: \$21,000.00
Improvements thereon: single family dwelling
Attorney: Kimberly A. Bonner, Esq
Sheriff to Collect: \$75,398.87

SALE 2

By virtue of a Writ of Execution filed to No. 21 CV 79 FREEDOM MORTGAGE CORPORATION vs. STEVEN P. REED as Administrator of the Estate of JOHN A. REED AKA JOHN REED, Deceased, owner(s) of property situate in City of Scranton, Lackawanna County, PA. Being: 1090 Mohawk Street, Scranton, PA 18508
Assessment Map #: 12302020020
Assessed Value Figure: \$10,000.00
Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$104,229.63

Situate in the Third Ward of the City of Scranton, County of Lackawanna and State of PA, said lot being represented and designated as Lot Number Fifteen (15) on Mohawk Street (formerly Tenth Street) on map of building lots on lands of Charles S. Weston known as the Clark Mines Property and being Ninety (90) feet in front on said Mohawk Street and fifty and one-half (50 ½) feet in rear and being One Hundred Eighteen (118) feet more or less in depth along the Northeasterly boundary line of said lot and One Hundred Seventeen (117) feet more or less along the Southwesterly boundary line thereof which is contiguous to a lot of land now or lately owned by Thomas Gilligan and described as Lot Number Fourteen (14) on said plot of lots.

SALE 3

By virtue of a Writ of Execution filed to No. 19CV5861 M&T BANK vs. CATHERINE A. ZURASKI and RICHARD G. ZURASKI, owner(s) of property situate in City of Carbondale, Lackawanna County, Pennsylvania. Being: 30 Clark Avenue, Carbondale, PA 18407
Assessment Map #: 04510040025
Assessed Value Figure: \$8,500.00
Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$106,632.34

BEGINNING at a corner in line of Lot No. 7, next to lot heretofore sold by E.T. Cure to George W. Norris; thence southerly along line of Lot No. 7 seventy-five (75) feet to the northerly line of Clark Avenue; thence westerly along said line of Clark Avenue fifty (50) feet to a corner of Lot No. 5 of the Reynolds and Lathrope Allotment, now or formerly of Charles O. Mellon; thence northerly along line of said Lot No 5 seventy-five (75) feet to the southerly line of land now or formerly of George W. Norris; thence in an easterly direction along line of land now or formerly of said George W. Norris fifty (50) feet to the place of beginning.

SALE 4

By virtue of a Writ of Execution filed to No. 20 Civil 3519, Deutsche Bank National Trust Company, as Trustee for Morgan Stanley Capital I INC. Trust 2006-HE2 Mortgage Pass-Through Certificates, Series 2006-HE2 v. Bendex Properties, LLC and Tiffany F. Buck, owners of property situate in the 21st Ward of the City

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of Scranton, Lackawanna County, PA being 772 N. Lincoln Avenue, Scranton, PA 18504.
Front: 40 ft. Depth: 144 ft.
Property ID #: 14510040030
Assessed Value figure: \$11,000.00
Improvements thereon: Residential Real Estate
Attorney: Kenya Bates, Esquire
Sheriff to collect: \$169,085.19

SALE 5

By virtue of a Writ of Execution filed to No. 20-CV-4560 FEDERAL HOME LOAN MORTGAGE CORPORATION AS TRUSTEE FOR THE BENEFIT OF THE SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2018-3 vs. JANE E. BURROUGHS, owner(s) of property situate in Borough of Dunmore, Lackawanna County, PA. Being: 501 Dudley Street, Dunmore, PA 18512
Assessment Map #: 14615050003
Assessed Value Figure: \$9,000.00
Improvements thereon:
A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$129,843.03
All That Certain Piece or Parcel of Land Situate; Lying and Being in the Borough of Dunmore, County of Lackawanna and Commonwealth of PA, Bounded and Described as Follows, To Wit:

SALE 6

By virtue of a Writ of Execution, filed to No. 20-CV-3576 Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust B vs. Steven Christiano and Jami Wasilko owner of property situate in the City of Scranton, Lackawanna County, PA being 1624-1626 Price Street, Scranton, PA 18504 and 1628 Price Street, Scranton, PA 18504
Property ID #: 14513080023 & 14513080025
Assessed Value Figure: \$12,300.00
Improvements Thereon: Residential Property
Attorney: Jill M. Fein, Esquire Hill Wallack, LLP
Sheriff to collect: \$93,407.45, plus interest at the per diem rate of \$11.08 from May 17, 2021 until October 15, 2021
THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE CITY OF SCRANTON, COUNTY OF LACKAWANNA, AND COMMONWEALTH OF PENNSYLVANIA, TO WIT:
ALL THAT CERTAIN PARCEL OF LAND IN THE CITY OF SCRANTON, LACKAWANNA COUNTY, COMMONWEALTH OF PA BEING THE SAME FEE SIMPLE PROPERTY CONVEYED BY DEED FROM ROY GILGALLON AND LYNDA

GILGALLON, DATED 06/30/06 RECORDED ON 7/7/06 IN INSTRUMENT NO. 200618994 IN LACKAWANNA COUNTY RECORDS, COMMONWEALTH OF PENNSYLVANIA.

SALE 7

By virtue of a Writ of Execution filed to No. 18-CV-05781 CL45 MW LOAN 1, LLC, owner(s) of property situate in Borough of Old Forge, Lackawanna County, PA being 1035 Robert Road, Old Forge, PA 18518
Property ID #: 16519 020 018
Assessed Value Figure: Land Value \$6,250, Improvement Value \$12,750 TOTAL: \$19,000
Improvements thereon:
Single family dwelling
Attorney: Kimberly A. Bonner, Esq
Sheriff to collect: \$75,398.87

SALE 8

Robertson, Anschutz, Schneid, Crane & Partners, PLLC A Florida Limited Liability Company 133 Gaither Drive, Suite F Mt. Laurel, NJ 08054 Phone: (855) 225-6906 Fax: (866) 381-9549 ATTORNEYS FOR PLAINTIFF chjans@raslg.com
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT LOAN TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-8 Plaintiff v. JAMES P. BOSKET; AMY L. BOSKET Defendant(s)
COURT OF COMMON PLEAS LACKAWANNA COUNTY NO: 2020-01876
ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE BOROUGH OF OLYPHANT, LACKAWANNA COUNTY, PA: BEING KNOWN AS: 113 HULL AVENUE OLYPHANT, PA 18447
PIN: 11410040012
DIMENSIONS: 41 X 63
TOTAL VALUE: \$9000
IMPROVEMENTS: RESIDENTIAL PROPERTY
By: Robert Flacco, Esquire ID No. 325024 rflacco@raslg.com Attorney for Plaintiff

SALE 9

By virtue of a Writ of Execution filed to No. 20-CV-4485 Kevin Cunningham vs. Nicole Fife, owner(s) of property situated in City of Scranton, Lackawanna County, PA being 220 Linden St, Apt 310, Scranton, PA 18503.

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Assessment Map #: 1453-CON-01071

Assessed Value Figure: \$5,496

Improvements thereon:

A residential dwelling Condo Unit

Attorney: John J. McGovern, Esq.

Sheriff to Collect: \$71,116.40

SALE 10

By virtue of a Writ of Execution filed to No. 2021-00558 KeyBank, NA, s/b/m First Niagara Bank, NA (Plaintiff) v Debi Durling (Defendant(s)) owner(s) of property situate in City of Scranton, Lackawanna County, PA being 1433 Wyoming Avenue, Scranton, PA 18509

Dimensions: 40x187

Property ID #: 14605060017

Assessed Value Figure: \$10,000.00

Improvements thereon:

Single family dwelling

Attorney: Joseph E. DeBarberie, Esquire

Sheriff to collect: \$92,539.63

SALE 11

By virtue of a Writ of Execution filed to No. 21CV647 Pentagon Federal Credit Union (Plaintiff) vs. Sharon E. Thomas, Administrator of the Estate of Christopher Lepkowski (Defendant). Christopher Lepkowski, owner of property situate in Borough of Jessup Lackawanna County, PA being 534 2nd Avenue Jessup, PA 18434

Dimensions: 30x150, Residential single dwelling

Property ID #: 115060600422

Assessed Value figure: \$6600.00

Improvements thereon: Residential Single Dwelling

Attorney: Michelle Pierro, Esq.

PA ID# 317454, Weltman, Weinberg & Reis Co., L.P.A.

Sheriff to collect: \$89,251.32

SALE 12

By virtue of a Writ of Execution filed to No. 2019-CV-4934, The Fidelity Deposit and Discount Bank, Plaintiff, vs. Thomas J. Carroll, Sr., a/k/a Thomas J. Carroll, and Mary Anne Carroll, a/k/a Molly Carroll, Defendants and Owners of the property situate in the Borough of Moosic, Lackawanna County, PA, being known as 312 Glenmaura Drive, Moosic, PA 18507. Containing 30,113 square feet of land more or less.

Property ID #: 19401-010-074

Assessed Value: \$38,000.00

Improvements Thereon: Residential Single Dwelling

Attorney: Rocco Haertter, Esquire

Sheriff to Collect: \$625,368.96

SALE 13

By virtue of a Writ of Execution filed to No.

19CV4058 US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST vs. DENISE FORD A/K/A DENISE V. FORD and MICHAEL FORD, owner(s) of property situate in BOROUGH OF DUNMORE, Lackawanna County, PA. Being: 1330 1332 Jefferson Avenue, Dunmore, PA 18509
Assessment Map #: 14610020019
Assessed Value Figure: \$17,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$82,314.65

ALL THAT CERTAIN piece or parcel of land, situate, lying and being in the Borough of Dunmore, in the County of Lackawanna, and State of Pennsylvania, and situated on Jefferson Avenue, being lot number twelve (12) in block number three hundred and sixteen (316) upon the plot or map of Walsh's addition to Scranton and Dunmore, said lot is forty (40) feet in width and one hundred and ninety (190) feet more or less in depth extending to the line of the property of O.S. Johnson. The measurement of the depth to commence ten (10) feet inside of the sidewalk with the right to enclose, use and occupy ten (10) feet in front of said lot for yard, vault, porch, cellarway, shrubbery or bay-window, but without the right to erect any buildings thereon. Excepting and reserving, however, to the legal owners thereof of all coal and minerals beneath the surface of said land with the right to mine and remove the same as they are reserved in deed for this land from Sebastian Greimel and wife to Caroline Smith, dated June 29, 1983, and recorded in Lackawanna County in Deed Book No. 100 Page 433.

SALE 14

Property of: The Estate of Susan Druther, a/k/a Susan L. Druther, Deceased, By Leslie Ann Acker, a/k/a Leslie Ann Gorel, Executrix and Leslie Ann Acker, a/k/a Leslie Ann Gorel, Individually
Execution No. 2021-CV-1349
Judgment Amount: \$38,588.32
MUNICIPALITY: 2nd Ward of the Borough of Mayfield

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE ESTATE OF SUSAN DRUTHER, A/K/A SUSAN L. DRUTHER, DECEASED, BY LESLIE ANN ACKER a/k/a LESLIE ANN GOREL, EXECUTRIX, AND LESLIE ANN ACKER A/K/A LESLIE ANN GOREL, INDIVIDUALLY, TO THE FOLLOWING DESCRIBED PROPERTY:

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A parcel of land situated in the 2nd Ward of the Borough of Mayfield, County of Lackawanna, State of Pennsylvania, more fully described as follows: Being more fully described in Deed dated September 17, 1987 and recorded September 21, 1987, in the Recorder of Deeds of Lackawanna County, PA, in Deed Book 1223, Page 659, and Deed of Release dated April 5, 2016 by Rebecca Ann Mursch in favor of Leslie Ann Gorel, now by marriage Leslie Ann Acker, recorded on April 21, 2016 in the Office of the Recorder of Deeds of Lackawanna County, Pennsylvania at Instrument No. 201605632. Tax Parcel #: 07405-040-064 Acreage: Currently Unknown Improvements/Address: Residential Structure commonly known as 610-612 Pine Street, Mayfield, PA 18433.

ATTORNEY: David W. Raphael, Corporate Counsel
ADDRESS: FIRST NATIONAL BANK OF PENNSYLVANIA 100 FEDERAL STREET, 4TH FLOOR PITTSBURGH, PA 15212 PHONE: 412-465-9718
Date: 6/1/21
FIRST NATIONAL BANK OF PENNSYLVANIA
By: David W. Raphael, Esquire Attorney for Plaintiff First National Bank of Pennsylvania

SALE 15

BY VIRTUE OF A WRIT OF EXECUTION PEOPLES SECURITY BANK & TRUST, successor in interest to PENN SECURITY BANK & TRUST CO. vs. THE ESTATE OF NORMA LIPMAN, through its Executor, Joseph LIPMAN, Docket No. 2020-CV-02716
Jack Lipman and Norma Arlene Lipman are the owners of property situate in Scranton, County of Lackawanna, Commonwealth of PA, Being 602 Taylor Avenue, Scranton, PA 18503
Assessment Map #: 15705-030-023
Assessed Value Figure: 17,000
Improvements Thereon: improved real estate with a residential single family dwelling
Attorney: HOURIGAN, KLUGER & QUINN, PC 600 Third Avenue Kingston, PA 18704
Sheriff to collect: \$93,202.91 (plus costs)

SALE 16

By virtue of a Writ of Execution filed to No. 20-472 The Fidelity Deposit & Discount Bank vs. 326 R. Hickory St, LLC, owner(s) of property situate in Peckville Lackawanna County, Pennsylvania being 326 R. Hickory St. Peckville, PA 18452
Dimensions: 32,636 sq. ft & 30,912 sq. ft
Property ID #: 10414 010 003 & 10414 010 052

Assessed Value figure: \$35,000.00
Improvements thereon:
Attorney: Cimini
Sheriff to collect: \$95,500.09

SALE 17

By virtue of a Writ of Execution filed to No. 2021-00754 Wells Fargo Bank, N.A. v Victor Martin owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 1015 Marion Street, Scranton, PA 18509
Dimensions: 40x106
Property ID #: 14605050019
Assessed Value Figure: \$14,000.00
Improvements thereon: single family dwelling
Attorney: Joseph E. DeBarberie, Esquire
Sheriff to collect: \$115,421.44

SALE 18

By virtue of a Writ of Execution filed to No. 20 CV 1386, Wells Fargo Bank, N.A., as Trustee for Park Place Securities, Inc. Asset-Backed Pass-Through Certificates Series 2004-WHQ2 v. The Unknown Heirs to the Estate of Thomas Terranella, deceased and Douglas M. Terranella, as Known Heir to the Estate of Thomas Terranella, deceased and Ronald L. Terranella, as Known Heir to the Estate of Thomas Terranella, deceased and David J. Terranella, as Known Heir to the Estate of Thomas Terranella, deceased, owner of property situate in Carbondale, Lackawanna COUNTY, PA being 23 Richmond Street, Carbondale, PA 18407.
Dimensions: 25X137X25X130
Being Premises: 23 Richmond Street, Carbondale, PA 18407
Improvements Consists of Residential Multi Dwelling Parcel Nos. 04510020003 and 04510020004
Assessed Value Figure: \$5,500.00
Attorney: Andrew J. Marley, Esq.
Sheriff to Collect: \$75,231.94

SALE 19

By virtue of a Writ of Execution in Case Number: 2021-01297 Towd Point Mortgage Trust 2016-2, U.S. Bank National Association as Indenture Trustee (Plaintiff) vs. Denise Y. Bastian, As Administrator of the Estate of David Bastian aka David J. Bastian, Deceased (Defendant) Owner of the property situate in the City of Scranton, Lackawanna County, Pennsylvania being 637 River Street, Scranton, PA 18505
Dimensions of Parcel: 40 X 162
Property ID #: 15668020023
Assessed Value Figure: \$10,000

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Improvements thereon: Residential Dwelling

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

Sheriff to Collect: \$53,095.06 plus costs, expenses, attorneys' fees and additional interest.

SALE 20

By virtue of a Writ of Execution filed to No. 19 CV 02641, U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust (Plaintiff) vs. Robert J. Ryan (Defendant) owner of a property situate in the City of Scranton, Lackawanna County, PA, being 610-612 Deacon Street, Scranton, PA 18509

Dimensions: 39X136

Property ID #: 13513020019

Assessed Value Figure: \$15,500

Improvements Thereon: Residential Multi Dwelling

Attorney: Emmanuel J. Argentieri/Romano, Garubo & Argentieri

Sheriff to collect: \$220,147.51

SALE 21

By virtue of a Writ of Execution filed to No. 20 CV 1740, Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee of CSMC 2019-RPL5 (Plaintiff) vs. Ashton Baney (Defendant) owner of a property situate in the Township of Fell, Lackawanna County, PA, being 130 Morse Avenue, Simpson, PA 18407

Dimensions: 50 X 250

Property ID #: 03519040035

Assessed Value Figure: \$11,500

Improvements Thereon: Residential Single Dwelling

Attorney: Emmanuel J. Argentieri/Romano, Garubo & Argentieri

Sheriff to collect: \$104,966.19

SALE 22

By virtue of a Writ of Execution filed to No. 21 CV 318, U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust (Plaintiff) vs. Estate of Lori Ann Farris (Defendant) owner of a property situate in the Borough of Olyphant, Lackawanna County, PA, being 618 Washington Avenue, Olyphant, PA 18447

Dimensions: 70X150

Property ID #: 1141904000139

Assessed Value Figure: \$17,000

Improvements Thereon: Residential Single Dwelling

Attorney: Emmanuel J. Argentieri/Romano, Garubo & Argentieri

Sheriff to collect: \$177,422.37

SALE 23

By virtue of a Writ of Execution filed to No. 20 CV 3839, U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT (Plaintiff) vs. The Estate of Stanley A. Koytek, et al. (Defendant) owner of a property situate in the Borough of Taylor, Lackawanna County, PA, being 222 Tate Street, Taylor, PA 18517

Dimensions: 60 x 100

Property ID #: 17605030037

Assessed Value Figure: \$11,000

Improvements Thereon: Residential Single Dwelling

Attorney: Emmanuel J. Argentieri/Romano, Garubo & Argentieri

Sheriff to collect: \$248,598.53

SALE 24

By virtue of a Writ of Execution No. 2017-51890 Scott Township Sewer and Water Authority (Plaintiff) vs. Mark G. Tunis (Defendant). Mark Tunis, owner of property situate in Scott Township, Lackawanna County, PA, being: 1310 Layton Road

Dimensions: 106X410X170X258X40X150

Property ID #: 10102-050-007

Assessed Value Figure: \$15,000.00

Improvements thereon: RESIDENTIAL PROPERTY

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

Sheriff to Collect: \$7,053.83

SALE 25

By virtue of a Writ of Execution No. 2016-55110 South Abington Township (Plaintiff) vs. James Holeva Frances Holeva (Defendants). James Holeva and Frances Holeva, owners of property situate in S. Abington Township, Lackawanna County, PA, being:

446 Edale Road

Dimensions: 100x120

Property ID #: 10101-020-00214

Assessed Value Figure: \$20,000.00

Improvements thereon: RESIDENTIAL PROPERTY

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

Sheriff to Collect: \$8,628.62

SALE 26

By virtue of a Writ of Execution No. 2017-52181 Carbondale Area School District (Plaintiff) vs. Stephen J. Lawless (Defendant). Stephen J. Lawless, owner of property situate in Carbondale, Lackawanna County, PA, being: 9 Harlem Avenue

Dimensions: 43x55x33x50

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Property ID #: 05510-020-003

Assessed Value Figure: \$6,000.00

Improvements thereon: RESIDENTIAL PROPERTY

Attorney: ROBERT P. DADAY, Esquire, DAVID D.

DUGAN, Esquire, Portnoff Law Associates, Ltd.,

(866)211-9466

Sheriff to Collect: \$5,247.01

SALE 27

By virtue of a Writ of Execution No. 2018-50371

Carbondale Area School District (Plaintiff) vs. Joseph

R. Liuzzo (Defendant). Joseph R. Liuzzo, owner of

property situate in Carbondale, Lackawanna County,

PA, being: 13 9th Avenue

Dimensions: 40X60

Property ID #: 05529-020-037

Assessed Value Figure: \$8,422.00

Improvements thereon: RESIDENTIAL PROPERTY

Attorney: ROBERT P. DADAY, Esquire, DAVID D.

DUGAN, Esquire, Portnoff Law Associates, Ltd.,

(866)211-9466

Sheriff to Collect: \$5,143.42

SALE 28

By virtue of a Writ of Execution No. 2018-50651

Carbondale Area School District (Plaintiff) vs. Edward

Russo, Basilisa Russo (Defendants). Edward Russo

and Basilisa Russo, owners of property situate in

Carbondale, Lackawanna County, PA, being: 78

Belmont Street

Dimensions: 30x80

Property ID #: 04514-010-026

Assessed Value Figure: \$7,500.00

Improvements thereon: RESIDENTIAL PROPERTY

Attorney: ROBERT P. DADAY, Esquire, DAVID D.

DUGAN, Esquire, Portnoff Law Associates, Ltd.,

(866)211-9466

Sheriff to Collect: \$5,082.99

SALE 29

By virtue of a Writ of Execution No. 2018-50182

Jefferson Township Sewer Authority (Plaintiff) vs.

Armand N. Zangardi, III, Stephanie A. Fezuk

(Defendants). Armand N. Zangardi, III and Stephanie

A. Fezuk, owners of property situate in Jefferson

Township, Lackawanna County, PA, being: 4011

Fourth Avenue

Dimensions: 40,050 square feet

Property ID #: 15001-010-00157

Assessed Value Figure: \$25,000.00

Improvements thereon: RESIDENTIAL PROPERTY

Attorney: ROBERT P. DADAY, Esquire, DAVID D.

DUGAN, Esquire, Portnoff Law Associates, Ltd.,

(866)211-9466

Sheriff to Collect: \$7,071.66

SALE 30

By virtue of a Writ of Execution No. 2015-51331

Jefferson Township Sewer Authority (Plaintiff) vs.

Patricia Barna (Defendant). Patricia Barna, owner of

property situate in Jefferson Township, Lackawanna

County, PA, being: 1401 Mt. Cobb Road

Dimensions: 200X200X200X193

Property ID #: 15004-010-00604

Assessed Value Figure: \$22,000.00

Improvements thereon: RESIDENTIAL PROPERTY

Attorney: ROBERT P. DADAY, Esquire, DAVID D.

DUGAN, Esquire, Portnoff Law Associates, Ltd.,

(866)211-9466

Sheriff to Collect: \$8,484.00

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 NOVEMBER 15TH, 2021 AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH SAID SCHEDULE UNLESS EXCEPTIONS ARE FILED THERETO WITHIN TEN DAYS AFTER THE FILING OF THE PROPOSED SCHEDULE.

MARK P. MCANDREW

SHERIFF OF LACKAWANNA COUNTY

ATTEST:

BOB MOORE

REAL ESTATE DEPUTY

SHERIFF'S OFFICE

SCRANTON, PA 18503

JULY 5, 2021

LACKAWANNA JURIST

JUDICIAL OPINION

CASE NAME AND NUMBER: SWB Yankees, LLC v. CNA Financial Corp., 2021 WL 3468995 (Lacka. Co. 2021)

DATE OF DECISION: August 4, 2021

JUDGE: Terrence R. Nealon

ATTORNEYS INVOLVED:

Daniel W. Munley, Esquire, Katie Nealon, Esquire, Counsel for Plaintiff

Robert M. Runyon, III, Esquire, Matthew B. Malamud, Esquire, Counsel for Defendants

SUMMARY OF OPINION:

The owner of a minor league baseball team contended that its 2020 regular season home games and the Triple-A all-star game it was scheduled to host were cancelled due "to the dangerous physical conditions" existing in its stadium as a result of the "continuous presence of the coronavirus" on that insured property. It commenced an action against its commercial insurer seeking to recover under the business interruption and civil authority coverages for the revenues lost and expenses incurred due to the presence of the SARS-CoV-2 virus on its covered premises and the resulting cancellation of the games scheduled to be played at that stadium. In contrast to Scranton Club v. Tuscarora Wayne Mutual Group, Inc., but like Brown's Gym, Inc. v. The Cincinnati Insurance Co., the insurance policy did not contain a virus exclusion and the insured expressly averred that the coronavirus was actually present on its covered premises. The insurers filed a motion for judgment on the pleadings on the grounds that (1) the insured could not state a claim for business interruption coverage since it did not allege any "direct physical loss or damage to" its property, and (2) the claims for lost revenues were not covered by the policy's "civil authority" coverage since the baseball season was cancelled by Minor League Baseball, rather than a "civil authority."

Long before the COVID-19 pandemic, courts in Pennsylvania adopted the "physical contamination" theory stating that, in cases "where sources unnoticeable to the naked eye" damaged property, an insured may satisfy the "direct physical loss or damage" requirement for coverage if the infectious pathogen, disease-causing agent, or contaminant renders the property "useless or uninhabitable," or the property's functionality is "nearly eliminated or destroyed by that invisible source. In light of the insured's specific averments regarding the "continuous presence of the coronavirus" on its property that "rendered it unsafe and unfit for its intended use," it sufficiently alleged "direct physical loss or damage" to its property under the "physical contamination" theory for business interruption coverage. However, inasmuch as the insured did not allege that a "civil authority" denied it access to its covered premises as a result of "physical loss or damage" to, or the presence of the coronavirus on, property "in the immediate vicinity" of the insured property, its claim for civil authority coverage was insufficient as a matter of law. Therefore, the motion to dismiss the business interruption insurance claim was denied, whereas the motion to dismiss the claim for "civil authority" coverage was granted.

JUDICIAL OPINION

CASE NAME AND NUMBER: Forsberg v. Syal, 2021 WL 3468993 (Lacka. Co. 2021)

DATE OF DECISION: August 2, 2021

JUDGE: Terrence R. Nealon

ATTORNEYS INVOLVED:

Kevin M. Smith, Esquire, Counsel for Plaintiffs

Daniel L. Penetar, III, Esquire, Counsel for Defendant, Shanta Syal

Gregory J. Pascale, Esquire, Counsel for Defendant, Summerfield Village, LLC

SUMMARY OF OPINION:

Neighboring landowners instituted this action against defendant alleging that she violated the subdivision plan and declaration of covenants for her development by erecting fencing, cutting trees, and clearing brush and bushes on her lot that served as a buffer zone between properties in adjacent developments. The neighbors secured a preliminary injunction prohibiting defendant from any further removal of trees, brush, and bushes, and after she subsequently hired a landscaper to mow the grass on her lot, those neighbors filed a motion seeking to find her in contempt of the preliminary injunction order. To obtain their requested relief, the neighbors were required to establish that defendant violated the clear and specific terms of the order and did so with wrongful intent. Since the preliminary injunction order did not expressly prohibit the mowing of grass, and any ambiguities in that regard had to be construed in favor of defendant, the neighbors' request for a finding of civil contempt was denied, particularly in light of the lack of any direct or circumstantial evidence that defendant acted with wrongful intent.

LACKAWANNA JURIST

ESTATES

First Notice

ESTATE OF RICHARD E. DAVIS, JR., DECEASED, late of Jefferson Township, Lackawanna County, Pennsylvania, (died September 7, 2020). Letters of Administration 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.

BETTY R. FRABLE, deceased, late of Elmhurst, PA (died March 22, 2021). 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 Linda Guse or Carole Burnett, Executrices, or to Raymond W. Ferrario, Attorney for the Estate, Suite 528, Scranton Life Building, 538 Biden Street, Scranton, PA 18503-1816. RAYMOND W. FERRARIO, P.C.

IN RE: ESTATE OF DAVID GONZALEZ, late of Carbondale, Lackawanna County, PA (died February 3, 2021). Letters of Administration in the above Estate having been granted, all person having claims or demands against the Estate of the Decedent shall make them known and present them, and all persons indebted to the said Decedent shall make payment thereof, without delay, to the Estate Personal Representative Kevin Boyce, or to Joseph S. Toczydlowski, Jr., Esquire, 723 North Main Street, Archbald, PA 18403.

ESTATE OF MARGARET C. HARTMANN, late of Scranton, Lackawanna County, Pennsylvania (died June 18, 2021). 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 them known and present them, and all persons indebted to said decedent shall make payment thereof without delay to Melissa R. Turlip, Executor, 218 Skyline Drive, Archbald, Pennsylvania 18403 or to James J. Gillotti, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, P.O. Box 240, Clarks Summit, Pennsylvania 18411.

RE: ESTATE OF BETTY MASCARO, late of Carbondale, Lackawanna County, Pennsylvania (died April 3, 2021). Notice is hereby given that Letters Testamentary for the Estate of John H. McCarthy have been issued to Pamela Hudson, 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, or to Sean P. McGraw, Attorney for the Estate, 41 N. Main Street, Suite 415, Carbondale, PA 18407.

RE: ESTATE OF JOAN LE MILES, A/K/A JOAN MILES, Deceased, (died April 25, 2021) late of Scranton, Pennsylvania, Lackawanna County. Letters Testamentary having been granted, creditors shall make demand and debtors shall make payment to David K. Brown, Esquire, Kreder Brooks Hailstone LLP, 220 Penn Avenue, Suite 200, Scranton, Pennsylvania, 18503.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF WILLIAM P. MORRIS,** deceased, of the City of Old Forge, Lackawanna County, who died on July 28, 2021. All persons indebted to said estate are required to make payment and those having any claims or demands are to present the same

without delay unto the Executor, Gary DeSanto, in the care of Kelley, Polishan & Solfanelli, LLC, 259 S. Keyser Avenue, Old Forge, Pennsylvania, 18518.

Letters Testamentary in the **ESTATE OF RICHARD J. REMBECKI,** of Scranton Borough, Lackawanna County, Pennsylvania, deceased, have been granted to William R. Curtis. All persons knowing themselves to be indebted to said estate will make payment immediately and those having claims will present them for settlement to: Jessica Fisher Greene, Esquire WALTERS & GALLOWAY, PLLC 54 East Main Street Mechanicsburg, PA 17055

NOTICE IS HEREBY GIVEN THAT Letters Testamentary will be granted in the **ESTATE OF FRANCES M. WIERNUSZ, A/K/A FRANCES MARIE WIERNUSZ** late of Old Forge, Lackawanna County, Pennsylvania, who died on December 14, 2020. All persons indebted to said estate are required to make payment and those having claims or demands to present same without delay to Lisa Anne Wormuth of 516 Hickey St., Old Forge, Pennsylvania 18518, or attorney, Megan P. Maguire, Esquire, 590 Rutter Avenue, Kingston, PA 18704.

Second Notice

NOTICE IS HEREBY GIVEN that Letters of Testamentary have been granted to Linda Triano Executor of the **ESTATE OF ROBERT V. CORSON, JR.,** Lackawanna County, Pennsylvania, date of death June 23, 2021. Creditors are to present claims and debtors are to make payments to Anne Marie Howells, Esquire (Attorney for the Estate), 307 West Market Street, Suite #1, Scranton, PA 18508-2783. (570) 344-1088. Client@howellslaw.com.

ESTATE OF LEE THEODORE DITCHEY, ESTATE NUMBER 35-2021-1125, DECEASED, LATE OF WEST ABINGTON TWP, LACKAWANNA COUNTY, PA: DIED **APRIL 30, 2021.** 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 **JAMES L. DITCHEY, 18 STANTONTOWN ROAD, WEST ABINGTON TWP, PA 18414.**

Third Notice

Estate Notice is Hereby Given that Letters Testamentary have been Granted in the **ESTATE OF EDWARD GARTNER,** late of Gouldsboro, Pennsylvania, Lackawanna County, who died June 27, 2021. All persons indebted to said Estate are requested to make payment and those having claims to present the same, without delay, to the Executrix, Susan Santopietro, 332 Denton Avenue, East Rockaway Village, New York 11518, and her attorneys, Mey & Sullia, LLP, 1144 East Drinker Street, Dunmore, PA Pennsylvania 18512. Michael R. Mey, Esq.

ESTATE OF MICHAEL J. MAREK, Jr. a/k/a MICHAEL J. MAREK, late of Throop, Pennsylvania (died July 2, 2021). All persons indebted to the estate shall make payment and those having claims or demands are to present same without delay to the Executrix, Sharon Marek, or Richard A. Fanucci, Attorney for the Estate, 1711 Main Street, Blakely, PA 18447. RICHARD A. FANUCCI, ESQ.

LACKAWANNA JURIST

ESTATE OF LANCE D. McHUGH, late of Lake Ariel, Lackawanna County, Pennsylvania (died July 23, 2021). Notice is hereby given that Letters of Administration in the above Estate have been issued to MARLENE CARPENTER and JULIA LAWSON. Creditors shall present claims and debtors shall make payment to, MARLENE CARPENTER and JULIA LAWSON, ADMINISTRATORS, or BENJAMIN S. SCHNESSEL, ESQUIRE, Attorney for the Estate, 11-13 Park Place, Carbondale, PA 18407.

ESTATE OF TIMOTHY G. MILLETT late of Waverly Twp., Pennsylvania (died August 5, 2021); Katie M. Millett, Administrator or William J. Rinaldi, Esquire, Attorney for the Estate, Suite 600, 538 Spruce Street, Scranton, PA 18503.

Estate Notice is Hereby Given that Letters Testamentary have been Granted in the **ESTATE OF DONALD H. MOYER, III**, late of Clarks Summit, Pennsylvania, Lackawanna County, who died June 9, 2021. All persons indebted to said Estate are requested to make payment and those having claims to present the same, without delay, to the Executor, Bradley D. Moyer, 100 Midway Avenue, Clarks Summit PA 18411, and his attorneys, Mey & Sullia, LLP, 1144 East Drinker Street, Dunmore, Pennsylvania 18512. Michael R. Mey, Esq.

ESTATE OF CHESTER NEZELKEWICZ, late of Scranton, Lackawanna County, Pennsylvania (died June 20, 2021). Notice is hereby given that Letters of Administration cta have been issued to VALERIE NEZELKEWICZ and CHRISTINE NEZELKEWICZ NOTO, CO-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 VALERIE NEZELKEWICZ and CHRISTINE NEZELKEWICZ, c/o John J. McGee, Attorney for the Estate, PO Box 3298, Scranton, PA 18505.

ESTATE OF ALAN L. PETERS of Carbondale, Pennsylvania (died May 5, 2021). All persons indebted to the estate shall make payment and those having claims or demands are to present same without delay to the Executor, Jamie Hunter, or Richard A. Fanucci, Attorney for the Estate, 1711 Main Street, Blakely, PA 18447. RICHARD A. FANUCCI, ESQ.

Notice is hereby given that Letters Testamentary have been granted to Lisa J. Domozych, Executrix of the **ESTATE OF ROSELLA J. PRZYWARA** a/k/a **ROSELLA PRZYWARA**, late of Old Forge, PA, who died on August 1, 2021. All persons indebted to the Estate are required to make payment and those having claims or demands are to present the same without delay to the Executrix or to Raymond C. Rinaldi, II, Esquire, Rinaldi & Poveromo, P.C., P.O. Box 826, Scranton, PA 18501. RINALDI & POVEROMO, P.C., Attorneys.

NELLIE JEAN RICHARDS a/k/a **JEAN RICHARDS**, deceased, late of Newton Township, PA (died July 7, 2021). 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 Dawn M. Hicks, Lori A. Harris and Debra J. Richards, Executrices, or to Raymond W. Ferrario, Attorney for the Estate, Suite 528, Scranton Life Building, 538 Spruce Street, Scranton, PA 18503-1816. RAYMOND W. FERRARIO, P.C.

ESTATE OF KAY ROSENCRANCE, late of Waverly Twp., Lackawanna County, Pennsylvania (died January 31, 2021). Letters Testamentary granted to Sarah M. Rixford, Executrix; all persons indebted thereto shall make payment and all creditors shall present their claims without delay to

Paul Keeler, Esq., 415 S. State St., Clarks Summit, Pennsylvania, 18411. Paul Keeler, Esquire, KEELER LEGAL, LLC Attorney.

IN RE: ESTATE OF JOSEPH SEBASTIANELLI, late of Jessup, Lackawanna County, PA (died July 12, 2021). 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 the said Decedent shall make payment, thereof, without delay, to the Estate Personal Representative Joseph Sebastianelli, or to Stephanie Sebastianelli, Esquire, 723 North Main Street, Archbald, PA 18403.

ROSE MARIE SOSIK, deceased, late of Moscow, PA (died July 10, 2021). 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 Edward M. Sosik, Jr., Executor, or to Raymond W. Ferrario, Attorney for the Estate, Suite 528, Scranton Life Building, 538 Spruce Street, Scranton, PA 18503-1816. RAYMOND W. FERRARIO, P.C.

ESTATE OF ANDREW J. TELESZ SR. a/k/a **ANDREW J. TELESZ**, late of Scott Township, Lackawanna County, Pennsylvania (died April 30, 2021). 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 Andrew J. Telesz Jr., Executor, 14727 Picketts Post Road, Centerville, Virginia, 2021 or to James J. Gillotti, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, P.O. Box 240, Clarks Summit, Pennsylvania 18411.

CHANGE OF NAME

Notice is hereby given that on September 8th, 2021, a petition was filed by Nicole McHugh to change his/her son/daughter's name from Ryleigh Angerson to Ryleigh McHugh. The court has fixed October 25th, 2021 at 10:30 a.m. as the date and time of the Hearing at the Lackawanna County Courthouse. T-1

CHANGE OF NAME

Notice is hereby given that a Petition for Change of Name has been filed in the Lackawanna County Court of Common Pleas by John Lepka to change the name of his minor child Ethan Xavier Healey to Ethan Xavier Lepka. The Court has fixed Friday, October 22, 2021 at 9:30 AM before the Hon. Thomas Munley as the date and time for a hearing on this matter. Said hearing will take place at the Lackawanna County Courthouse, located at 200 N. Washington Ave., Scranton, PA 18503. T-1

LACKAWANNA JURIST

"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/Clerk of Orphans' Court, Division of the Court of Common Pleas.

The following accounts may be examined in the office of the Register of Wills/Clerk of Orphans' Court or online at www.lackawannacounty.org. 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, October 4, 2021.

The accounts will be filed by the clerk with the Court for Adjudication and confirmation Monday, October 4, 2021. Distribution may be ordered or authorized without further notice if no objections are filed prior to that date.

35-2020-603	Deceased Eleanor A. Castelli	First & Final Accounting Personal Representative Marie Lubash Kevin R. Grebas, Esq.
35-2020-1021	Deceased Aloysius T. Hughes a/k/a Al T. Hughes	First & Partial Accounting Personal Representative Timothy Hughes Bruce K. Anders, Esq T-2

NOTICE

TO: FRANK MALONE, and his Heirs, Successors, Assigns, Grantees, Mortgagees, Personal Representatives, Devises and any Other Persons, Firms, or Entities claiming by, from under and through the same.

YOU ARE HERBY NOTIFIED THAT ON JULY 17, 2019, A RULE WAS ISSUED UPON YOU TO FILE A COMPLAINT AGAINST LACKAWANNA COUNTY TAX CLAIM BUREAU IN THE MATTER OF FRANK MALONE V LACKAWANNA TAX CLAIM BUREAU, NO. 15-CV-6843. YOU HAVE TWENTY (20) DAYS FROM THE DATE OF THIS NOTICE TO FILE A COMPLAINT IN THE ABOVE-REFERENCED MATTER OR SUFFER ENTRY OF A JUDGMENT OF NON PROS.

NOTICE

You must take action within twenty (20) days after this Notice is served, by entering a written appearance personally or by attorney and filing in writing with the Court your complaint.

You are warned that if you fail to do so, the case may proceed against you and a judgment may be entered against you by the Court.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE 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
Pittston, PA 18640
(570) 299-4100
-and-

Lackawanna County Lawyer Referral Service
Lackawanna Bar Association
233 Penn Ave.
Scranton, PA 18503 T-1

LACKAWANNA JURIST

**NOTICE TO NESHANE and BRITTANY MCGOWAN
IN THE COURT OF COMMON PLEAS OF LACKAWANNA
COUNTY
CIVIL ACTION LAW – NO.: 20-CV-4919**

LESLIE RACIBORSKI, 17 Washington Avenue,
Carbondale, PA 18407 v. NESHANE and BRITTANY
MCGOWAN, last known address of 308 Park Street,
Carbondale, PA 18407

**NOTICE IS HEREBY GIVEN THAT A COMPLAINT
has been filed with regard to the above-captioned matter.**

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

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33 North Main Street
Suite 200
Pittston, PA 18640
Phone: (570) 299-4100

Lawyer Referral Service
233 Penn Avenue
Scranton, PA 18503
(570) 969-9161

Edwin A. Abrahamsen, Jr., Esquire
Abrahamsen, Conaboy & Abrahamsen, P.C.
1006 Pittston Avenue
Scranton, PA 18505
570-348-0200 T-1

**NOTICE TO NESHANE and BRITTANY MCGOWAN
IN THE COURT OF COMMON PLEAS OF LACKAWANNA
COUNTY
CIVIL ACTION LAW – NO.: 20-CV-4919**

LESLIE RACIBORSKI, 17 Washington Avenue,
Carbondale, PA 18407 v. TIMOTHY PORTER, last known
address of 628 Morgan Highway, Clarks Summit, PA
18411.

**NOTICE IS HEREBY GIVEN THAT A COMPLAINT
has been filed with regard to the above-captioned matter.**

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

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