

# LACKAWANNA JURIST

## JUDICIAL OPINION

**CASE NAME AND NUMBER:** Prussia v. Jefferson Township Board of Supervisors, 2019 WL 3916556 (Lacka. Co. 2019)

**DATE OF DECISION:** August 19, 2019

**JUDGE:** Terrence R. Nealon

**ATTORNEYS INVOLVED:**

Albert E. Nicholls, Jr., Esquire, Counsel for Appellants  
Anthony J. Magnotta, Esquire, Counsel for Appellee

**SUMMARY OF OPINION:**

A landowner and an operator of a solid waste transfer station filed a land use appeal following a township's disapproval of their "preliminary" plan for land development under its subdivision and land development ordinance ("SALDO"), and asserted that the township's governing body committed an error of law by rejecting the plan on the ground that it allegedly violated several provisions of the township's zoning ordinance. The appellants argued that the governing body did not have the authority to address and decide zoning issues under the SALDO, and that its public safety findings based upon traffic concerns were not supported by substantial evidence.

A governing body may address zoning issues as part of its land development review only if the SALDO makes zoning matters relevant considerations in the land development approval process, and since the SALDO at issue did not empower the governing body to consider and decide zoning questions when reviewing a preliminary plan application, it committed an error of law by exceeding its authority in disapproving the plan based upon zoning violations. Furthermore, inasmuch as the governing body's traffic safety findings were not premised upon "proof in the form of traffic counts, accident records and expert evidence," they were not supported by substantial evidence. Because the application for preliminary plan approval satisfied the objective provisions of the SALDO, contingent upon the appellants securing the necessary environmental and transportation permits from the state agencies and zoning relief from the township's zoning hearing board, the governing body should have issued a conditional approval as recommended by the county planning commission, the township engineer and the township's planning commission subject to the appellants obtaining the required permits and zoning relief. Consequently, the land use appeal was granted to the extent that conditional approval of the preliminary plan was granted so as to enable the appellants to proceed forward with submitting an "application for final plan approval."

## JUDICIAL OPINION

**CASE NAME AND NUMBER:** Pileggi v. Newtown Township, 2019 WL 4008211 (Lacka. Co. 2019)

**DATE OF DECISION:** August 23, 2019

**JUDGE:** Terrence R. Nealon

**ATTORNEYS INVOLVED:**

David E. Romine, Esquire, Counsel for Plaintiffs  
Michael G. Crotty, Esquire, Robert M. Tucker, Jr., Esquire, Counsel for Defendant

**SUMMARY OF OPINION:**

Property owners, whose land is situated in a township which has an official sewage facilities plan update establishing a preferred disposal method of on-lot, soil-based sewage disposal systems, submitted numerous applications to the township and the state environmental agency seeking approval to use a package treatment plant with stream discharge rather than the preferred on-lot system. Those submissions were rejected as incomplete and deficient for not being supported by sufficient soil testing demonstrating that on-lot sewage disposal systems were inadequate to meet their lands sewage disposal needs, and in those instances where the property owners appealed the state agency's determination, those regulatory decisions were affirmed by the state administrative tribunal. The property owners filed an inverse condemnation action alleging a *de facto* taking of their land by the township, and requesting the appointment of a board of viewers to determine just compensation. The township filed preliminary objections seeking to dismiss the matter on the ground that there was no factual basis to support a *de facto* taking since the township never exercised its power of eminent domain and instead utilized its sewage regulatory discretion pursuant to its police power.

A *de facto* condemnation occurs when the entity possessing the power of eminent domain substantially deprives an owner of the beneficial use and enjoyment of land, whereas police power is the inherent authority of government to enact and enforce laws or regulations for the promotion of the health, safety and general welfare of the public. The decision of whether a compensable *de facto* taking has occurred requires an initial determination that the government act was an exercise of eminent domain power, since the exercise of police power is not a taking that warrants just compensation even if the property is damaged. It is well established in Pennsylvania that the adequate disposal of sewage affects the health and welfare of the public and is, therefore, subject to regulation by the government pursuant to its police power. The property owners' pleadings and exhibits established that the township's regulatory actions with respect to their sewage disposal system requests involved the exercise of its police power, rather than its eminent domain authority, as a result of which the property owners were unable to establish a *de facto* taking of their land. Accordingly, the township's preliminary objections were sustained and the landowners' requests for the declaration of an inverse condemnation and the appointment of a board of viewers were dismissed.

## 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 TUESDAY, **OCTOBER 15, 2019** AT TEN O'CLOCK IN THE FORENOON OF SAID DAY.

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

### SALE 1

By virtue of a Writ of Execution filed to No.: 18-CV-6397, The Fidelity Deposit and Discount Bank vs. Wilson Investments, LLC, owner(s) of properties situate in Scranton and Dunmore, Lackawanna County, Pennsylvania being: Parcel One: 1127-1131 Monroe Avenue, Dunmore, PA 18512

17,000 square feet

Property ID#: 146:14-010-00800

Assessed Value: \$24,000.00

Improvements Thereon: Commercial Building

Parcel Two: 311 S. Blakely Street, Dunmore, PA 18512

67x141x66x154 and .06 acres

Property ID#: 14650-040-01204, 14650-040-013

Assessed Value: \$41,700, \$500

Improvements Thereon: Commercial Building

Parcel Three: 1133-1135 Moosic Street, Scranton, PA

123x60x120x34

Property ID#: 15717-060-009

Assessed Value: \$30,000

Improvements Thereon: Commercial Building

Ann Lavelle Powell, Esquire, Powell & Appleton, P.C.

Sheriff to Collect: \$770,175.39, plus costs, attorney's fees and additional interest at the maximum rate allowed by law until paid in full.

### SALE 2

By virtue of a Writ of Execution filed to No. 2018-CV-6200, JENZACK PARTNERS, LLC, Plaintiff v. MARY JUDITH COLLERAN, as Executrix of the Estate of Peter T. O'Malley, OSPREY PORTFOLIO, LLC, and UNITED STATES OF

AMERICA, Defendants, filed in the office of the Clerk of Judicial Records in and for the County of Lackawanna at Scranton, Pennsylvania, Valley Community Bank, Incorporated as Commonwealth Bank, to the use of Osprey Portfolio, LLC, owner of property situate in the City of Scranton, Lackawanna County Pennsylvania, being 1613 Wyoming Avenue L-9, Scranton, PA 18509.

Property Dimensions: 22x91

Property ID#: 13518 040 20506

Assessed Value figure: \$20,325

Improvements thereon: Residential Townhouse

Attorney: Kevin T. Fogerty, Esquire, Mill Run Office Center 1275 Glenlivet Drive, Suite 150 Allentown, PA 18106 Phone: 610-366-0950

No. 2018-CV-6200

Judgment: \$207,011.56

Sheriff to collect: \$209,317.40, plus costs

### SALE 3

By virtue of a Writ of Execution No. 19-CV-2665 Freedom Mortgage Corporation v. Peter B. Pinnel owners of property situate in the SCRANTON CITY, 17TH, Lackawanna County, Pennsylvania, being 1510 Vine Street, Scranton, PA 18510-2322

Dimensions: 40X90

Assessment Map #: 15709060037

Assessed Value figure: \$12,000.00

Judgment Amount: \$95,880.40

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

### SALE 4

By virtue of a Writ of Execution filed to No. 2018 CIV 2760, Fairway Consumer Discount Company vs. LAURA A. OESTEL, owner of property situate in the Borough of Mayfield, Lackawanna County, Pennsylvania, being 512 Lackawanna Avenue.

Dimensions: 50 x 150

Assessment Map #: 07405-050-028

Assessed Value: \$9,000.00

IMPROVED with a single family dwelling.

Sheriff is to collect \$34,587.49 plus costs as of October 15, 2019.

Attorney: CHARITON, SCHWAGER & MALAK

### SALE 5

By virtue of a Writ of Execution filed to No. 17 CV 430 Nationstar Mortgage LLC vs. Julianne Guida and Dominic E. Guida aka Dominic Guida, owners of property situate in Old Forge Borough, Lackawanna County, Pennsylvania being 516 Winter Street, Old Forge, PA 18515

Assessment Map #: 17508020046

Assessed Value figure: \$5,225.00

Improvements thereon: Residential Dwelling

Attorney: Roger Fay, Esquire

Sheriff to collect: \$

## LACKAWANNA JURIST

### SALE 8

RAS Citron, LLC Robert Crawley, Esq. ID# 319712 133  
Gaither Drive, Suite F Mt. Laurel, NJ 08054 855-225-6906  
rcrawley@rasnj.com Attorneys for Plaintiff

WELLS FARGO BANK, N.A., AS TRUSTEE FOR IMPAC  
SECURED ASSETS CORP., MORTGAGE PASS-  
THROUGH CERTIFICATES, SERIES 2005-2 Plaintiff v.  
THOMAS KUBELIS, JR.; MARGARET KUBELIS Defendant(s)  
COURT OF COMMON PLEAS LACKAWANNA COUNTY NO:  
2018-06124

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND  
SITUATE IN THE TOWNSHIP OF SPRINGBROOK,  
LACKAWANNA COUNTY, PENNSYLVANIA:  
BEING KNOWN AS: MOOSIC DALEVILLE ROAD A/K/A  
RD 3 BOX 3267 SPRINGBROOK TWP A/K/A MOSCOW,  
PA 18444

BEING PARCEL #: 21003-020-003

PIN #: 21003010007

IMPROVEMENTS: RESIDENTIAL PROPERTY

RAS Citron, LLC - Attorneys for Plaintiff

Robert Crawley, Esq. ID# 319712

Assessment Map #: 14513-080-063

Assessed Value figure: \$11,000.00

Improvements thereon:

Multi-Dwelling

Attorney: Kristine M. Anthon

Sheriff to collect: \$28,562.78

### SALE 13

By virtue of a Writ of Execution filed to No. 2019-CV-1861,  
Fidelity Deposit & Discount Bank, Plaintiff, vs. Leon F. Vieira,  
Jr., Defendant and Owner of the property situate in the  
Borough of Clarks Summit, Lackawanna County,  
Pennsylvania, being known as 775 S. Abington Road, Clarks  
Summit, PA 18411.

Dimensions: 73' x 135' x 66' x 156' more or less

Property ID#: 100.12-030-036.00

Assessed Value: \$14,100.00

Improvements Thereon: Residential Single Dwelling

Attorney: Rocco Haertter, Esquire

Sheriff to Collect: \$152,469.84

### SALE 14

By virtue of a Writ of Execution filed to No. 17 CV 4911 First  
National Bank of Pennsylvania, successor to Community  
Bank & Trust Col, vs. David J. Daniels. David J. Daniels,  
owner of property situate in City of Carbondale Lackawanna  
County, Pennsylvania being 56 Cortland Street, Carbondale,  
PA 18407

Dimensions: 45 feet wide and 175 feet in depth

Assessment Map #: 05506040037

Assessed Value figure: \$12,000.00

Improvements thereon:

A single family dwelling

Attorney: Kristine M. Anthon, Esq

Sheriff to collect: \$45,346.14

### SALE 9

By virtue of a Writ of Execution No. 2018-05912 Wells Fargo  
Bank, N.A. v. Susan M. Snyder owners of property situate in  
the CARBONDALE CITY, 6TH, Lackawanna County,  
Pennsylvania, being 79 Belmont Street, Carbondale, PA  
18407-1644

Dimensions: 62X150X65X150

Assessment Map #: 04514010011

Assessed Value figure: \$8,500.00

Judgment Amount: \$40,901.50

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

### SALE 11

By virtue of a Writ of Execution No. 2019-01585 Branch  
Banking and Trust Company v. Debra Byron, Chrostopher  
Byron owners of property situate in the SCRANTON CITY,  
Lackawanna County, Pennsylvania, being 1428-1430 Crown  
Avenue, Scranton, PA 18505-2439

Dimensions: 40 X 150 & 50 X 150

Assessment Map #: 16712010017, 16712010016

Assessed Value figure: \$9,100.00

Judgment Amount: \$149,474.49

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

### SALE 12

By virtue of a Writ of Execution filed to No. 19-CV-1540 First  
National Bank, et al. vs. Cheryl Davies. Cheryl Davies,  
owner(s) of property situate in City of Scranton, Lackawanna  
County, Pennsylvania being 125 North Lincoln Avenue,  
Scranton, PA 18504

Dimensions: .1722 AC

### SALE 15

BY VIRTUE of a Writ of Execution filed to No. 2019-00009  
PA HOUSING FINANCE AGENCY Vs. MICHAEL HUGHES  
AND STEPHANIE HUGHES  
Real Estate: 325 S. Turnpike Road, Dalton, PA 18414  
Municipality: Township of Glenburn Lackawanna County,  
Pennsylvania

Dimensions: 107X168X220X105

See Instrument: 2007-07509

Assessment Map: 07902-040-002

Assessed Value: \$130,800

Improvements thereon:

A residential dwelling house

Attorney: Leon P. Haller, Esquire Purcell, Krug & Haller  
Sheriff to collect: \$68,346.45 (Total amount of Judgment)\*

\*With costs, interest, late charges and taxes, etc. as may  
accrue.

## LACKAWANNA JURIST

### SALE 16

By virtue of a Writ of Execution No. 18-CV-6915 Mtglq Investors, L.P. v. Kimberly Williams, Megan Ruddy, in Her Capacity as Administratrix of The Estate of Paul Brian Ruddy a/k/a Paul B. Ruddy, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Paul Brian Ruddy a/k/a Paul B. Ruddy, Deceased owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 1068 Cottage Avenue, Scranton, PA 18508-2514  
Dimensions: 40 X 115  
Assessment Map #: 14508050055  
Assessed Value figure: \$6,500.00  
Judgment Amount: \$111,054.39  
Improvements thereon: Residential Property  
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

### SALE 18

By virtue of a Writ of Execution filed to No. 19CV2401 Branch Banking and Trust Company vs. Paul Martin Zupancic owner of property Situate in City of Scranton, LACKAWANNA COUNTY, PA BEING 116 Bengar Drive AKA 116 Bengar Drive, Lot 11, Scranton, Pennsylvania 18505  
ALL that certain piece, parcel of lot of land situate, lying and being in the Twenty-fourth (24th) Ward of the City of Scranton, County of Lackawanna and State of Pennsylvania, bounded and described as follows, to wit:  
Beginning at a point in the Westerly line of Bengar Drive, said point being Sixty-seven (67) feet Southerly and measured along the Westerly line of Bengar Drive from the point of intersection of the Westerly line of Bengar Drive projected with the Southerly line of an unnamed (street) cul-de-sac, projected; thence along the division line between Lot Ten (10) and Eleven (11), South eighty-nine (89) degrees eleven (11) minutes West, a distance of One hundred seventeen and five-tenths (117.5) feet to a point; thence along the division line between Lot Eleven (11) and Nine (9), South thirteen (13) degrees eight (08) minutes West, a distance of sixty-five and eighty-eight one-hundredths (65.88) feet to a point in the Northerly line of Lot Twelve (12); thence along the division line between Lot Eleven (11) and Lot Twelve (12), North eighty-nine (89) degrees eleven (11) minutes East, a distance of One hundred thirty-two (132.0) feet to a point in the Westerly line of Bengar Drive; thence along the Westerly line of Bengar Drive North thirty-three (33) minutes East, a distance of sixty-four (64.0) feet to the place of beginning.  
Containing 7,984 square feet of land, be the same more or less, and being known as Lot Eleven (11), Block M, at the Penn Wood Park Development.  
DWELLING KNOWN AS: 116 BENGAR DRIVE AKA 116 BENGAR DRIVE, LOT 11, SCRANTON, PENNSYLVANIA 18505.  
TAX PARCEL #: 16718-010-017

Title to said premises is vested in Paul Martin Zupancic by deed from Joyce A. James and John D. James, husband and wife, dated March 25, 2016 and recorded March 29, 2016 in Instrument Number 201604385.  
Assessment Map#: 16718-010-017  
Assessed Value figure: \$16,000.00  
Improvements thereon: Residential Dwelling  
Attorney: McCabe, Weisberg & Conway, LLC  
Sheriff to collect: \$56,570.89

### SALE 19

By virtue of a Writ of Execution No. 2013-52727 North Pocono School District vs. Balaji Investments. Balaji Investments, owner(s) of property situate in Roaring Brook, Lackawanna County, Pennsylvania, being: Gardner Road, T-300 L.A.  
Dimensions: 4.01A  
Property ID#: 19001-030-02002  
Assessed Value Figure: \$15,000.00  
Improvements thereon: RESIDENTIAL VACANT LOT PROPERTY  
Attorney: ROBERT P. DADAY, Esquire, Portnoff Law Associates, Ltd., (866)211-9466  
Sheriff to Collect: \$7,021.98

### SALE 20

By virtue of a Writ of Execution filed to No. 18-CV-5033 loanDepot.com, LLC vs. Eric L. Tripp owner of property Situate in City of Scranton, LACKAWANNA COUNTY, PA BEING 1410 Dartmouth Street, Scranton, Pennsylvania 18504  
DWELLING KNOWN AS: 1410 DARTMOUTH STREET, SCRANTON, PA 18504.  
TAX PARCEL #: 15609010048  
Title to said premises is vested in Eric L. Tripp by deed from Judith A. Tripp dated April 18, 2013 and recorded April 18, 2013 in Instrument # 201307781.  
Assessment Map #: 15609010048  
Assessed Value figure: \$7,000.00  
Improvements thereon: Residential Dwelling  
Attorney: McCabe, Weisberg & Conway, LLC  
Sheriff to collect: \$101,026.41

### SALE 21

By virtue of a Writ of Execution filed to No. 16-CV-4275 WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST V-C vs. Bernadette Clark, owners of property situate in 400 Cedar Lane, Thornhurst, PA 18424  
Property ID #: 2410310002803  
Assessed Value Figure: \$16,000.00  
Improvements Thereon: Residential Property  
Attorney: Jill M. Fein, Esquire Hill Wallack, LLP

## LACKAWANNA JURIST

Sheriff to collect: \$37,103.40 plus interest at the per diem rate of \$6.10 from November 10, 2019 until October 15, 2019

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

ALL THAT CERTAIN PARCEL OF LAND IN TOWNSHIP OF LEHIGH, LACKAWANNA COUNTY, COMMONWEALTH OF PA, AS MORE FULLY DESCRIBED IN BOOK 1611 PAGE 190 BEING THE SAME FEE SIMPLE PROPERTY CONVEYED BY DEED FROM RONA ZORN, WIDOW TO BERNADETTE CLARK 12/29/97 RECORDED ON 01/08/98 IN BOOK 1611, PAGE 190 IN LACKAWANNA COUNTY RECORDS, COMMONWEALTH OF PENNSYLVANIA

### SALE 22

By virtue of a Writ of Execution filed to No. 2017-CV-1386 First National Bank of Pennsylvania, successor by merger to Community Bank & Trust Co. Plaintiff vs. Anne Wisniewski n/b/m Anne Martino, Vincent Martino and The United States of America owner(s) of property situate in Township of Madison, Lackawanna County, Pennsylvania being 5391 Bloomington Road, Moscow, Township of Madison, Pennsylvania 18444

Property ID #: 1990401000504 & 1990401000501

Assessed Value Figure:

See breakdown by Parcel below

PIN 1990401000504 \$5,000.00 (Land) + \$16,000.00

(Improvement) = \$21,000.00

PIN 1990401000501 \$5,000.00 (Land) + \$ 00.00

(Improvement) = \$5,000.00

TOTAL

= \$26,000.00

Improvements thereon:

Single family dwelling

Attorney: Kimberly A. Bonner, Esq

Sheriff to collect: \$369,751.41 plus interest and costs to the date of sale

### SALE 23

By virtue of a Writ of Execution filed to No. 18 CV 5245 CITIMORTGAGE, INC. v. DAVID L. KARP A/K/A DAVID LEE KARP, owner of property situate in SCRANTON, Lackawanna County, Pennsylvania, being 1635 SANDERSON AVENUE, SCRANTON, PA 18509.

Dimensions: 65x171

Property ID#: 13517020050

Assessed Value figure: \$20,900

Improvements thereon: Residential property

Attorney: POWERS KIRN, LLC

Sheriff to collect: \$104,089.08

### SALE 24

All that certain piece or parcel or Tract of land situate in the Borough of Old Forge, Lackawanna County, Pennsylvania, and being known as 121 Ray Street, Old Forge, Pennsylvania 18518.

TAX MAP AND PARCEL #: 17511-010-04000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$122,675.88

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY

OF: Bonnie Cadwalder Known Surviving Heir of Patricia A.

Belles a/k/a Patricia Coleman and Unknown Surviving Heirs of

Patricia A. Belles a/k/a Patricia Coleman

McCabe, Weisberg & Conway, LLC

123 South Broad Street,

Suite 1400

Philadelphia, PA 19109

### SALE 25

By virtue of a Writ of Execution filed to No. 2019-cv-1560, COMMUNITY BANK, N.A., Plaintiff, versus Velma P. Loncor (deceased), et al., Defendants, owner(s) of property situate in Clarks Summit, Lackawanna County, Pennsylvania being known as 106 PINE TREE DRIVE, CLARKS SUMMIT, LACKAWANNA COUNTY, PENNSYLVANIA, 18411.

Consisting of approximately 100 feet x 110 feet, more or

less, being the same property described by Lackawanna

County Deed recorded at Deed Book 608, Page 514.

Assessment Map #: 10008-050-042.00

Assessed value figure: \$17,171.00

Improvements thereon:

Single Family Dwelling

Sheriff to collect: \$68,487.23, PLUS COSTS, EXPENSES

ATTORNEY'S FEES AND INTEREST

Attorney: The Paul Law Office, P.C. Brice C. Paul, Esquire

### SALE 26

By virtue of a Writ of Execution filed to No. 19 CV 38,

CITIZENS BANK OF PENNSYLVANIA v. Dolores H.

Ellsworth, owner(s) of property situate in City of Scranton,

Lackawanna County, Pennsylvania, being 1703 Sanderson

Avenue, Scranton, PA 18509.

Dimensions: 5,700

Property ID #: 13513-030-064

Assessed Value figure: \$18,000.00

Improvements thereon: Residential property.

Attorney: Law Office of Gregory Javardian, LLC

Sheriff to collect: \$145,532.30

### SALE 27

BY VIRTUE OF A WRIT OF EXECUTION FIDELITY DEPOSIT & DISCOUNT BANK, vs. SCRANTON REALTY SERVICES, LLC and SCRANTON RESTAURANT SUPPLY, INC., Docket No. 18-CV-4887.

Scranton Realty Services, LLC is the owner of property

situate in the City of Scranton, Lackawanna County,

Pennsylvania. Being 1008 Washington Avenue

## LACKAWANNA JURIST

Assessment Map #: 14653030010

Assessed Value Figure: 59,000

Improvements Thereon: industrial/commercial

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

Sheriff to collect: \$25,295.03 (plus costs)

### SALE 28

BY VIRTUE OF A WRIT OF EXECUTION PENNSTAR BANK, division of NBT BANK, NA, now by assignment, CNB Realty Trust, Docket No. 18-cv-4691. Arthur J. Alt and Rosemary Alt are the owners of property situate in the Township of Madison, County of Lackawanna, Commonwealth of Pennsylvania, Being 1200 Aberdeen Road, Moscow, PA 18444

Assessment Map #: 17617 010 011

Assessed Value Figure: 12,500.00

Improvements Thereon: improved real estate

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

Sheriff to collect: \$143,194.05 (plus costs)

### SALE 29

BY VIRTUE of a Writ of Execution filed to No. 2019-00996 PENNSYLVANIA HOUSING FINANCE AGENCY Vs. CHARLES R. GRASTY, JR. AND CAROL D. JORDAN Real Estate: 1035 LINCOLN STREET, DICKSON CITY, PA 18519

Municipality: BOROUGH OF DICKSON CITY Lackawanna County, Pennsylvania

Dimensions: 50 X 160

See Instrument: 2005019625

Assessment Map: 11316-080-004

Assessed Value: \$5,000

Improvements thereon:

A residential dwelling house

Attorney: Leon P. Haller, Esquire Purcell, Krug & Haller

Sheriff to collect: \$105,509.24 (Total amount of Judgment)\*

\*With costs, interest, late charges and taxes, etc. as may accrue.

### SALE 30

By virtue of a Writ of Execution filed to No. 2018-04222 First National Bank of Pennsylvania v Lisa M. Carachilo owner(s) of property situate in City of Carbondale, Lackawanna County, PA being 15 Manila Avenue, Carbondale, PA 18407

Dimensions: 0.357A

Property ID#: 04416010023

Assessed Value Figure: \$5,500.00

Improvements thereon: single family dwelling

Attorney: Meredith H. Wooters, Esquire; Scott A. Dietterick, Kimberly J. Hong, Michael E. Carleton, Justin F. Kobeski, Matthew P. Curry, Cristina L. Connor, Holly N. Wolf and Karina Velter

Sheriff to collect: \$97,664.70

### SALE 31

By virtue of a Writ of Execution filed to No. 2019-00887 Wells Fargo Bank, N.A. v Dawn Mercado, Raymond M. Mercado, Jr., AKA Raymond Mercado, Jr owner(s) of property situate in Borough of Throop, Lackawanna County, Pennsylvania being 428 Cypress Street, Throop, PA 18512

Dimensions: 45x151

Property ID#: 12517040056

Assessed Value Figure: \$9,500.00

Improvements thereon: single family dwelling

Attorney: Meredith H. Wooters, Esquire; Scott A. Dietterick, Kimberly J. Hong, Michael E. Carleton, Justin F. Kobeski, Matthew P. Curry, Cristina L. Connor, Holly N. Wolf and Karina Velter

Sheriff to collect: \$81,234.96

### SALE 32

By virtue of a Writ of Execution filed to No. 2018-CV-3797 First National Bank of Pennsylvania, successor by merger to Community Bank & Trust Co. Plaintiff vs. Anthony Pesoli and Michele A. Pesoli a/k/a Michelle A. Pesoli owner(s) of property situate in City of Carbondale, Lackawanna County, PA being 21-23 Lunny Court, Carbondale, PA 18407 and 27 Battle Avenue, Carbondale, Pennsylvania 18407

Property ID #: 05509010024, 0550901002401 & 05412020024

Assessed Value Figure: See breakdown by Parcel below  
PIN 05509010024

\$700.00 (Land) + \$4,700.00 (Improvement) = \$5,400.00

PIN 0550901002401 \$1,500.00 (Land) + \$ 100.00

(Improvement) = \$1,600.00

PIN 05412020024

\$700.00 (Land) + \$4,700.00 (Improvement) = \$5,400.00

TOTAL

= \$12,400.00

Improvements thereon:

Single family dwelling

Attorney: Kimberly A. Bonner, Esq

Sheriff to collect: \$71,614.42 plus interest and costs to the date of sale

### SALE 33

BY VIRTUE of a Writ of Execution filed to No. 2019-01586 PENNSYLVANIA HOUSING FINANCE AGENCY Vs.

JAMES J. MAY AND RHONDA L. MAY

Real Estate: 2113 Golden Street, Scranton, PA 18508

Municipality: City of Scranton Lackawanna County, PA

Dimensions: 68 X 48

See Instrument: 2008-24780

Assessment Map: 13505-020-040

Assessed Value: \$8,100

Improvements thereon:

A residential dwelling house

Attorney: Leon P. Haller, Esquire Purcell, Krug & Haller

Sheriff to collect: \$43,192.16 (Total amount of Judgment)\*

## LACKAWANNA JURIST

\*With costs, interest, late charges and taxes, etc. as may accrue.

### SALE 34

By virtue of a Writ of Execution filed to No. 19CV303 New Residential Mortgage Loan Trust 2015-2 c/o Ocwen Loan Servicing, LLC v. Richard E. Flemming and Debbie E. Flemming, owner of property situate in the City of Carbondale, Lackawanna County, Pennsylvania being 12 Grove Street, Carbondale, PA 18407-2156  
Dimensions: 60X120  
Property ID #: 04518070057  
Assessed Value figure: \$8000  
Improvements thereon: Residential Real Estate  
Attorney: Edward J. McKee, Esq  
Sheriff to collect: \$91,785.12

### SALE 35

By virtue of a Writ of Execution filed to No. 2018-06592 Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust vs. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Rudalee Redican a/k/a Rudalee A. Redican, deceased; Kathleen O'Brien, Known Heir of Rudalee Redican a/k/a Rudalee A. Redican, deceased, owner(s) of property situated in Clifton Township Lackawanna County, Pennsylvania being 800 Lake Drive East, Gouldsboro, PA 18424  
Dimensions: 121X164X155X155  
Assessment Map #: 23302050018  
Assessed Value figure: \$25,000.00  
Improvement thereon:  
A residential dwelling  
Attorney: Katherine M. Wolf, Esq  
Sheriff to Collect: \$276,074.52

### SALE 36

By virtue of a Writ of Execution filed to No. 18 CV 4721 American Advisors Group vs. Michael J. Scaturro a/k/a Michael Scaturro owner of property Situate in City of Scranton, LACKAWANNA COUNTY, PA BEING 1318 North Washington Avenue, Scranton, Pennsylvania 18509  
DWELLING KNOWN AS: 1318 NORTH WASHINGTON AVENUE, SCRANTON, PA 18509.  
TAX PARCEL #: 14609040038  
Title to said premises is vested in Michael J. Scaturro a/k/a Michael Scaturro by deed from Michael J. Scaturro a/k/a Michael Scaturro dated February 6, 2015 and recorded March 9, 2015 in Instrument Number 201503183.  
Assessment Map #: 14609040038  
Assessed Value figure: 63,365.00  
Improvements thereon: Residential Dwelling  
Attorney: McCabe, Weisberg & Conway, LLC  
Sheriff to collect: \$50,110.47

### SALE 37

By virtue of a Writ of Execution filed to No. 2016-01684 Deutsche Bank National Trust Company, as Trustee, for Carrington Mortgage Loan Trust, Series 2005-NC3 Asset Backed Pass-Through Certificates vs. John M. Kistler, Jr., owner(s) of property situated in Borough of Moosic Lackawanna County, Pennsylvania being 119 Valentine Street, Moosic, PA 18507  
Dimensions: 100X95  
Assessment Map #: 18416050029  
Assessed Value figure: \$10,000.00  
Improvement thereon:  
A residential dwelling  
Attorney: Katherine M. Wolf, Esq  
Sheriff to Collect: \$71,071.46

### SALE 38

By virtue of a Writ of Execution filed to No. 18-CIV-4648, JOHN J. PROKOPCHAK and JAMES DAVENPORT vs. THOMAS M. CANEVARI, SR., owner of property situate in the Borough of Throop, Lackawanna County, Pennsylvania, being 1140 South Valley Avenue, Throop, PA 18512, and being approximately 41' x 140'.  
Property ID#: 125.09-030-023  
Assessed Value: \$7,000.00  
Improvements thereon: Residential Dwelling  
Attorney: Daniel L. Penetar, Jr., Esq  
Sheriff to collect: \$63,812.94

### SALE 39

By virtue of a Writ of Execution No. 18-CV-5539 Ditech Financial LLC v. Dorothy V. Jones owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 410 Depot Street, Scranton, PA 18509-1324  
Dimensions: 33 X 80  
Assessment Map #: 13509030004  
Assessed Value figure: \$7,042.00  
Judgment Amount: \$37,851.71  
Improvements thereon: Residential Property  
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

### SALE 40

By virtue of a writ of Execution filed to No. 17-2061 Bayview Loan Servicing vs. Thomas Smith, Heirs of Rebecca Place, owner(s) of property situate in Scranton Lackawanna County, Pennsylvania being  
Dimensions: 80 x 138  
Property ID#: 16809030025  
Assessed Value figure: 1,200  
Improvements thereon: Residential  
Attorney: Mattleman, Weinroth & Miller  
Sheriff to collect: \$76,608.93

## LACKAWANNA JURIST

### SALE 41

By virtue of a Writ of Execution filed to No. 18 CV 2519 Wilmington Savings Fund Society, FSB, D/B/A Christiana Trust, Not Individually But as Trustee for Pretium Mortgage Acquisition Trust vs. The Unknown Heirs of Lorraine Fayocavitz, Deceased, Patricia Deleo Solely in Her Capacity as Heir of Lorraine Fayocavitz, Deceased, Luanne Evans Solely in Her Capacity as Heir of Lorraine Fayocavitz, Deceased, James Fayocavitz Solely in His Capacity as Heir of Lorraine Fayocavitz, Deceased and John Fayocavitz Solely in His Capacity as Heir of Lorraine Fayocavitz, Deceased, owner(s) of property situate in Lackawanna County, Pennsylvania. Being 2739 Evergreen Drive, Clarks Summit, PA 18411

Assessment Map #: 15204050004

Assessed Value Figure: \$10,500.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$92,015.72

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND, SITUATE, LYING AND BEING IN THE TOWNSHIP OF RANSOM, COUNTY OF LACKAWANNA, STATE OF PENNSYLVANIA  
PARCEL #: 15204050004

### SALE 42

By virtue of a Writ of Execution filed to No. 2018-CV-2724, Deutsche Bank National Trust Company, as Trustee for GSAMP Trust 2006-HE1 c/o Ocwen Loan Servicing, LLC v. Jamie Vullo, owner of property situate in North Abington Township, Lackawanna County, Pennsylvania being 217 Grist Mill Road, Dalton, PA 18414.

Front: irregular Depth: irregular

Property ID #: 0500301000303

Assessed Value Figure: \$29,000

Improvements Thereon: Residential Real Estate

Attorney: Andrew J. Marley, Esq.

Sheriff to Collect: \$237,846.96

### SALE 43

By virtue of a Writ of Execution filed to No. 13 CV 956, RBS CITIZENS, N.A. v. Corey Wheatley a/k/a Corey C. Wheatley, owner(s) of property situate in Borough of Archbald, Lackawanna County, Pennsylvania, being 742 Oak Street, Eynon, PA 18403.

Dimensions: 11,250 square feet

Property ID#: 09401-020-012

Assessed Value figure: \$20,000.00

Improvements thereon: Residential property

Attorney: Law Office of Gregory Javardian, LLC

Sheriff to collect: \$327,070.41

### SALE 44

By virtue of a Writ of Execution filed to No. 2019-00642 DITECH FINANCIAL LLC vs. JOSEPH STRAUB III AKA JOSEPH STRAUB, owner(s) of property situate in Township of Madison, Lackawanna County, Pennsylvania, being, 1971 Becks Crossing Road Moscow, PA 18444, 19104010019, Assessment Map #: 19104010019

Assessed Value Figure: \$25,500.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$159,934.60

### SALE 45

By virtue of a Writ of Execution filed to No. 2019-00930 Nationstar Mortgage LLC d/b/a Mr. Cooper vs. Amy Louise Barlow, Joey V. Barlow, owner(s) of property situated in Borough of Clarks Summit Lackawanna County, Pennsylvania being 618 Meadow Lane, Clarks Summit, PA 18411

Dimensions: 80X125

Assessment Map #: 1000103001500

Assessed Value figure: \$24,000.00

Improvements thereon:

A residential dwelling

Attorney: Katherine M. Wolf, Esq

Sheriff to Collect: \$148,065.50

### SALE 46

By virtue of a Writ of Execution filed to No. 2019-01793, PENNYMAC LOAN SERVICES, LLC v. STEVEN P. DENNIS, owner(s) of property situate in the Township of Jefferson, Lackawanna County, Pennsylvania, being 551 CORTEZ ROAD JEFFERSON TOWNSHIP, PA 18436, A/K/A 511 CORTEZ ROAD COBBS LAKE PRESERVE, PA 18436.

Dimensions: 1.06 acre

Property ID#: 139.04-010-009.02

Assessed Value figure: \$16,500

Improvements thereon: Residential property

Attorney: POWERS KIRN, LLC

Sheriff to collect: \$169,639.09

### SALE 47

By virtue of a Writ of Execution filed to No. 17 cv 4619 MidFirst Bank, A Federally Chartered Savings Association vs. JASON BECK and LINDA BECK, owner(s) of property situate in Newton Township, Lackawanna County, Pennsylvania. Being 1673 Summit Lake Road, Clarks Summit, PA 18411

Assessment Map #: 12201010003

Assessed Value Figure: \$13,500.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.



## LACKAWANNA JURIST

Sheriff to collect: \$168,606.48

BEGINNING at a point on the public highway leading from Milwaukee to Chinchilla where it is intersected by the common corner of lands owned by Fritz Renner et ux, and Arthur Kosner et ux, thence South 33 degrees 55 minutes West 200 feet along said highway; thence South 85 degrees 53 minutes East 208 feet along land now or formerly of Arthur Kosner; thence North 33 degrees 55 minutes East 200 feet along land now or formerly of Arthur Kosner; to a corner of Fritz Renner; thence North 85 degrees 53 minutes West 208 feet along land of Fritz Renner to place of beginning.

### SALE 48

By virtue of a Writ of Execution filed to No. 19-465 Nationstar Mortgage vs. Jack Litke, Jean Lombardo, owner(s) of property situate in Carbondale Lackawanna County, Pennsylvania being 93 Salem Ave  
Dimensions: 43 x 64  
Property ID#: 04578040011  
Assessed Value figure: \$10,000.00  
Improvements thereon: Residential Single Dwelling  
Attorney: RAS Citron, LLC  
Sheriff to collect: \$89,013.28

### SALE 49

By virtue of a Writ of Execution filed to No. 2018-026896 LAKEVIEW LOAN SERVICING, LLC vs. TIFFNEY DAVIES and RYAN J. DAVIES, owner(s) of property situate in the Borough of Blakely, Lackawanna County, Pennsylvania. Being 321 1st Street, Blakely, PA 18447  
Assessment Map #: 10318040032  
Assessed Value Figure: \$8,000.00  
Improvements thereon:  
A Residential Dwelling  
Attorney: KML Law Group, P.C.  
Sheriff to collect: \$136,076.97

BEING Lots No. 9 in Block 3 upon street called and named First Street upon the Town Plot of the "Pierce Addition" to the Borough of Blakely, intended to be duly registered and recorded, said lot being Fifty (50) feet in front on said street and One Hundred Fifty-Five (155) feet in depth.

### SALE 50

By virtue of a Writ of Execution filed to No. 2018-06829 P The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2006-22, c/o Specialized Loan Servicing, LLC v. Nicole Bartoli, owner of property situate in the Borough of Throop, Lackawanna County, Pennsylvania being 312 Haverly Street, Throop, PA 18512  
Dimensions: 30X100X75X45X45X55  
Property ID #: 12416030023  
Assessed Value figure: \$5000  
Improvements thereon: Residential Single Dwelling  
Attorney: Brian T. LaManna, Esq

Sheriff to collect: \$120,156.68

### SALE 51

By virtue of a Writ of Execution filed to No. 19 CV 1902, Quicken Loans Inc. v. Kimberly Jones and Charles Kleckler, 1302 Dartmouth Street, Scranton, PA 18504, owner of property situate in City of Scranton, Lackawanna County, Pennsylvania, being known as 1302 Dartmouth Street, Scranton, PA 18504.  
Property ID#: 15609060032  
Assessed Value Figure: \$0.00  
Improvements thereon:  
Single Family Residence  
Attorney: Richard M. Squire & Associates, LLC  
Sheriff to collect: \$2,000.00

### SALE 52

By virtue of a Writ of Execution filed to No. 2018-01559 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 Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-HE1 v Jacqueline Wells; Erik Wells owner(s) of property situate in Borough of Winton, Lackawanna County, Pennsylvania being 109-111 River Street, AKA, 109 River Street #111, Jessup, PA 18434  
Dimensions: 25x150  
Property ID#: 10417030012, 10417030013  
Assessed Value Figure: \$4,500.00  
Improvements thereon:  
Single family dwelling  
Attorney: Meredith H. Wooters, Esquire, Scott A. Dietterick, Kimberly J. Hong, Michael E. Carleton, Justin F. Kobeski, Matthew P. Curry, Cristina L. Connor, Holly N. Wolf and Karina Velter  
Sheriff to collect: \$106,619.78

### SALE 53

BY VIRTUE of a Writ of Execution filed to No. 2015-CV-1269 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY Vs. HEATHER FLIEGER AND JOSHUA A. FLIEGER  
Real Estate: 609 HILL STREET, MAYFIELD, PA 19433  
Municipality: Borough of Mayfield Lackawanna County, PA  
Dimensions: 61x150  
See Deed Book 2006, Page 10884  
Assessment Map #: 07405-070-006  
Assessed Value: 18,000.00  
Improvements thereon:  
A residential dwelling house  
Attorney: Leon P. Haller, Esquire Purcell, Krug & Haller  
Sheriff to collect: \$122,280.54 (Total amount of Judgment)\*  
\*With costs, interest, late charges and taxes, etc. as may accrue.

## LACKAWANNA JURIST

### SALE 54

By virtue of a Writ of Execution filed to No. 2018-06529  
Nationstar Mortgage LLC d/b/a Mr. Cooper vs. Sharon Ross  
a/k/a Sharon Burkhart, owner(s) of property situate in 15th  
Ward of the City of Scranton Lackawanna County,  
Pennsylvania being 1151 Eynon Street, Scranton, PA 18504  
Dimensions: 17X132  
Assessment Map #: 15609040021  
Assessed Value figure: \$5,000.00  
Improvement thereon:  
A residential dwelling  
Attorney: Katherine M. Wolf, Esq  
Sheriff to Collect: \$59,998.35

### SALE 55

By virtue of a Writ of Execution No. 2019-01119 Lakeview  
Loan Servicing, LLC v. Brunilda Montalvo a/k/a Brunilda  
Montalvo Alexander, Peter Jennings owners of property  
situate in the SCRANTON CITY, Lackawanna County,  
Pennsylvania, being 2004 Luzerne, A/K/A 2004 Luzerne  
Street, Scranton, PA 18504  
Dimensions: 53 X 150  
Assessment Map #: 14420020025 and 14420020024  
Assessed Value figure: \$18,750.00  
Judgment Amount: \$106,715.55  
Improvements thereon: Residential Property  
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

### SALE 56

By virtue of a Writ of Execution No. 2019-01640 Investors  
Bank f/k/a Investors Savings Bank v. Christine Neville, The  
United States of America C/O The United States Attorney for  
The Middle District of PA owners of property situate in the  
MOSCOW BOROUGH, Lackawanna County, Pennsylvania,  
being 903 Clearview Road, A/K/A 903 Clearview Road L-3-4,  
Moscow, PA 18444-9270  
Dimensions: 1.1 Acres  
Assessment Map #: 1980101000103  
Assessed Value figure: \$28,000.00  
Judgment Amount: \$368,806.86  
Improvements thereon: Residential Property  
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

### SALE 57

By virtue of a Writ of Execution filed to No. 19CV1900  
Lakeview Loan Servicing, LLC vs. Robert F. Tonkin, Jr.  
owner of property Situate in City of Carbondale,  
LACKAWANNA COUNTY, PA BEING 92 8th Avenue,  
Carbondale, Pennsylvania 18407  
DWELLING KNOWN AS: 92 8TH AVENUE,  
CARBONDALE, PENNSYLVANIA 18407.  
TAX PARCEL #: 05505-050-061  
Title to said premises is vested in Robert F. Tonkin, Jr. by  
deed from Corinne E. Thiel and Jason M. Thiel dated

September 30, 2016 and recorded October 3, 2016 in  
Instrument Number 201615790.  
Assessment Map #: 05505-050-061  
Assessed Value figure: \$60,030.00  
Improvements thereon: Residential Dwelling  
Attorney: McCabe, Weisberg & Conway, LLC  
Sheriff to collect: \$101,847.61

### SALE 58

By virtue of a Writ of Execution filed to No. 18 CV 6815  
Ocwen Loan Servicing, LLC vs. Fredrick J. Becchetti Jr  
owner of property Situate in Borough of Dunmore,  
LACKAWANNA COUNTY, PA BEING 309 West Elm Street,  
Dunmore, Pennsylvania 18512  
DWELLING KNOWN AS: 309 WEST ELM STREET,  
DUNMORE, PA 18512.  
TAX PARCEL #: 14619-030-002  
Title to said premises is vested in Fredrick J. Becchetti Jr by  
deed from Frederick J. Becchetti, III dated July 25, 2012 and  
recorded July 26, 2012 in Instrument Number 201214042.  
Assessment Map #: 14619-030-002  
Assessed Value figure: \$11,000  
Improvements thereon: Residential Dwelling  
Attorney: McCabe, Weisberg & Conway, LLC  
Sheriff to collect: \$92,095.37

### SALE 59

BY VIRTUE of a Writ of Execution filed to No. 2018-04545  
MIDFIRST BANK Vs. SUSAN M. SHELP F/K/A SUSAN M.  
FIRESTONE AND THE SECRETARY OF HOUSING AND  
URBAN DEVELOPMENT  
Real Estate: 209 EAST MARKET STREET, SCRANTON, PA  
18509  
Municipality: CITY OF SCRANTON Lackawanna County, PA  
Dimensions: 44 X 150  
See Deed Book 335, Page 176  
Assessment Map #: 13509-020-030  
Assessed Value: \$10,000  
Improvements thereon:  
A residential dwelling house  
Attorney: Leon P. Haller, Esquire Purcell, Krug & Haller  
Sheriff to collect: \$84,156.90 (Total amount of Judgment)\*  
\*With costs, interest, late charges and taxes, etc. as may  
accrue.

### SALE 60

By virtue of a Writ of Execution filed to No. 19cv1588 M&T  
BANK vs. RACHEL GAUGHAN AKA RACHAEL GAUGHAN  
and JAMES P. GAUGHAN, owner(s) of property situate in  
Borough of Old Forge, Lackawanna County, Pennsylvania.  
Being: 144 Taroli Street, Old Forge, PA 18518  
Assessment Map #: 17520020042  
Assessed Value Figure: \$17,022.00  
Improvements thereon:  
A Residential Dwelling

## LACKAWANNA JURIST

Attorney: KML Law Group, P.C.  
Sheriff to collect: \$89,274.16  
BEING Lot No. 49 on Taroli Street in the Borough of Old Forge, Lackawanna County, Pennsylvania, according to the Edward Taroli Plot of Lots, Section "C", in the said Borough of Old Forge, which Plot of Lots is duly recorded in the Office of the Recorder of Deeds in and for Lackawanna County in Map Book 11 at page 71. Said Lot being 50 feet in front on the Northerly side of said Taroli Street, the same width in the rear, and 94.31 feet in depth.

### SALE 61

BY VIRTUE OF A WRIT OF EXECUTION PEOPLES SECURITY BANK & TRUST successor in interest to PENN SECURITY BANK & TRUST, Docket No. 18-CV-6083 Benjamin Pritchky and Rose Marie Pritchky are the owners of property situate in the Borough of Old Forge, Lackawanna County, Pennsylvania, Being 512 Moosic Road, Old Forge, PA 18518  
Assessment Map #: 17617 010 011  
Assessed Value Figure: 12,500.00  
Improvements Thereon: improved real estate  
Attorney: HOURIGAN, KLUGER & QUINN, PC 600 Third Avenue Kingston, PA 18704  
Sheriff to collect: \$143,194.05 (plus costs)

### SALE 62

RAS Citron, LLC Robert Crawley, Esq. ID No. 319712 133 Gaither Drive, Suite F Mt. Laurel, NJ 08054 855-225-6906 rcrawley@rasnj.com WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS INDENTURE TRUSTEE OF CITIGROUP MORTGAGE LOAN TRUST 2017-RP2 v. AMY D. BENSON COUR OF COMMON PLEAS LACKAWANNA COUNTY NO: 2018-06448  
ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE CITY OF SCRANTON, LACKAWANNA COUNTY, PA: BEING KNOWN AS: 1922 JACKSON STREET SCRANTON PA 18504  
BEING PARCEL #: 14513-040-047  
PIN #: 14513040047  
DIMENSIONS: 50 X 200  
TOTAL VALUE: \$13500  
IMPROVEMENTS: RESIDENTIAL PROPERTY  
RAS CITRON, LLC – Attorneys for Plaintiff Robert Crawley, Esq. ID No. 319712

### SALE 63

By virtue of a Writ of Execution filed to No. 2019-00640 M&T BANK vs. LAURA HEFFRON, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being, 920 Front Street Scranton, PA 18505, 15762010022,  
Assessment Map #: 15762010022  
Assessed Value Figure: \$9,050.00  
Improvements thereon:

A Residential Dwelling  
Attorney: KML Law Group, P.C.  
Sheriff to collect: \$93,090.72

### SALE 64

By virtue of a Writ of Execution filed to No. 18 CV 6780 NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER vs. DRAKE DAMERAU and MARCY ANN DAMERAU, owner(s) of property situate in Township of Newton, Lackawanna County, Pennsylvania, being, 1007 Whipporwill Drive Clarks Summit, PA 18411, 1100101001506,  
Assessment Map #: 1100101001506  
Assessed Value Figure: \$22,000.00  
Improvements thereon:  
A Residential Dwelling  
Attorney: KML Law Group, P.C.  
Sheriff to collect: \$169,201.09  
All that certain piece or parcel of land, situate, lying and being in the Township of Newton, County of Lackawanna, Commonwealth of Pennsylvania, being Lot #26 of the subdivision of Woodhaven Crest Inc. said subdivision recorded in Lackawanna County, Commonwealth of Pennsylvania Court House Map Book No. 17 Page 133.

### SALE 65

By virtue of a Writ of Execution No. 19-CV-2477 Ditech Financial LLC v. Joseph J. Simrell owners of property situate in the SCRANTON CITY, 19TH, Lackawanna County, Pennsylvania, being 815 South Webster Avenue, Scranton, PA 18505-4216  
Dimensions: 40 X 104  
Assessment Map #: 15620040006  
Assessed Value figure: \$9,500.00  
Judgment Amount: \$86,440.37  
Improvements thereon: Residential Property  
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

### SALE 66

By virtue of a Writ of Execution filed to No. 2019-02044 Nationstar Mortgage LLC d/b/a Mr. Cooper v Robert P. Kovaleski; Nancy Kovaleski owner(s) of property situate in Borough of Blakely, Lackawanna County, Pennsylvania being 234 4th Street, Blakely, AKA Olyphant, PA 18447  
Dimensions: 60x150  
Property ID#: 10318020015  
Assessed Value Figure: \$9,000.00  
Improvements thereon: single family dwelling  
Attorney: Meredith H. Wooters, Esquire; Scott A. Dietterick, Kimberly J. Hong, Michael E. Carleton, Justin F. Kobeski, Matthew P. Curry, Cristina L. Connor, Holly N. Wolf and Karina Velter  
Sheriff to collect: \$35,708.35

### SALE 67

By virtue of a Writ of Execution No. 2018-05779 CitiMortgage, Inc. v. Robert Stanek a/k/a Robert D. Stanek,

## LACKAWANNA JURIST

Dana Woyshnar owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 1517 Euclid Avenue, a/k/a 1517 Euclid Avenue L 104 Scranton, PA 18504-1267

Dimensions: 75X124X76X144

Assessment Map #: 1341504001104

Assessed Value figure: \$27,100.00

Judgment Amount: \$67,804.68

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

### SALE 68

By virtue of a Writ of Execution No. 2019-00037

CitiMortgage, Inc. v. Evan Maclusky, Shannon Mizikoski a/k/a Shannon J. Mizikoski owners of property situate in the CARBONDALE CITY, Lackawanna County, Pennsylvania, being 26 Oak Avenue, Carbondale, PA 18407-1771

Dimensions: 35X60

Assessment Map #: 04514020002

Assessed Value figure: \$6,500.00

Judgment Amount: \$85,961.19

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

### SALE 69

By virtue of a Writ of Execution filed to No. 2014-03818 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2005-WL2, ASSET-BACKED CERTIFICATES, SERIES 2005-WL2 vs. PAUL HRYWNAK JR., owner(s) of property situate in Township of Springbrook, Lackawanna County, Pennsylvania. Being: Route 316 a/k/a RR#3 Box 3419A O'Hara Road, Moscow, PA 18444

Assessment Map #: 2030201002301

Assessed Value Figure: \$25,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$373,548.14

CONTAINING 1.633 acres more or less.

### SALE 70

By virtue of a Writ of Execution No. 2019-01214 Ditech Financial LLC v. Charlene Gale, in Her Capacity as Heir of Robert R. Gale a/k/a Robert Raymond Gale, Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Robert R. Gale a/k/a Robert Raymond Gale, Deceased owners of property situate in the SCRANTON CITY, Lackawanna County, PA, being 903 Meadow Avenue, Scranton, PA 18505-2535

Front: 50 feet, Depth: 80 feet, containing 4,000 sq ft

Assessment Map #: 16805010037

Assessed Value figure: \$12,500.00

Judgment Amount: \$67,032.15

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

### SALE 71

By virtue of a Writ of Execution filed to No. 19 CV 1505, Deutsche Bank National Trust Company, as Trustee for Popular ABS, Inc., Series 2007-A c/o Ocwen Loan Servicing, LLC v. Melissa Forsette a/k/a Melissa A. Forsette, owner of property situate in the City of Scranton, Lackawanna County, Pennsylvania being 1052 Cottage Avenue, Scranton, PA 18508

Dimensions: 40X115

Property ID #: 14508050059

Assessed Value figure: \$7,500

Improvements thereon: Residential Real Estate

Attorney: Jessica N. Manis, Esq

Sheriff to collect: \$41,545.07

### SALE 72

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

Assessment Map #: 14641-030-010

Assessed Value Figure: \$13,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$103,135.44

BEGINNING at a point in the front line of said Lot Number Eleven (11) on Roosevelt Street at the intersection of the division line between Lots Number Eleven (11) and Twelve (12) in said Block, and running thence along the said division line in a Westerly direction a distance of one hundred and Fifty (150) feet, more or less, to a corner on the rear line of said Lot number Eleven (11);

### SALE 73

By virtue of a Writ of Execution No. 17-CV-6018 Lakeview Loan Servicing, LLC v. Shirley A. Spangenberg, in Her Capacity as Executrix and Devisee of The Estate of George L. Spangenberg a/k/a George Spangenberg, Victoria J. Spangenberg, in Her Capacity as Devisee of The Estate of George L. Spangenberg a/k/a George Spangenberg,

## LACKAWANNA JURIST

Adrianna Spangenberg, in Her Capacity as Devisee of The Estate of George L. Spangenberg a/k/a George Spangenberg, Donna K. O'Hara, in Her Capacity as Devisee of The Estate of George L. Spangenberg a/k/a George Spangenberg, owners of property situate in the JEFFERSON TOWNSHIP, Lackawanna County, Pennsylvania, being 2 Sunrise Boulevard, Lake Ariel, PA 18436  
Dimensions: 26A  
Assessment Map #: 14003020001  
Assessed Value figure: \$21,917.00  
Judgment Amount: \$316,834.85  
Improvements thereon: Residential Property  
Attorney: PHELAN HALLINAN DIAMOND & JONES LLP

### SALE 74

By virtue of a Writ of Execution No. 2019-01256 U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Loan Trust 2007-Wf1 v. Mohammad Abdullah, The United States of America C/O The United States Attorney for The Middle District of PA owners of property situate in the DUNMORE BOROUGH, 6TH WARD, Lackawanna County, Pennsylvania, being 1610 Electric Street, Dunmore, PA 18509-2120  
Dimensions: 52 X 63 X 51 X 63  
Assessment Map #: 1351901004001  
Assessed Value figure: \$16,000.00  
Judgment Amount: \$114,190.66  
Improvements thereon: Residential Property  
Attorney: PHELAN HALLINAN DIAMOND & JONES LLP

### SALE 75

By virtue of a Writ of Execution No. 2019-01745 Pennymac Loan Services, LLC v. Dominic J. Depietro, owners of property situate in the BLAKELY BOROUGH, Lackawanna County, Pennsylvania, being 1102 Myers Street, Peckville, PA 18452-2025  
Dimensions: 50 X 150  
Assessment Map#: 10320010012  
Assessed Value figure: \$11,000.00  
Judgment Amount: \$73,236.81  
Improvements thereon: Residential Property  
Attorney: PHELAN HALLINAN DIAMOND & JONES LLP

### SALE 76

By virtue of a Writ of Execution filed to No. 2019-01257 BANK OF AMERICA, N.A. vs. KATHY E. WINNER AKA KATHRYNE E. WINNER, owner(s) of property situate in City of Carbondale, Lackawanna County, PA. Being: 170 Spring St. FKA 61 9th Ave., Carbondale, PA 18407  
Assessment Map #: 05505060015  
Assessed Value Figure: \$5,500.00  
Improvements thereon:  
A Residential Dwelling  
Attorney: KML Law Group, P.C.  
Sheriff to collect: \$43,721.08

### SALE 77

By virtue of a Writ of Execution filed to No. 2018-CV-2790, Fidelity Deposit & Discount Bank, Plaintiff, vs. James Elliot, Defendant and Owner of the property situate in the City of Scranton, Lackawanna County, Pennsylvania, being known as 902 West Lackawanna Avenue, Scranton, PA 18504.  
Dimensions: 50' X 85' more or less  
Property ID #: 145.19-010-012.00  
Assessed Value: \$14,000.00  
Improvements Thereon: Commercial Combination Store/Apartment  
Attorney: Rocco Haertter, Esq  
Sheriff to Collect: \$86,295.32

### SALE 78

By virtue of a Writ of Execution filed to No. 2018-cv-01254 Pentagon Federal Credit Union vs Thomas Weiss. Thomas Weiss, owner(s) of property situate in Scranton City Lackawanna County, Pennsylvania being 204 W. Parker Street, Scranton, PA 18508  
Dimensions: 9,999.32 square feet of land  
Property ID #: 13505-060-001  
Assessed Value figure: 4,700  
Improvements thereon: 5,300.00  
Attorney: Stephen G. Bresset  
Sheriff to collect: \$45,131.87

### SALE 79

By virtue of a Writ of Execution filed to No. 2015-02994-P PNC BANK, NATIONAL ASSOCIATION vs. JACQUELINE HEMMING, owner(s) of property situate in BOROUGH OF CLARKS SUMMIT, Lackawanna County, Pennsylvania being 120 Nichols Street, Clarks Summit, Pennsylvania 18411  
Assessment Map #: 0901901001500  
Assessed Value Figure: \$20,000.00  
Improvements Thereon: RESIDENTIAL DWELLING  
Attorney: KEVIN J. CUMMINGS ESQ., TUCKER ARENSBERG, P.C.  
Sheriff to collect: \$138,485.37

### 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 15, 2019 AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH SAID SCHEDULE UNLESS EXCEPTIONS ARE FILED THERETO WITHIN TEN DAYS AFTER THE FILING OF THE PROPOSED SCHEDULE.**

**MARK P. MCANDREW  
SHERIFF OF LACKAWANNA COUNTY  
ATTEST:**

**BOB MOORE  
REAL ESTATE DEPUTY  
SHERIFF'S OFFICE  
SCRANTON, PA. 18503  
JULY 8, 2019**

**ESTATES**

**First Notice**

**ESTATE OF ANN M. DILLON, A/K/A ANN DILLON**, Deceased, late of Scranton, Pennsylvania (died July 12, 2019). All persons indebted to said Estate are required to make payment, and those having claims or demands to present the same, without delay, to Theresa M. Bocker, Executrix, c/o Attorney Joseph F. Gaughan, 300 Mulberry Street, Suite 303, Scranton, PA 18503.

**ESTATE OF JOHN J. EVANS A/K/A JOHN J. EVANS, SR.**, DECEASED, late of 100 LYNWOOD AVE., SCRANTON, PA 18505, (Died May 7, 2019). MARY THERESA EVANS GORMISKY and SAM EVANS, Co-Executors; Dante A. Cancelli, Suite 401, 400 Spruce Street, Scranton, Pennsylvania 18503, Attorney.

**ESTATE OF FRANCIS J. FETCHO A/K/A FRANCIS J. FETCHO, SR.**, late of 304 Third Avenue, Jessup, Lackawanna County, Pennsylvania (died July 19, 2019). Letters of Administration having been granted, all persons having claims or demands against estate of decedent shall make them known and present them, and all persons indebted to said decedent shall make payment thereof without delay to John Fetcho, Administrator, 298 Main Street, Sturges Pennsylvania 18447 or to James J. Gillotti, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, PO Box 240, Clarks Summit, PA 18411.

RE: **ESTATE OF ROBERT C. GRAHAM**, late of Scranton, Pennsylvania. Letters of Testamentary in the above estate having been granted, creditors shall make demand and debtors shall make payment to Robert Graham, 516 N. Everett Avenue, Scranton, PA 18504, Executor, or to James W. Reid, Esquire, Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, P.O. Box 240, Clarks Summit, PA 18411.

**ESTATE OF THERESE LERHINAN, A/K/A THERESA ROSE LERHINAN, A/K/A SISTER M. CHRYSIA LERHINAN, IHM**, late of Scranton, Lackawanna County, Pennsylvania (died May 23, 2018). Letters Testamentary having been granted, all persons having claims or demands against the estate of decedent shall make them known and present them, and all persons indebted to said decedent shall make payment thereof without delay to Sister Ellen Maroney, IHM, Executor, 2300 Adams Avenue, Scranton, Pennsylvania 18509 or to Jenna Kraycer Tuzze, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, P.O. Box 240, Clarks Summit, Pennsylvania 18411.

Notice is hereby given that Testamentary Letters have been granted to Karyn M. Salitsky of 129 E. Garfield Ave., Carbondale, PA 18407, in the **ESTATE OF JOHN B. PRYLE**, late of Archbald, Lackawanna County, PA, who passed away June 30, 2019. All persons indebted to said Estate are requested to make payment and those having claims or demands to present the same without delay to the Executor named or to the attorney for said estate: Patrick A. Kane, Esq., 960 Scranton-Carbondale Hwy., Archbald, PA 18403.

Notice is hereby given that Letters of Administration have been granted to Edmund P. Samuels of 1105 Wheeler Ave., Dunmore, PA 18510, in the **ESTATE OF TIMOTHY E. SAMUELS**, late of Dunmore, Lackawanna County, PA, who passed away August 7, 2018. All persons indebted to said Estate are requested to make payment and those having claims or demands to present the same without delay to the

Administrator named or to the attorney for said estate: Patrick A. Kane, Esq., 960 Scranton-Carbondale Hwy., Archbald, PA 18403.

**ESTATE OF SAMUEL E. TOMAN, A/K/A SAMUEL EDWARD TOMAN, A/K/A SAMUEL TOMAN**, late of Scranton Lackawanna County, PA. Maureen Toman, 701 Wintermantle Avenue, Scranton, PA 18505, Administratrix; Nicholas A. Barna, 831 Court Street, Honesdale, PA 18431, Attorney.

**Second Notice**

**ESTATE OF JOAN G. CONLIN**, late of Scranton, Lackawanna County, Pennsylvania, (died July 28, 2019). Notice is hereby given that Letters Testamentary have been issued to Mary Hamilton, Executrix of the Estate. MARIANNE M. STIVALA, ESQUIRE, BRIAN J. CALI & ASSOCIATES, 103 EAST DRINKER STREET, DUNMORE, PENNSYLVANIA 18512.

Notice is hereby given that Letters of Administration have been granted to Jose Pardo, Administrator of the **ESTATE OF ANN MARIE C. DEMUTH A/K/A ANNMARIE C. DEMUTH-PARDO**, late of Moscow, PA, who died on February 25, 2019. 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.

In re: **ESTATE OF EARL ROBERT HILLING**, late of Mayfield, Lackawanna County, PA, (died July 22, 2019). 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 Estate Personal Representative, David Hilling, or to Joseph S. Toczydlowski, Jr., Esquire of the Toczydlowski Law Office, 392 North Main Street, Archbald, PA 18403.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF BERTHA LOCKER**, deceased, late of Throop, Lackawanna County, Pennsylvania, 18447, who died on June 30, 2019. All persons indebted to the Estate are requested to make payment and those having claims or demands are to present same, without delay, to the Executrix, Judith Fanelli, or John P. Sanderson, III, Attorney for the Estate – Sanderson Building, One Terrace Drive, Olyphant, Pennsylvania 18447.

**ESTATE OF DOMINIC F. NOVOBILSKI**, late of 109 Hill Street, Moscow, Lackawanna County, Pennsylvania (died April 22, 2019). Letters Testamentary having been granted, all persons having claims or demands against estate of decedent shall make them known and present them, and all persons indebted to said decedent shall make payment thereof without delay to Karen Novobilski, Executor, 50 Saxton Road, Farmingdale, New Jersey 07727, or to James J. Gillotti, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, PO Box 240, Clarks Summit, PA 18411.

Notice is hereby given that Letters of Administration have been granted in the **ESTATE OF DENNIS J. REUMAN**, late of Dickson City, Lackawanna County, Pennsylvania. 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 Administrator, Daniel J. Reuman, of 3852 Sunrise Lake, Milford, PA 18337, or John F. Spall, Attorney for the Estate, 2573 Route 6, Hawley, Pennsylvania 18428.

Third Notice

**ESTATE OF JEANETTE BROWN**, ESTATE NUMBER 35-2019-1115 DECEASED, LATE OF CLARKS SUMMIT, LACKAWANNA COUNTY, PA: DIED JUNE 20 2019. NOTICE IS HEREBY GIVEN THAT LETTERS Executrix or Albert E. Nicholls, Jr., Attorney for the Estate, 1421 E. Drinker, Street, Dunmore, Pennsylvania 18512.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted to Nicol Doenges Poulos and Kelsey Doenges, Co-Executrices of the **ESTATE OF MARY THERESA HAYNOS DOENGES** late of Scranton, Lackawanna County, Pennsylvania, who died on August 17, 2019. All persons indebted to said Estate are required to make payment and those having claims to present the same without delay to the Co-Executrices or to Michael F. Cosgrove of Haggerty Hinton & Cosgrove LLP, 203 Franklin Avenue, Scranton, PA 18503.

**ESTATE OF CHARLENE LANDIS A/K/A SISTER SARAH LANDIS, IHM, A/K/A C. SARAH LANDIS** late of Scranton, Lackawanna County, Pennsylvania (died January 17, 2019). Letters Testamentary having been granted, all persons having claims or demands against the estate of decedent shall make them known and present them, and all persons indebted to said decedent shall make payment thereof without delay to Sister Ellen Maroney, IHM, Executor, 2300 Adams Avenue, Scranton, Pennsylvania 18509 or to Jenna Kraycer Tuzze, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, P.O. Box 240, Clarks Summit, Pennsylvania 18411.

Notice is hereby given that Letters Testamentary have been granted in the **ESTATE OF LUCILLE LASKOWSKI**, deceased of 1620 South Irving Ave., Scranton, PA 18505, who died on June 9, 2019. All persons indebted to said Estate are required to make payment and those having claims or demands are to present the same without delay to the Executrix, Marie Eskra, 407 Storrs Street, Taylor, PA 18517.

Notice is hereby given that Letters Testamentary have been granted in the **ESTATE OF RAYMOND D. EMANUEL**, deceased, late of Clarks Summit, Lackawanna County, Pennsylvania who died on May 3, 2017. 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 Raymond Emanuel, 1754 Overlook Road, Silver Springs, MD, Executor, or to Donald P. Dolan, Esquire, Attorney for the Estate, 436 Jefferson Avenue, Scranton, PA 18510.

**ESTATE OF WILLIAM EVANS**, late of Taylor, Lackawanna County, Pennsylvania, deceased (Died October 17, 2018) Letters of Administration C.T.A. have been granted to Thomas Evans, Executor or Christopher T. Powell, Esquire, Powell Law, 527 Linden Street, Scranton, PA 18503.

**ESTATE OF MARY ELLEN MERRICK, A/K/A SISTER MARY ELLEN MERRICK, IHM**, late of Scranton, Lackawanna County, Pennsylvania and Orion Township, Oakland County, Michigan (died April 7, 2019). Letters Testamentary having been granted, all persons having claims or demands against the estate of decedent shall make them known and present them, and all persons indebted to said decedent shall make payment thereof without delay to Sister Ellen Maroney, IHM, Executor, 2300 Adams Avenue, Scranton, Pennsylvania 18509 or to Jenna Kraycer Tuzze, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 South

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 SUSAN KEISLING, 1532 SUMMIT LAKE ROAD CLARKS SUMMIT PA, 18411.

**ESTATE OF MARGARET DEE**, late of Jermyn, Pennsylvania (Died: August 9, 2019). Alice Johnson, Abington Road, P.O. Box 240, Clarks Summit, Pennsylvania 18411.

**RE: ESTATE OF BETTY J. MILLER**, late of Scranton, Lackawanna County, Pennsylvania (died September 11, 2018). Notice is hereby given that Letters Testamentary for the Estate of Betty J. Miller have been issued to Howard J. Miller, Jr., Executor of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to the Executor, or to John J. McGovern, Jr., Attorney for the Estate, 321 Spruce Street - Suite 201, Scranton, PA 18503.

Notice is hereby given that Letters Testamentary have been granted to Frank D. Munafò, Executor of the **ESTATE OF FRANK D. MUNAFO, SR.**, late of Scranton, PA, who died on May 19, 2019. 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 Executor or to Carl J. Poveromo, Esquire, Rinaldi & Poveromo, P.C., P.O. Box 826, Scranton, PA, 18501.

**ESTATE OF VIRGINIA SHIRLEY PAOLONI AKA VIRGINIA S. PAOLONI AKA VIRGINIA PAOLONI** late of Olyphant, Lackawanna County, PA (died January 15, 2019). Letters of Administration 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 Edmund J. Paoloni, Administrator, 766 N. Valley Avenue, Olyphant, PA 18447, or to Joseph A. O'Brien, Esquire, 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 Testamentary have been granted in the **ESTATE OF JULIE TELEP A/K/A JULIA TELEP**, Deceased, late of 807 Hill Street, Mayfield, Lackawanna County, Pennsylvania 18433, who died on August 8, 2019. All persons indebted to the Estate are requested to make payment and those having claims or demands are to present same, without delay, to the Executrix, Barbara Karnafel, or Michael N. Krisa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447.

FICTITIOUS NAME

NOTICE IS HEREBY GIVEN THAT Dangio Management Group, Inc. has filed and was approved by the Department of State on September 4, 2019, an application to conduct business under the assumed or fictitious name of **Pleasuredome**. The principal place of business is 101 Ice Lake Road, White Haven, Pennsylvania 18661.

T1-9/20

LACKAWANNA JURIST

**NOTICE**

TO: Roberto Curet Sanchez  
Last Known Address:  
1001 Capouse Ave.  
Scranton, PA 18509

NOTICE

A petition has been filed asking the Court to put an end to all rights you have to your child S.A., born December 11, 2016. The father of the child is Roberto Curet Sanchez. The Court has set a hearing to consider ending your rights to your child. That hearing will be held on October 28, 2019 at 9:30 A.M. at the Lackawanna County Government Center at The Globe, Family Court Center, 123 Wyoming Ave. - 1<sup>st</sup> Floor, Scranton, Pennsylvania 18503. If you do not appear at this hearing, the Court may decide that you are not interested in retaining your rights to your child and your failure to appear may affect the Court's decision on whether to end your rights to your child. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your children may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer.

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

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

T1-9/20

**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 7th of October, 2019.

The accounts will be filed by the clerk, with the Court for adjudication and confirmation on Tuesday, the 8th of October, 2019. Distribution may be ordered or authorized without further notice if no objections are filed prior to that date.

35-2010-303 First & Final Account  
William Halliskey Lawrence A. Durkin and  
Deceased Michael J. O'Brien Co-Administrators  
William F. Dunstone, Esq

35-2015-658 First & Final Account  
Steven Boguski Kelly Kochia, Executrix  
Deceased Kari E. Panza, Esq

T2-9/27



**LACKAWANNA JURIST**

**NOTICE**

IN THE COURT OF COMMON PLEAS OF  
LACKAWANNA COUNTY, PENNSYLVANIA  
NO. 19-FC-41212  
CIVIL ACTION –DIVORCE

HENRY W. WELLER  
122 Gallagher Street  
Jessup, PA 18434  
Plaintiff

vs.

EFFIJANI GUNAWAN  
Whereabouts Unknown  
Defendant

Complaint under Sections 3301(c) and (d) of the Divorce Code

To: Effijani Gunawan and all her heirs, devisees, successors, and assigns, and all persons claiming by, through, from, or under them and all other persons whatsoever.

You are hereby notified that Henry W. Weller has filed against Effijani Gunawan a Complaint in Divorce under Sections 3301(c) and (d) of the Divorce Code in the Court of Common Pleas of Lackawanna County to Docket Number 2019-FC-41212, whereby the Plaintiff, Henry W. Weller, requests the Court to enter a Decree of Divorce pursuant to Section 3301(c) or (d) of the Divorce Code.

NOTICE

You have been sued in Court for Divorce. 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 decree of divorce or annulment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

When the grounds for the divorce are indignities or irretrievable breakdown of the marriage, you may request marriage counseling. A list of marriage counselors is available in the Office of the Clerk of Judicial Records at 123 Wyoming Avenue, Scranton, Pennsylvania 18503.

If you do not file a claim for alimony, division of property, lawyer's fees or expenses before a divorce or annulment is granted, you may lose the right to claim any of them.

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

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THESE 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.

North Penn Legal Services  
35 N. Main Street  
Pittston, PA 18640  
(570) 299-4100

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

Law office of Joseph F. Gaughan, P. C  
Joseph F. Gaughan, Esquire  
Attorney for Plaintiff  
300 Mulberry Street, Suite 303  
Scranton, PA 18503  
570/346-1735  
PA Supreme Court ID #73259  
T1-9/20