

LACKAWANNA JURIST

JUDICIAL OPINION

CASE NAME AND NUMBER: Mayfield Associates v. Clauss Bovard Agency, Inc., 2020 WL 1704651 (Lacka. Co. 2020)

DATE OF DECISION: April 7, 2020

JUDGE: Terrence R. Nealon

ATTORNEYS INVOLVED:

P. Timothy Kelly, Esquire, Counsel for Plaintiff
Charles E. Haddick, Jr., Esquire, Anthony D. Cox, Jr., Esquire, Counsel for Defendant, Clauss Bovard Agency, Inc.
William Krekstein, Esquire, Counsel for Defendant, West Chester Surplus Lines Insurance Company

SUMMARY OF OPINION:

A commercial property owner, which suffered exterior property damage from "high winds and storm" and had its property damage claim denied by its insurer based upon a windstorm or hail exclusion in its policy, filed this action against the insurer and its insurance agency for breach of contract and negligence, and alleged that it had requested "full coverage," including windstorm damage, when it obtained the policy. The insurer filed an answer and new matter which asserted that the owner's claim was barred by the windstorm or hail exclusion, and after the owner failed to file a reply to new matter, the insurer filed a motion for judgment on the pleadings arguing that the admitted facts established its entitlement to judgment as a matter of law. The owner contended that there were "issues of fact yet to be resolved through discovery," such that judgment on the pleadings was not appropriate.

An insurer bears the burden of establishing the application of a policy exclusion which must be strictly construed against the insurer and in favor of the insured. The interpretation of an insurance policy regarding the existence or non-existence of coverage usually presents a question of law for the court to decide. Furthermore, an allegation in new matter that an insurance claim is barred by an exclusionary clause states a conclusion of law which does not require a response and is instead deemed denied under Pa.R.C.P. 1029(d). Therefore, the insurer was not entitled to judgment on the pleadings based upon the owner's failure to file a reply to new matter, particularly since discovery was necessary to resolve apparent factual issues relating to the pre-contract negotiations between the parties.

JUDICIAL OPINION

CASE NAME AND NUMBER: Seokoh v. Process Technologies & Packaging, LLC, 2020 WL 1704649 (Lacka. Co. 2020)

DATE OF DECISION: April 8, 2020

JUDGE: Terrence R. Nealon

ATTORNEYS INVOLVED:

Clair E. Wischusen, Esquire, Andrew R. Stoll, Esquire, Counsel for Plaintiff
Gerald J. Butler, Esquire, Counsel for Defendant

SUMMARY OF OPINION:

In this ejectment and breach of contract action against a holdover tenant beyond the terms stated in the parties' commercial lease, the tenant filed preliminary objections asserting (1) a failure to properly aver a condition precedent under Pa.R.C.P. 1019(c), (2) defective service of the notice to quit pursuant to 68 P.S. § 25.501(f), and (3) improper venue based upon a forum selection clause contained in an operating agreement to which the tenant was not a party. The landlord had sufficiently averred claims for ejectment and breach of contract, and satisfied the pleading requirements of Rule 1019(c). Furthermore, the notice to quit was received by the tenant's chief financial officer and controller at the leased premises more than 30 days prior to the surrender date, and the tenant had not been prejudiced in any manner by the service of the notice to quit.

Additionally, the forum selection clause did not govern venue since it was contained in a distinct agreement which predated the landlord's purchase of the property, and the limited portions of the operating agreement submitted for review did not reflect an intent to incorporate the lease or otherwise have those separate instruments be made part of one transaction. Since the lease adopted Pennsylvania law as governing, and Pa.R.C.P.M. D.J. No. 502(A) required the action to be filed in Magisterial District No. 45-3-03 and thereafter appealed to the common pleas court, venue was deemed proper in this forum. Accordingly, the tenant's preliminary objections were overruled.

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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, **JUNE 9, 2020** 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 5980, REO Trust 2017-RPL1 vs. Stella Owens and The Estate of Gary R. Owens owner of a property situate in the City of Scranton, Lackawanna County, Pennsylvania, being 451 Greenbush Street, Scranton, PA 18508
Dimensions: 50 X 150
Property ID #: 12413010023
Assessed Value Figure: \$4,500
Improvements Thereon: Residential Single Dwelling
Attorney: Emmanuel J. Argentieri/Romano, Garubo & Argentieri
Sheriff to collect: \$77,193.17

SALE 2

By virtue of a Writ of Execution filed to No. 19 CV 4418, U.S. Bank National Association, not in its individual capacity but solely as Trustee for the RMAC Trust, Series 2016-CTT vs. Philip P. Condron and Mary Ellen Condron owner of a property situate in the City of Scranton, Lackawanna County, Pennsylvania, being 1405 Euclid Avenue Scranton, PA 18504
Dimensions: 0.30 A
Property ID #: 1341504000191
Assessed Value Figure: \$23,500
Improvements Thereon: Residential Single Dwelling
Attorney: Emmanuel J. Argentieri/Romano, Garubo & Argentieri
Sheriff to collect: \$125,264.53

SALE 3

By virtue of a Writ of Execution filed to No. 18-CV-1262, WELLS FARGO BANK, N.A. v. LESLIE HOLT A/K/A LESLIE REESE, owner(s) of property situate in RANSOM, Lackawanna County, Pennsylvania, being 2754 EVERGREEN DRIVE, CLARKS SUMMIT, PA 18411.
Dimensions: 2.4 acres
Property ID #: 1520404001101
Assessed Value figure: \$20,000.00
Improvements thereon: Residential property
Attorney: POWERS KIRN, LLC
Sheriff to collect: \$150,393.23

SALE 4

BY VIRTUE OF A WRIT OF EXECUTION NBT BANK, NA, formerly PENNSTAR BANK, a division of NBT BANK, NA Joseph J. Galinsky, Jr. and Melissa V. Galinsky are the owners of property situate in the City of Carbondale, Lackawanna County, Pennsylvania. Being 61 Wayne Street, Carbondale, PA 18407
Assessment Map #:05510 010 019
Assessed Value Figure: 10,300
Improvements Thereon: improved real estate
Attorney: HOURIGAN, KLUGER & QUINN, PC 600 Third Avenue Kingston, PA 18704
Sheriff to collect: \$108,462.03 (plus costs)

SALE 5

By virtue of a Writ of Execution filed to No. 2017 CV 3265 PNC BANK, NATIONAL ASSOCIATION vs ADA MESSENGER AND CHRISTINE BIEFELDT, ET AL TRUSTEE OF THE COTTRELL FAMILY IRREVOCABLE PERSONAL RESIDENCE. ADA MESSENGER AND CHRISTINE BIEFELDT, TRUSTEE OF THE COTTRELL FAMILY IRREVOCABLE PERSONAL RESIDENCE TRUST. SECOND WARD OF THE CITY OF SCRANTON ,Lackawanna County, PA, being 914 CLEARVIEW STREET, SCRANTON, PA 18508
Dimensions: 23 x 100
Property ID #: 13416030019
Assessed Value figure: \$6,000.00
Improvements thereon: RESIDENTIAL SINGLE DWELLING
Attorney: KEVIN J. CUMMINGS, ESQ
Sheriff to collect: \$31,352.56

SALE 6

By virtue of a Writ of Execution filed to No. 19-CV-6368 Wilmington Trust, National Association, not in its individual capacity, but solely as trustee for MFRA Trust 2014-2 vs. Robert Davis, II and Kimberly Davis, owners of property situate in the Borough of Olyphant, Lackawanna County, Pennsylvania being 662 East Lackawanna Ave., Olyphant, PA 18447
Property ID #: 11415020050
Assessed Value Figure: \$7,500.00
Improvements Thereon: Residential Property

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Attorney: Kaitlin D. Shire, Esquire Hill Wallack, LLP
Sheriff to collect: \$73,484.13 plus interest at the per diem rate of \$9.38 from January 11, 2020 until June 9, 2020
THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE BOROUGH OF OLYPHANT, COUNTY OF LACKAWANNA, AND COMMONWEALTH OF PENNSYLVANIA, TO WIT:
ALL THAT CERTAIN PARCEL OF LAND IN THE BOROUGH OF OLYPHANT, LACKAWANNA COUNTY, COMMONWEALTH OF PA BEING THE SAME FEE SIMPLE PROPERTY CONVEYED BY DEED FROM DONALD NEMETH AND LUCILLE NEMETH TO ROBERT DAVIS, II AND KIMBERLY DAVIS, DATED 06/28/06 RECORDED ON 07/03/06 IN INSTRUMENT NO. 200618391 IN LACKAWANNA COUNTY RECORDS, COMMONWEALTH OF PENNSYLVANIA

SALE 7

By virtue of a Writ of Execution No. 19-CV-6471 Suntrust Bank v. Beverly A. Kelley owners of property situate in the SCRANTON CITY, 7TH, Lackawanna County, PA, being 846 McCormick Court, Scranton, PA 18509-2937
Dimensions: 50 X 80
Assessment Map #: 14516040031
Assessed Value figure: \$7,000.00
Judgment Amount: \$35,330.57
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 8

By virtue of a Writ of Execution No. 19-CV-6645 Wells Fargo Bank, N.A. v. Michael P. Moran, II, Nicole E. Moran owners of property situate in the JESSUP BOROUGH, Lackawanna County, PA, being 142 Buttonwood Street, A/K/A 142 Buttonwood Street L 69, Jessup, PA 18434-1216
Dimensions: 50 X 150
Assessment Map #: 10418010034
Assessed Value figure: \$6,000.00
Judgment Amount: \$108,737.30
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 9

By virtue of a Writ of Execution filed to No. 2019-6438 M&T BANK vs. ELAINA LIGI, owner(s) of property situate in Jefferson Township, Lackawanna County, Pennsylvania. Being: 1506 Mount Cobb Road, Jefferson Township, PA 18436
Assessment Map #: 15004-020-025
Assessed Value Figure: \$15,000.00
Improvements thereon:
A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$93,052.44

BEGINNING at an iron pin at the outlet of a state highway pipe on T.R. 348 and being 182.80 feet from another iron pin in a stone wall as shown on a Map drawn by Frederick C. Spott, P.E. and intended to be recorded;
THENCE South Thirty-three (33) degrees and Twenty-three (23) minutes West One Hundred Ninety-eight and Forty-five Hundredths (198.45) feet to an iron pin and corner;
THENCE North Sixty-nine (69) degrees and Thirty (30) minutes West One Hundred Forty-two and Sixty Hundredths (142.60) feet to an iron pin corner;
THENCE North twenty-seven (27) degrees and Thirty-four (34) minutes East One Hundred Ninety-four and Ninety-three Hundredths (194.93) feet to an iron pin and corner;
THENCE South Sixty-nine (69) degrees and Thirty (30) minutes East One Hundred Sixty-two and Eighty-six Hundredths (162.86) feet to the place of BEGINNING.

SALE 10

By virtue of a Writ of Execution filed to No. 19 cv 2788 FREEDOM MORTGAGE CORPORATION vs. JUDITH A. BELLAN as Executrix of the Estate of Andrew Scalamonti Deceased, owner(s) of property situate in Borough of Jessup, Lackawanna County, PA. Being: 403 Grassy Island Avenue, Jessup, PA 18434
Assessment Map #: 11511060015
Assessed Value Figure: \$6,000.00
Improvements thereon:
A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$100,285.45
PARCEL ONE:
Beginning at a point on the southerly side of Grassy Island Avenue, said point being seventy-five (75) feet southwesterly from the southwesterly corner of Ward Street and Grassy Island Avenue; thence in a northeasterly direction along the southerly side of Grassy Island Avenue, twenty-seven (27) feet to a point; thence in a southerly direction and parallel with Ward Street, one hundred forty (140) feet to a point; thence in a northwesterly direction and parallel with Ward Street, one hundred forty (140) feet to the southerly side of Grassy Island Avenue, the point of beginning.
PARCEL TWO:
Beginning at a point on the southerly side of Grassy Island Avenue, said point being the common corner of land of John B. Fanucci, et ux., and land now or formerly of Lucille Camoni, et ux. Thence along the Southerly side of Grassy Island Avenue, Northeasterly a distance of four (4.0) feet to a point. Thence through land of Grantor in a Southeasterly direction a distance of one hundred forty (140.0) feet to a point. Thence Southwesterly a distance of four (4.0) feet to a point. Thence along the division line of land of John B. Fanucci and land now or formerly of Lucille Camoni, et ux., in a Northwesterly direction

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SALE 11

By virtue of a Writ of Execution filed to No. 19 CV 6381 LakeView Loan Servicing, LLC vs. Jason Hyler owner of property Situate in City of Scranton, LACKAWANNA COUNTY, PA, BEING 1223 Rundle Street, Scranton, Pennsylvania 18504. DWELLING KNOWN AS: 1223 RUNDLE STREET, SCRANTON, PENNSYLVANIA 18504. TAX PARCEL #: 15617-060-002

Title to said premises is vested in Jason Hyler by deed from EDWARD J. MAY, JR., SINGLE dated November 16, 2015 and recorded November 17, 2015 in Instrument Number 201518482.

Assessment Map #: 15617-060-002

Assessed Value figure: \$6000.00

Improvements thereon: Residential Dwelling

Attorney: McCabe, Weisberg & Conway, LLC

Sheriff to collect: \$141,290.46

SALE 12

All that certain piece or parcel or Tract of land situate in the Borough of Dunmore, Lackawanna County, Pennsylvania, and being known as 102 Prospect Street, Dunmore, Pennsylvania 18512.

TAX MAP AND PARCEL #: 14709080018

THE IMPROVEMENTS THEREON ARE:

Residential Dwelling

REAL DEBT: \$143,329.28

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY

OF: Jena A. Romanini

McCabe, Weisberg & Conway, LLC 123 South Broad Street, Suite 1400 Philadelphia, PA 19109

SALE 13

By virtue of a Writ of Execution filed to No. 19-CV-5769 NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY vs. JEANETTE M. NAFUS, owner(s) of property situate in JESSUP BOROUGH, Lackawanna County, PA. Being: 412 High Street, Archbald, PA 18403

Assessment Map #: 10412040008

Assessed Value Figure: \$3,500.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$105,650.32

BEGINNING AT A POINT ON THE SOUTHEASTERLY SIDE OF HIGH STREET, SAID POINT BEING TWO HUNDRED FIFTY FEET (250.00) FROM THE INTERSECTION OF HIGH STREET AND WINTON STREET (FORMERLY KNOWN AS MAIN STREET) THENCE ALONG HIGH STREET, NORTH FIFTY DEGREES EAST (N 50° E) SIXTY FEET (60.00) TO A POINT; THENCE PERPENDICULAR TO HIGH STREET, SOUTH FORTY DEGREES EAST (S 40° E) ONE HUNDRED FIFTY FEET (150.00) TO A POINT ON THE

NORTHWESTERLY SIDE OF WINTHROP STREET (CURRENTLY UNDEVELOPED); THENCE ALONG WINTHROP STREET, SOUTH FIFTY DEGREES WEST (S 50° W) SIXTY FEET (60.00) TO A POINT; THENCE PERPENDICULAR TO WINTHROP STREET, NORTH FORTY DEGREES WEST (N 40° W) ONE HUNDRED FIFTY FEET (150.00) TO THE POINT OF BEGINNING

SALE 14

By virtue of a Writ of Execution filed to No. 2019-04357 FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2018-2 vs. SCOTT JOHN OHMNACHT AKA SCOTT OHMNACHT and ELISSA M. POMPEY, owner(s) of property situate in Borough of Blakely, Lackawanna County, Pennsylvania. Being: 605 Gino Merli Drive, Peckville, PA 18452

Assessment Map #: 10312010030

Assessed Value Figure: \$7,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$82,392.42

Being Lot No. Eight (8) in a plot of lots known as the Gasparini Excavating Co. dividing line between lots numbered eight (8) and Nine (9) in the aforementioned plot in said Borough; thence along Ridge Road, South fifty-seven (57) degrees, forty-nine (49) minutes West, fifty-five (55) feet to a point being on the dividing line between lots seven (7) and eight (8); thence in a Northwesterly direction along the dividing line between lots seven (7) and eight (8), one hundred fifty (150) feet to an alley in the rear of said lots; thence along said Alley, North fifty-seven (57) degrees, twenty (20) minutes east, fifty-five (55) feet to a point on the dividing line between lots eight (8) and nine (9) in said plot; thence in a Southeasterly direction along the dividing line between lots eight (8) and nine (9), one hundred fifty (150) feet to Ridge Road and the point of beginning.

SALE 15

RAS Citron, LLC – Attorneys for Plaintiff, Robert Crawley, Esq., ID No. 319712 133 Gaither Drive, Suite F Mt. Laurel, NJ 08054 (855)225-6906 rcrawley@rasnj.com DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2007-2, NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-2 v. KENNETH V. HAWLEY A/K/A KENNETH HAWLEY; EILEEN M. HAWLEY A/K/A EILEEN M. RADZELOVAGE COURT OF COMMON PLEAS LACKAWANNA COUNTY NO: 2019-03325

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ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE BOROUGH OF ARCHBALD, LACKAWANNA COUNTY, PENNSYLVANIA: BEING KNOWN AS: 423 3RD STREET EYNON, PA 18403 BEING PARCEL #: 09418-020-031 PIN: 09418020031 DIMENSIONS: 50 X 150 TOTAL VALUE: \$8000 IMPROVEMENTS: RESIDENTIAL PROPERTY By: RAS Citron, LLC – Attorneys for Plaintiff Robert Crawley, Esq. ID No. 319712

SALE 16

By virtue of a Writ of Execution filed to No. 19CV6197 FREEDOM MORTGAGE COMPANY vs. THOMAS MANCUSO, owner(s) of property situate in Borough of Blakely, Lackawanna County, Pennsylvania. Being: 1230 Main Street, Peckville, PA 18452 Assessment Map #: 1031602002601 Assessed Value Figure: \$14,000.00 Improvements thereon: A Residential Dwelling Attorney: KML Law Group, P.C. Sheriff to collect: \$134,634.13 BEGINNING at a point on the Northerly side of Main Street on the Dividing line between Lots Nos. 1 and 2 in Block 1-A, on said Map said point of beginning also being distant along Main Street in a Southeasterly direction Fifty (50) feet from the Easterly side of Jane Street, thence along said Dividing line between said Lot Nos. 1 and 2 Block 1-A, Northeasterly a distance of One Hundred Fifty One and One tenths (151-1/10) feet to a point on the dividing line between Lot 5, and Lots 1, 2 and 3 in said Block 1-A, Thence along said Dividing line being also the rear line of said Lot No. 2, Southeasterly a distance of fifty (50) feet to the dividing line between Lots 2, and 3 in said Block 1-A, thence along said dividing line Southwesterly a distance of One Hundred Fifty one and one tenth (151 1/10) feet to a point on the Northerly side of Main Street, thence Northwesterly along Main Street a distance of Fifty (50) feet to the place of beginning.

SALE 17

By virtue of a Writ of Execution No. 2019-06088 Wells Fargo Bank, N.A. v. Cecilia A. Vasquez, Omar Alberto Frometa owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 917 South 9th Avenue, a/k/a 917 South 9th Avenue L28, Scranton, PA 18504-3110 Dimensions: 40 X 111 Assessment Map #: 15613070049 Assessed Value figure: \$8,000.00 Judgment Amount: \$83,148.44 Improvements thereon: Residential Property Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 18

By virtue of a Writ of Execution filed to No. 2019-05069, Amos Financial LLC v. Carla E. Murphy a/k/a Carla E. Schultz, 325 White Birch Drive, Scranton, PA 18504, owner of property situate in City of Scranton, Lackawanna County, Pennsylvania, being known as 325 White Birch Drive, Scranton, PA 18504. Property ID #: 13401-010-00460 Assessed Value Figure: \$ 0.00 Improvements thereon: Single Family Residence Attorney: Richard M. Squire & Associates, LLC Sheriff to collect: \$2,000.00

SALE 19

By virtue of a Writ of Execution filed to No. 2018-05289 Nationstar Mortgage LLC d/b/a Mr. Cooper vs. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Roseanne M. Balsavage, Deceased; Walter Balsavage, known Heir of Roseanne M. Balsavage, Deceased, owner(s) of property situated in Borough of Old Forge Lackawanna County, Pennsylvania being 217 Vine Street, Old Forge, PA 18518 Dimensions: 24X64X76X117X100X52 Assessment Map #: 1751205005004 Assessed Value figure: \$9,000.00 Improvement thereon: A residential dwelling Attorney: MORRISA SCOTT, ESQ. Sheriff to Collect: \$42,256.85

SALE 20

By virtue of a Writ of Execution filed to No. 2019-04935 Carrington Mortgage Services, LLC vs. Frank Reichert, owner(s) of property situated in Township of Lehigh Lackawanna County, Pennsylvania being 40 Woodland Drive, f/k/a 164 Woodland Drive, assessed as Laurel Dr L-164 Sec-1, Thornhurst, PA 18424 Dimensions: 80X157 Assessment Map #: 2460105000305 Assessed Value figure: \$19,000.00 Improvement thereon: A residential dwelling Attorney: LESLIE J. RASE, ESQ. Sheriff to Collect: \$112,298.63

SALE 21

By virtue of a Writ of Execution No. 2019-05265 Wells Fargo Bank, N.A. s/b/m Wachovia Bank, National Association v. Edward V. Corazzini a/k/a Ed Corazzini owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 1116 Jackson Street, A/K/A 1116 1118 Jackson Street, Scranton, PA 18504 Front: 46 feet, Depth: 80 feet, containing

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Assessment Map #: 14518020060
Assessed Value figure: \$10,000.00
Judgment Amount: \$130,049.49
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 22

By virtue of a Writ of Execution filed to No. 16CV1747 U.S. BANK NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016 SC6 TITLE TRUST vs. FRANCISCO FIERRO, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania. Being: 300 Davis Street, Scranton, PA 18505

Assessment Map #: 16620030013
Assessed Value Figure: \$29,500.00
Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$217,804.14

BEGINNING at southerly corner of Davis Street and Eagan Street; thence in a southwesterly direction along Eagan Street a distance of One Hundred Forty (140) feet to a line of land now or formerly of Paul F. Kanavy; thence along the said Kanavy line generally in a southeasterly direction a distance of Ninety-one (91) feet to a point in land now or formerly of St. Joseph's Church; thence along the aforesaid line of St. Joseph's Church generally in a northeasterly direction a distance of One Hundred Forty (140) feet to a point on the southerly side of Davis Street; thence along the southerly side of Davis Street generally in a northwesterly direction a distance of Ninety (90) feet to the place of beginning. Being part of a Lot No. 1 in "Church Block" on the plot of the Meadow Brook Land Company in the Township of Lackawanna now City of Scranton. Also being known on the assessment records of the City of Scranton as Parcel 1, Lot 1, in Block 11 of the 24th Ward and being numbered 300 Davis Street, Scranton, Pennsylvania.

SALE 23

All that certain piece or parcel or Tract of land situate in the Township of Jefferson, Lackawanna County, Pennsylvania, and being known as 1284 Mount Cobb Road, Jefferson Township, Pennsylvania 18436.

TAX MAP AND PARCEL #: 15003-030-006601

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$127,999.62

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY

OF: William D. Miles and Mary Helen Miles

McCabe, Weisberg & Conway, LLC 123 South Broad Street, Suite 1400 Philadelphia, PA 19109

SALE 24

By virtue of a Writ of Execution in Case Number 2019-06082 Partners for Payment Relief DE IV, LLC (Plaintiff) vs. Lora

A. Holbert (Defendant) Owner of the property situate in the Borough of Olyphant, Lackawanna County, Pennsylvania being 409 Church Street, Olyphant, PA 18447

Dimensions of Parcel: 30X60

Property ID #: 11411010012

Assessed Value Figure: \$7000.00

Improvements thereon: Residential Dwelling

Attorney: Hladik Onorato and Federman, LLP, Bradley J.

Osborne, Esquire 298 Wissahickon Avenue, North Wales, PA 19454

Sheriff to Collect: \$9,146.87 plus costs, expenses, attorneys' fees and additional interest.

SALE 25

By virtue of a Writ of Execution filed to No. 2019-cv-3918 Cutting Edge Bail Bonds, LLC vs. Dorri Smith. Dorri Smith, owner of property situate in the City of Scranton, Lackawanna County, Pennsylvania being 1439 Sanderson Ave.

Dimensions: 52x120x54x120

Property ID #: 13517-030-007

Assessed Value figure: \$1,000.00

Improvements thereon: Single family residence

Attorney: Jeffrey W. Nepa, Esq.

Sheriff to collect: \$87,139.24

SALE 26

By virtue of a Writ of Execution filed to No. 19-CV-6575, Vanderbilt Mortgage and Finance, Inc. v. Tina Scotti Tina L. Scotti a/k/a Tina Louise Scotti a/k/a Tina Barber, 8 Jomerlyn DR., Taylor, PA 18517, owner of property situate in City of Taylor, Lackawanna County, Pennsylvania, being known as 8 Jomerlyn DR., Taylor, PA 18517.

Property ID#: 16607-010-01813

Assessed Value Figure: \$14,000.00

Improvements thereon:

Single Family Residence

Attorney: Richard M. Squire & Associates, LLC

Sheriff to collect: \$2,000.00

SALE 27

By virtue of a Writ of Execution filed to No. 19 CV 7243, Navy Federal Credit Union v. Kyle P. Kraemer, 410 Rear Riley St. Old Forge, PA 18518, owner of property situate in City of Old Forge, Lackawanna County, Pennsylvania, being known as 410 Rear Riley St, Old Forge, PA 18518.

Property ID#: 17605050007

Assessed Value Figure: \$6,000.00

Improvements thereon:

Single Family Residence

Attorney: Richard M. Squire & Associates, LLC

Sheriff to collect: \$2,000.00

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SALE 28

By virtue of a Writ of Execution 16 CV 1415 Pennymac Loan Services, LLC v. Walter Gerardo Abad Yarleque a/k/a Walter G. Abad, Cyndia L. Cintron owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 635 Harrison Avenue a/k/a, 635 Harrison Avenue L21, Scranton, PA 18510
Front: 40 feet, Depth: 160 feet, containing
Assessment Map #: 15710010043
Assessed Value figure: \$9,000.00
Judgment Amount: \$129,166.33
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 29

By virtue of a Writ of Execution filed to No. 2015-03764-P PNC Bank, National Association vs. James J. Kubasko a/k/a James J. Kubasko Jr. James J. Kubasko a/k/a James J. Kubasko, Jr., owner(s) of property situate in Jefferson Township Lackawanna County, Pennsylvania being Northside of Moosic Lake a/k/a 79 West Shore Drive
Dimensions: 1.747 acres per Lackawanna Office of Assessment
Property ID #: 13802-010-003
Assessed Value figure: \$12,500.00
Improvements thereon: Residential Single Dwelling
Attorney: Kevin J. Cummings, Esq
Sheriff to collect: \$

SALE 30

By virtue of a Writ of Execution filed to No. 2019-05828 Specialized Loan Servicing LLC vs. Diana Agnes McDonald; Wallace Roy McDonald; United States of America, Department of Treasury-Internal Revenue Service, owner(s) of property situated in Township of Newton Lackawanna County, Pennsylvania being 1647 Forest Acres Drive, Clarks Summit, PA 18411
Dimensions: 30,390 (thirty thousand three hundred ninety) square feet, more or less
Assessment Map #: 12102060001
Assessed Value figure: \$27,600.00
Improvement thereon:
A residential dwelling
Attorney: LESLIE J. RASE, ESQ.
Sheriff to Collect: \$121,512.39

SALE 31

By virtue of a Writ of Execution filed to No. 2019-6008 QUICKEN LOANS INC. vs. DEBORAH CRAVATH and MICHAEL CRAVATH, owner(s) of property situate in Borough of Throop, Lackawanna County, Pennsylvania. Being: 24 Emerald Drive, Throop, PA 18512
Assessment Map #: 1241603000127
Assessed Value Figure: \$31,940.00
Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$284,575.71

BEGINNING AT AN IRON PIN LOCATED ON THE EASTERLY SIDE OF TIFFANY DRIVE LOCATED ON THE DIVIDING LINE BETWEEN LOT NO. 26 AND LOT NO. 27; THENCE ALONG TIFFANY DRIVE ALONG A CURVE TO THE LEFT HAVING A CHORD OF NORTH SIXTY-SEVEN (67) DEGREES TWENTY-SIX (26) MINUTES TWENTY-NINE (29) SECONDS WEST, ELEVEN AND TWENTY-NINE HUNDREDTHS (11.29) FEET TO AN IRON PIN AT THE CORNER;
THENCE ALONG TIFFANY DRIVE, NORTH SIXTY-NINE (69) DEGREES TWENTY-FOUR (24) MINUTES TWO (02) SECONDS WEST, TWENTY-SIX AND TWENTY-FOUR HUNDREDTHS (26.24) FEET TO AN IRON PIN;
THENCE ALONG A CURVE TO THE LEFT HAVING A CHORD OF NORTH EIGHTY (80) DEGREES TWENTY-SIX (26) MINUTES FORTY (40) SECONDS WEST, THIRTY-EIGHT AND THIRTY-ONE HUNDREDTHS (38.31) FEET TO AN IRON PIN AT THE CORNER OF LOT NO. 28;
THENCE ALONG LOT NO. 28, NORTH, NORTH TWELVE (12) DEGREES TEN (10) MINUTES FIFTY-SEVEN (57) SECONDS EAST, ONE HUNDRED FIFTY-NINE AND FIVE HUNDREDTHS (159.05) FEET TO A POINT AT THE DIVIDING LINE OF LOT NO. 25;
THENCE ALONG LOT NO. 25, SOUTH SIXTY-NINE (69) DEGREES TWENTY-FOUR (24) MINUTES TWO (02) SECONDS EAST, ONE HUNDRED FORTY-SEVEN AND TWENTY-THREE HUNDREDTHS (147.23) FEET TO A POINT AT THE CORNER OF LOT NO. 26 AND NO. 25;
THENCE ALONG LOT NO. 26, SOUTH THIRTY-EIGHT (38) DEGREES THIRTY-FIVE (35) MINUTES ZERO (00) SECONDS WEST, ONE HUNDRED FIFTY-EIGHT AND ELEVEN HUNDREDTHS (158.11) FEET TO THE PLACE OF BEGINNING.

SALE 32

RAS Citron, LLC – Attorneys for Plaintiff, Robert Crawley, Esq., ID No. 319712 133 Gaither Drive, Suite F Mt. Laurel, NJ 08054 (855)225-6906 rrcrawley@rasnj.com
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2007-BR2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BR2, Plaintiff v. DEBORAH GAY; STEPHEN F. PUZA; MICHELLE PUZA, Defendant(s) COURT OF COMMON PLEAS LACKAWANNA COUNTY NO: 2019-06060
ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE CITY OF CARBONDALE, LACKAWANNA COUNTY, PENNSYLVANIA:
BEING KNOWN AS: 43 PEARL STREET CARBONDALE, PA 18407
BEING PARCEL #: 05509-020-010-01
DIMENSIONS: 88 X 167 X 58 X 199

LACKAWANNA JURIST

PIN: 0550902001001

TOTAL VALUE: \$6500

IMPROVEMENTS: RESIDENTIAL PROPERTY

By: RAS Citron, LLC – Attorneys for Plaintiff Robert
Crawley, Esq. ID No. 319712

SALE 33

By virtue of a Writ of Execution filed to No. 2017-01182, 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 Bear Stearns Asset Backed Securities I Trust 2007-HE1, Asset B v. Alice A. Cupelli and John P. Cupelli, owner of property situate in the Throop, Lackawanna County, Pennsylvania being 316 Dunmore Street, Throop, PA 18512.

Front: irregular

Depth: irregular

Property ID #: 12517050004

Assessed Value Figure: \$6,300.00

Improvements Thereon: Residential Real Estate

Attorney: Jessica N. Manis, Esq.

Sheriff to Collect: \$86,340.85

SALE 34

RAS Citron, LLC – Attorneys for Plaintiff, Robert Flacco, Esq., ID No. 325024 133 Gaither Drive, Suite F Mt. Laurel, NJ 08054 (855)225-6906 rflacco@rsnj.com

VERTICAL CAPITAL INCOME FUND Plaintiff v. SCOTT D. BARRETT; BRENDA BARRETT Defendant(s) COURT OF COMMON PLEAS LACKAWANNA COUNTY NO: 2019-07027

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE BOROUGH OF DICKSON CITY, LACKAWANNA COUNTY, PENNSYLVANIA:
BEING KNOWN AS: 811 BEECHWOOD DRIVE, DICKSON CITY, PA 18519

BEING PARCEL #: 11405-040-00106

IMPROVEMENTS: RESIDENTIAL PROPERTY

By: RAS Citron, LLC – Attorneys for Plaintiff Robert Flacco, Esq. ID No. 325024

SALE 35

By virtue of a Writ of Execution No. 18-CV-4757 Carrington Mortgage Services, LLC v. John P. Jeffers, Jr owners of property situate in the OLD FORGE BOROUGH, Lackawanna County, Pennsylvania, being 9 Casey Avenue, a/k/a 9 Casey Avenue L 47, Old Forge, PA 18518-1055
Dimensions: 84X120X84X120

Assessment Map #: 16520010047

Assessed Value figure: \$23,000.00

Judgment Amount: \$163,105.74

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 36

By virtue of a Writ of Execution filed to No. 2019-04165 NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER vs. GLORIA BROUSSARD as Administratrix of the Estate of Walter Saavedra, Deceased, owner(s) of property situate in Second Ward of the City of Scranton, Lackawanna County, Pennsylvania. Being: 1803 Brick Avenue, Scranton, PA 18508

Assessment Map #: 13408030045

Assessed Value Figure: \$15,800.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$94,592.31

BEGINNING at a new corner in the Northeasterly fence line of Oak Street, said corner being located North 13 10 W, 76.26 feet along said Northeasterly fence line of Oak Street from its intersection with the Northwesterly knee line of Brick Avenue, said corner being also the Westerly corner of the parcel of land first herein described; thence along the Northwesterly boundary line of the parcel of land first herein described, being a boundary line parallel to and 3.50 feet Southeasterly from the Southeasterly exterior wall of the two story dwelling at 410 Oak Street and extending through the rear of the two story dwelling at 1803 Brick Avenue North 77 degrees 14 minutes East 79.40 feet to a corner at the end of a wood and wire fence, said corner being located North 12 degrees 42 minutes West 77.32 feet from the aforementioned Northwesterly fence line of Brick Avenue; thence from said corner North 12 degrees 42 minutes West 1 1.08 feet to a new corner in an wood and wire fence; thence along said wood and wire fence South 79 degrees 53 minutes West 38.44 feet to a point in the rear Northeasterly exterior wall of the two story dwelling at 410 Oak Street; thence along said wall South 12 degrees 46 minutes East 9.35 feet to the corner of said dwelling at the side or Southeasterly exterior wall aforementioned; thence along said Southeasterly wall of said dwelling and the extension of the line thereof South 77 degrees 14 minutes West 41 feet to a corner in the aforementioned Northeasterly fence line of Oak Street; thence along said Northeasterly fence line of Oak Street South 13 degrees 10 minutes East 3.50 feet to the place of beginning.

SALE 37

By virtue of a Writ of Execution filed to No. 2019-05067, Kamini Bay Asset Management, LLC v. Francine L. Barney, owner of property situate in the Borough of Jermyn, Lackawanna County, Pennsylvania being 529 Lincoln Avenue, Jermyn, PA 18433.

Front: irregular Depth: irregular

Property ID #: 0731601000900

Assessed Value Figure: \$8,500.00

Improvements Thereon: Residential Real Estate

LACKAWANNA JURIST

Attorney: Jessica N. Manis, Esq.
Sheriff to Collect: \$55,396.51

SALE 38

By virtue of a Writ of Execution filed to No. 19 CV 4688 Village Capital & Investment, LLC vs. Robert M. Mifka and Princess Mifka owners of property Situate in Borough of Blakely, LACKAWANNA COUNTY, PA BEING 706 Adele Drive, Peckville, Pennsylvania 18452
DWELLING KNOWN AS: 706 ADELE DRIVE, PECKVILLE, PA 18452.
TAX PARCEL #: 1041701007801
Title to said premises is vested in Robert M. Mifka and Princess Mifka, husband and wife, by deed from Robert M. Mifka dated November 5, 2017 and recorded November 9, 2017 in Instrument Number 201718389.
Assessment Map #: 1041701007801
Assessed Value figure: \$19,000.00
Improvements thereon: Residential Dwelling
Attorney: McCabe, Weisberg & Conway, LLC
Sheriff to collect: \$198,195.93

SALE 39

By virtue of a Writ of Execution filed to No. 2018-6170, PENNYMAC LOAN SERVICES, LLC v. CARLINE N. DOWDY-DATILUS A/K/A CARLINE DOWDY-DATILUS, owner(s) of property situate in SCRANTON, Lackawanna County, Pennsylvania, being 410 HARRISON AVENUE, SCRANTON, PA 18510.
Dimensions: 40 x 160
Property ID #: 15710030014
Assessed Value figure: \$13,000
Improvements thereon: Residential property
Attorney: POWERS KIRN, LLC
Sheriff to collect: \$139,356.02

SALE 40

By virtue of a Writ of Execution filed to No. 2016-01391 U.S. Bank National Association, as Indenture Trustee for Structured Asset Securities Corporation Assistance Loan Trust 2003-AL1 vs. Martin A. Toth, Individually and as known Heir of Stella Toth, a/k/a Stella Sidelnick Toth, deceased; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Stella Toth, a/k/a Stella Sidelnick Toth, deceased, owner(s) of property situated in City of Scranton Lackawanna County, Pennsylvania being 622 Foster Street, Scranton, PA 18508
Dimensions: 35X80
Assessment Map #: 14508-020-052
Assessed Value figure: \$11,000.00
Improvement thereon:
A residential dwelling
Attorney: Alison H. Tulio, Esquire
Sheriff to Collect: \$47,136.45

SALE 41

RAS Citron, LLC – Attorneys for Plaintiff, Robert Crawley, Esq., ID No. 319712 133 Gaither Drive, Suite F Mt. Laurel, NJ 08054 (855)225-6906 rcrawley@rasnj.com
NEW RESIDENTIAL MORTGAGE LOAN TRUST 2017-3 Plaintiff v. BRIAN SHEEHAN Defendant(s) COURT OF COMMON PLEAS LACKAWANNA COUNTY NO: 2019-05825
ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE CITY OF SCRANTON, LACKAWANNA COUNTY, PA:
BEING KNOWN AS: 1414 CHURCH AVENUE SCRANTON, PA 18508
PIN: 13416020034
DIMENSIONS: 39 X 90 X 13 X 52 X 70 X 148
TOTAL VALUE: \$7500
IMPROVEMENTS: RESIDENTIAL PROPERTY
By: RAS Citron, LLC – Attorneys for Plaintiff Robert Crawley, Esq. ID No. 319712

SALE 42

By virtue of a Writ of Execution filed to No. 19 CV 2205, REO Trust 2017-RPL1 (Plaintiff) vs. The Estate of Ellen A. Miller (Defendants) owner of a property situate in the City of Scranton, Lackawanna County, Pennsylvania, being 1119 Prospect Avenue, Scranton, PA 18505
Dimensions: 40 X 150
Property ID #: 16707-050-023
Assessed Value Figure: \$6,000
Improvements Thereon: Residential Single Dwelling
Attorney: Emmanuel J. Argentieri/Romano, Garubo & Argentieri
Sheriff to collect: \$67,080.30

SALE 43

BY VIRTUE of a Writ of Execution filed to No. 2019-05604 PA HOUSING FINANCE AGENCY Vs. CHRISTINE WEINERT AND JOHN WEINERT
Real Estate: 437 MADISON AVENUE, JERMYN, PA 18433
Municipality: BOROUGH OF JERMYN Lackawanna County, PA
Dimensions: 50 x 169.38 LOT #9, BLOCK #4
See Instrument: 2008-15852
Assessment Map: 07316-070-01500
Assessed Value: \$8,000
Improvements thereon:
A residential dwelling house
Attorney: Leon P. Haller, Esquire Purcell, Krug & Haller
Sheriff to collect: \$107,036.35 (Total amount of Judgment)*
*With costs, interest, late charges and taxes, etc. as may accrue.

SALE 44

By virtue of a Writ of Execution filed to No. 2019-06118 Nationstar Mortgage LLC d/b/a Mr. Cooper vs. Bernard

LACKAWANNA JURIST

Naughton and Nichole L. Neuls, owners of property situate in Scranton City, Lackawanna County, Pennsylvania being 909 Stafford Avenue, Scranton, PA 18505

Assessment Map #: 16708070008

Assessed Value figure: \$8,000.00

Improvements thereon: Residential Dwelling

Attorney: Roger Fay, Esquire

Sheriff to collect: \$

SALE 45

By virtue of a Writ of Execution filed to No. 2019-01347 Bayview Loan Servicing, LLC vs. William A. Smith, owner of property situate in Mayfield Borough, Lackawanna County, Pennsylvania being 429 Whitmore Avenue, Jermyn, PA 18433

Assessment Map #: 07308020003

Assessed Value figure: \$6,000.00

Improvements thereon: Residential Dwelling

Attorney: Roger Fay, Esquire

Sheriff to collect: \$

SALE 46

By virtue of a Writ of Execution filed to No. 2019-04405 Bayview Loan Servicing, LLC vs. Joseph M. Menichiello and Susan E. Menichiello, owners of property situate in South Abington Township, Lackawanna County, Pennsylvania being 526 Griffin Pond Road, Clarks Summit, PA 18411

Assessment Map #: 09102010024

Assessed Value figure: \$15,800.00

Improvements thereon: Residential Dwelling

Attorney: Roger Fay, Esquire

Sheriff to collect: \$

SALE 47

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: \$

SALE 48

By virtue of a Writ of Execution filed to No. 19CV7332 Bank of America, N.A. vs. Rosemarie Ciocca, owners of property situate in Scranton City, Lackawanna County, Pennsylvania being 305-307 South Hyde Park Avenue, Scranton, PA 18504

Assessment Map #: 15605-050-039

Assessed Value figure: \$11,000.00

Improvements thereon: Residential Dwelling

Attorney: Roger Fay, Esquire

Sheriff to collect: \$

SALE 49

By virtue of a Writ of Execution filed to No. 2019-06048 PNC Bank, National Association v Kristin Mancia owner(s) of property situate in Borough of Archbald, Lackawanna County, Pennsylvania being 200 Kennedy Drive, Eynon, PA 18403

Dimensions: 50x167

Property ID #: 09414030001

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: \$64,968.84

SALE 50

By virtue of a Writ of Execution filed to No. 2019-05417 Wells Fargo Bank, N.A. v Esteban Y. Aquino, AKA Esteban Aquino owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 1712 Dorothy Street, Scranton, PA 18504

Dimensions: 38X112

Property ID #: 13418040006

Assessed Value Figure: \$10,000.00

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: \$40,620.31

SALE 51

By virtue of a Writ of Execution filed to No. 2011-cv-03348, CitiBank, N.A., as Trustee for WAMU Asset-Backed Certificates, WAMU Series 2007-HE2 Trust v. Sara Stranieri, Owner of property situate in Scranton, Lackawanna County, Pennsylvania, being 1309-1311 Division Street, Scranton, PA 18504,

Dimensions: 0

Property ID #: 145-17-020-056

Assessed Value Figure: \$8,500.00

Improvements thereon: Residential Dwelling

Attorney: Anita J. Murray, Esq., Eckert Seamans, Cherin &

Mellott, LLC

Sheriff to collect: \$205,952.78

SALE 52

RAS Citron, LLC – Attorneys for Plaintiff, Jenine Davey, Esq., ID No. 87077 133 Gaither Drive, Suite F Mt. Laurel, NJ 08054 (855)225-6906 jdavey@rasnj.com
HSBC BANK USA, N.A. AS INDENTURE TRUSTEE FOR THE REGISTERED NOTEHOLDERS OF RENAISSANCE

LACKAWANNA JURIST

HOME EQUITY LOAN TRUST 2006-3 Plaintiff v. ROBERT D. TOWNSEND Defendant(s) COURT OF COMMON PLEAS LACKAWANNA COUNTY NO: 2019-03140
ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE CITY OF SCRANTON, LACKAWANNA COUNTY, PA:
BEING KNOWN AS: 410 BROOK STREET, SCRANTON, PA 18505
BEING PARCEL #: 16707010055
PIN: 16707010055
DIMENSIONS: 35 X 90
TOTAL VALUE: \$5500
IMPROVEMENTS: RESIDENTIAL PROPERTY
Jenine Davey, Esq. ID No. 87077 RAS Citron, LLC – Attorneys for Plaintiff

SALE 53

RAS Citron, LLC – Attorneys for Plaintiff, Jenine Davey, Esq., ID No. 87077 133 Gaither Drive, Suite F Mt. Laurel, NJ 08054 (855)225-6906 jdavey@rasnj.com
PHH MORTGAGE CORP Plaintiff v. DAVID L. GEARHART Defendant(s) COURT OF COMMON PLEAS LACKAWANNA COUNTY NO: 2019-07456
ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE FIFTH WARD OF THE BOROUGH OF OLD FORGE, LACKAWANNA COUNTY, PA:
BEING KNOWN AS: 137 HARRISON STREET OLD FORGE, PA 18518
BEING PARCEL #: 18407-020-046
PIN: 18407020046
DIMENSIONS: 50 X 150
TOTAL VALUE: \$7500
IMPROVEMENTS: RESIDENTIAL PROPERTY
By: RAS Citron, LLC – Attorneys for Plaintiff Jenine Davey, Esquire, ID No. 87077

SALE 54

RAS Citron, LLC – Attorneys for Plaintiff, Robert Flacco, Esquire ID No. 325024 133 Gaither Drive, Suite F Mt. Laurel, NJ 08054 (855)225-6906 rflacco@rasnj.com
REVERSE MORTGAGE SOLUTIONS, INC. Plaintiff v. LOUIS P. FABIANI Defendant(s) COURT OF COMMON PLEAS LACKAWANNA COUNTY NO: 2019-05066
ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE CITY OF SCRANTON, LACKAWANNA COUNTY, PA:
BEING KNOWN AS: 915 PENN AVENUE SCRANTON, PA 18509
BEING PARCEL #: 14512050072
IMPROVEMENTS: RESIDENTIAL PROPERTY
By: RAS Citron, LLC – Attorneys for Plaintiff Robert Flacco, Esq. ID No. 325024

SALE 55

RAS Citron, LLC – Attorneys for Plaintiff, Robert Crowley, Esq., ID No. 319712 133 Gaither Drive, Suite F Mt. Laurel, NJ 08054 (855)225-6906 rcrowley@rasnj.com
DITECH FINANCIAL LLC Plaintiff v. MICHAEL W. KOVALESKI, STEPHANIE KOVALESKI Defendant(s) COURT OF COMMON PLEAS LACKAWANNA COUNTY NO: 2019-05822
ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE CITY OF CARBONDALE, LACKAWANNA COUNTY, PA:
BEING KNOWN AS: 137 EAST GARFIELD AVENUE CARBONDALE, PA 18407
BEING PARCEL #: 05506-030-009
PIN: 05506030009
DIMENSIONS: 50 X 140
TOTAL VALUE: \$7000
IMPROVEMENTS: RESIDENTIAL PROPERTY
By: RAS Citron, LLC – Attorneys for Plaintiff Robert Crowley, Esq. ID No. 319712

SALE 56

RAS Citron, LLC – Attorneys for Plaintiff, Robert Flacco, Esq. ID No. 325024 133 Gaither Drive, Suite F Mt. Laurel, NJ 08054 (855)225-6906 rflacco@rasnj.com
REVERSE MORTGAGE SOLUTIONS, INC. Plaintiff v. DIANE PITTA Defendant(s) COURT OF COMMON PLEAS LACKAWANNA COUNTY NO: 2019-04982
ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP OF LEHIGH, N/K/A THORNHURST, LACKAWANNA COUNTY, PA:
BEING KNOWN AS: 859 OLD RIVER ROAD F/K/A HC 1 BOX 98D, THORNHURST, PA 18424
BEING PARCEL #: 24701-010-01502
IMPROVEMENTS: RESIDENTIAL PROPERTY
By: RAS Citron, LLC – Attorneys for Plaintiff Robert Flacco, Esq. ID No. 325024

SALE 57

By virtue of a Writ of Execution No. 2019-02072 Specialized Loan Servicing, LLC v. Christopher J. Rogers a/k/a Christopher Rogers, Heather Rogers owners of property situate in the TAYLOR BOROUGH, 6TH, Lackawanna County, Pennsylvania, being 116 Rinaldi Drive, A/K/A 116 Rinaldi Dr L 9, Taylor, PA 18517-9789
Front: 70 feet, Depth: 150 feet, containing Assessment Map #: 15514040022
Assessed Value figure: \$15,000.00
Judgment Amount: \$72,793.99
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

LACKAWANNA JURIST

SALE 58

By virtue of a Writ of Execution No. 18-CV-5872 Specialized Loan Servicing LLC v. Michele Gillette, Jeffrey Gillette owners of property situate in the VANDLING BOROUGH, Lackawanna County, Pennsylvania, being 200 6th Street, A/K/A 200 6th Street L 8110 Blk F, Vandling, PA 18421-1731 Front: 200 feet, Depth: 100 feet, containing Assessment Map #: 0160705000108 Assessed Value figure: \$25,200.00 Judgment Amount: \$375,671.53 Improvements thereon: Residential Property Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 59

By virtue of a Writ of Execution No. 2018-04994 Lsf10 Master Participation Trust v. Patricia Henzl owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 907 Moosic Street, Scranton, PA 18505-2149 Dimensions: 32X150X65X60X32X90 Assessment Map #: 15762010004 Assessed Value figure: \$11,000.00 Judgment Amount: \$45,683.20 Improvements thereon: Residential Property Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 60

By virtue of a Writ of Execution No. 2019 CV 2439 Deutsche Bank National Trust Company, as Trustee for Ixis Real Estate Capital Trust 2006-He1 Mortgage Pass Through Certificates, Series 2006-He1 v. Eleanor Stivala, Edward G. Stivala owners of property situate in the MOSCOW BOROUGH, Lackawanna County, Pennsylvania, being 919 Old Logger Road, a/k/a 919 Old Logger Road L 112, Moscow, PA 18444-8615 Dimensions: 116X191X116X191 Assessment Map #: 1980101001112 Assessed Value figure: \$25,000.00 Judgment Amount: \$536,468.56 Improvements thereon: Residential Property Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 61

By virtue of a Writ of Execution No. 19 CV 3223 Wells Fargo Bank, N.A. v Scott T. Quick, Jr owners of property situate in the TAYLOR BOROUGH, 6TH, Lackawanna County, Pennsylvania, being 101 Rinaldi Drive, Taylor, PA 18517-9790 Dimensions: 75 X 182 Assessment Map #: 15514010014 Assessed Value figure: \$16,000.00 Judgment Amount: \$115,831.90 Improvements thereon: Residential Property Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 62

By virtue of a Writ of Execution No. 19CV3044 Ditech Financial LLC v. Christine L. Bentler owners of property situate in the SCRANTON CITY, 15TH, Lackawanna County, PA, being 1210 Eynon Street, Scranton, PA 18504 Front: 35 feet, Depth: 132 feet, containing Assessment Map #: 1560504003920 Assessed Value figure: \$10,000.00 Judgment Amount: \$80,044.31 Improvements thereon: Residential Property Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 63

By virtue of a Writ of Execution filed to No. 2019-CV-5638, The Fidelity Deposit and Discount Bank, Plaintiff, vs. Rex B. Barbur, as the Administrator of the Estate of Carol Ann Barbur, Deceased, Defendant and Owner of the property situate in the Borough of Archbald, Lackawanna County, Pennsylvania, being known as 333 Wayne Street, Archbald, PA 18403. Dimensions: 56' x 120' more or less Property ID #: 09518-060-005 Assessed Value: \$3,500.00 Improvements Thereon: Residential Single Dwelling Attorney: Rocco Haertter, Esquire Sheriff to Collect: \$61,076.33

SALE 64

By virtue of a Writ of Execution filed to No. 2019-CV-5637, The Fidelity Deposit and Discount Bank, the Plaintiff, vs. Paul Slater, Deceased Mortgagor and Real Owner, and all his unknown heirs, successors, assigns, and all unknown individuals, persons, or entities claiming any rights, title or interests from or under Paul Slater, Deceased Mortgagor and Real Owner, the Defendants, of the property situate in the City of Scranton, Lackawanna County, Pennsylvania, being known as 531 N. Hyde Park Avenue, Scranton, PA 18504. Dimensions: 22'x90' more or less Property ID #: 14514-050-02401 Assessed Value: \$5,300.00 Improvements Thereon: Residential Single Dwelling Attorney: Rocco Haertter, Esquire Sheriff to Collect: \$27,749.30

SALE 65

By virtue of a Writ of Execution filed to No. 2019-CV-7019, The Fidelity Deposit and Discount Bank, Plaintiff, vs. C.F. Bordo, Inc. a/k/a C.F. Bordo, Incorporated, Defendant and Owner of the properties situate in the Borough of Dunmore, Lackawanna County, Pennsylvania, being known as: 123 Chestnut Street, Dunmore, PA 18512 and 228 East Drinker Street, Dunmore, PA 18512. The Dimensions of the property located at 123 Chestnut Street, Dunmore, PA 18512 are 60' x 110' more or less. The

LACKAWANNA JURIST

Dimensions of the property located at 228 East Drinker Street, Dunmore, PA 18512 are 30' X 181' X 31' X 180' more or less.

Property ID #: 14642-040-008 and 14643-020-004

Assessed Value: \$43,175.00

Improvements Thereon: Commercial Combination Store/Apartment

Attorney: Rocco Haertter, Esquire

Sheriff to Collect: \$372,256.19

SALE 66

By virtue of a Writ of Execution filed to No. 6971-CV-2019 Wayne Bank vs. Trudim, Inc. Nirmalaben Patel and Kanti

Patel, owner(s) of property situate in Clarks Summit Lackawanna County, PA being 811 Northern Boulevard

Dimensions: 177 x 202 x 142 x 168

Property ID #: 101 170 10003

Assessed Value figure: 295000

Improvements thereon: Commercial Motel/Hotel

Attorney: Kimberly D. Martin, Esq

Sheriff to collect: \$2,246,726.54

SALE 67

By virtue of a Writ of Execution filed to No. 2018 CV 00946 PNC Bank, National Association, vs James J. Kubasko.

James J. Kubasko, owner(s) of property situate in Borough of Jermyn Lackawanna County, Pennsylvania being 219

Franklin Street, Jermyn, PA

Dimensions 42 x 50

Property ID #: 0731604000200

Assessed Value figure: 6,000.00

Improvements thereon: Residential Single Dwelling

Attorney: Kevin J. Cummings

Sheriff to collect: \$60,110.30 + interest & fees

SALE 68

By virtue of a Writ of Execution filed to No. 2019-04531

American Advisors Group vs. Sheila K. Etter Known

Surviving Heir of Donna K. Etter-Williams and Unknown

Surviving Heirs of Donna Etter-Williams owners of property

Situate in City of Scranton, LACKAWANNA COUNTY, PA

BEING 817 Hickory Street, Scranton, Pennsylvania 18505

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

bounded and described as follows, to wit:

BEGINNING at a point in the Northeasterly line of Hickory

Street, said point being South forty three degrees thirty

minutes East (S. 43 30' E.) Eighty-five and three one-

hundredths (85.03') feet along the said Northeasterly line of

Hickory Street from its intersection with the Southeasterly

line of South Irving Avenue:

THENCE, along the lands of Joseph I. Hudak, Jr. and being through Lots No. 8 and 7, the following three (3) courses and

distances;

(1) North forty six degrees forty eight minutes East (N. 46 48' E.) fourteen and ninety eight one hundredths (14, 8 feet to a

point; (2) South forty degrees forty six minutes East (S 40 46' E.) One and forty four one hundredths (1.44') feet to a point;

(3) North forty-seven degrees one minutes East (N. 47 O1E)

twenty-four and one tenth (24.1) feet to a point;

THENCE along the lands of Paul K. Summers and Leah J.

Summers and being through Lot No. 7 South forty three

degrees thirty minutes East (S 43 30' E) fifty three and two

tenths (53.2') feet to a point in the Northwesterly line of

Morgan Court;

THENCE, along the said Northwesterly line of Morgan Court

South forty-six degrees thirty minutes West (S 46 30'W)

thirty-nine (39') feet to a point in the Northeasterly line of

Hickory Street;

THENCE, along the said Northeasterly line of Hickory Street

North forty-three degrees thirty minutes West (N. 43 30' W)

fifty four and ninety-seven one-hundredths (54.97') feet to a

point, the Place of Beginning.

With the privilege of using ten (10) feet in front of the front

line of said land on Hickory Street for yard, vault, porch,

piazza, cellar way and bay windows, but for no other

purpose. The top of the outside of said vault in no case to

be higher than the sidewalk in front of same.

BEING a portion of Lot Nos. 7 and 8, Block No. III as per

Map of Lackawanna Iron and Coal Company Plot of Lots,

said map or plot being recorded in the Lackawanna

Recorder of Deed Office in Map Book 2, page 14. Being

also the same premises shown on Map of "Proposed

Conveyance of the John E. Paris Estate" dated October 19,

1988, attached hereto and recorded herewith.

CONTAINING an area of two thousand one hundred (2,100)

square feet of land more or less.

TOGETHER with and subject to an easement or right of way

as described in Deed of John E. Paris to Joseph J. Hudak,

Jr. dated May 27, 1977 and recorded in the Office of the

Recorder of Deeds of Lackawanna County in Deed Book

912 at page 325.

DWELLING KNOWN AS: 817 HICKORY STREET,

SCRANTON, PENNSYLVANIA 18505.

TAX PARCEL #: 15717010001

Title to said premises is vested in Donna Kay Etter-Williams

by deed from Donna Kay Etter Williams and James Williams,

her husband, as tenants in the entireties not as tennants in

common dated December 23, 1997 and recorded January 5,

1998 in Deed Book 1610, Page 721. The said Donna Kay

Etter-Williams died on February 4, 2019 without a will or

appointment of an Administrator, thereby vesting title in

Sheila K. Etter Known Surviving Heir of Donna K. Etter-

Williams and Unknown Surviving Heirs of Donna Etter-

Williams by operation of law.

Assessment Map #: 15717010001

Assessed Value figure: \$24,200.00

Improvements thereon: Residential Dwelling

Attorney: McCabe, Weisberg & Conway, LLC

LACKAWANNA JURIST

Sheriff to collect: \$46,652.18

SALE 69

By virtue of a Writ of Execution filed to No. 2019-04855
Specialized Loan Servicing LLC vs. Jennifer M. Kostick;
Jeffrey T. Lewis, owner(s) of property situated in City of
Scranton Lackawanna County, Pennsylvania being 915
Sanderson Avenue, Scranton, PA 18509
Dimensions: 25X98X25X101
Assessment Map #: 14512050004
Assessed Value figure: \$7,500.00
Improvement thereon:
A residential dwelling
Attorney: Morris A. Scott, Esquire
Sheriff to Collect: \$54,052.34

SALE 70

By virtue of a Writ of Execution filed to No. 2019-05404
Selene Finance LP vs. Margaret A. Martin, owner(s) of
property situated in First Ward of the City of Scranton
Lackawanna County, Pennsylvania being 2029 Margaret
Avenue, Scranton, PA 18508
Dimensions: 43X120X42X125
Assessment Map #: 13505020023
Assessed Value figure: \$8,000.00
Improvement thereon:
A residential dwelling
Attorney: Morris A. Scott, Esquire
Sheriff to Collect: \$66,279.14

SALE 71

By virtue of a Writ of Execution filed to No. 18-CV-1818,
WELLS FARGO BANK, N.A. S/B/M TO WACHOVIA BANK,
NATIONAL ASSOCIATION, v. JOSEPH PATRICK
MCGOWAN, SOLELY IN HIS CAPACITY AS EXECUTOR
OF THE ESTATE OF EDWARD W. LOESSY, DECEASED,
owner of property situate in SCRANTON, Lackawanna
County, PA, being 1200 WATSON STREET, SCRANTON,
PA 18504.
Dimensions: 145x48
Property ID #: 156.13-020-048
Assessed Value figure: \$8,500
Improvements thereon: Residential property
Attorney: POWERS KIRN, LLC
Sheriff to collect: \$36,420.50

SALE 72

By virtue of a Writ of Execution filed to No. 20-CV-164,
Citizens Savings Bank vs. Wilfred Tucker and Susan Tucker,
owners of property situate in City of Scranton, Lackawanna
County, Pennsylvania, being 818 Columbia Street:
Dimensions of Parcel: 43 x 150
Property ID #: 135.14-020-004
Assessment Value: \$14,000.00
Improvements thereon:

Single Dwelling

Attorney: David K. Brown, Esquire KREDER BROOKS
HAILSTONE LLP 220 Penn Avenue, Suite 200 Scranton, PA
18503 (570)346-7922
Sheriff to collect: \$40,356.21*
*Plus additional interest, costs, escrow advances, late
charges, attorneys' fees and other costs through date of
payment.

SALE 73

By virtue of a Writ of Execution filed to No. 19 CV 3329,
CITIZENS BANK, N.A. S/B/M TO CITIZENS BANK OF
PENNSYLVANIA v. Marilyn J. Esslinger, owner(s) of
property situate in Borough of Clarks Summit, Lackawanna
County, PA, being 408 Marion Street, Clarks Summit, PA
18411.
Dimensions: 10,000 square feet
Property ID #: 10011-020-02000
Assessed Value figure: \$8,500.00
Improvements thereon: Residential property
Attorney: Law Office of Gregory Javardian, LLC
Sheriff to collect: \$87,438.11

SALE 74

By virtue of a Writ of Execution filed to No. 18-CV-1241 First
National Bank, et al. vs. Fredrick J. Mancuso, a/k/a Frederick
J. Mancuso. Fredrick J. Mancuso, a/k/a Frederick J.
Mancuso, owner(s) of property situate in Township of Fell,
Lackawanna County, Pennsylvania being RR1 Box 1382,
Carbondale, PA 18407
Dimensions: 1.9783 acres
Assessment Map #: 03404-020-008.03
Assessed Value figure: \$25,000.00
Improvements thereon: A single family dwelling
Attorney: Kristine M. Anthon
Sheriff to collect: \$296,546.57

SALE 75

By virtue of a Writ of Execution filed to No. 2019-CV-5971
Stephen Spillar v. Kevin DaSilva and Charles Dietrich, III,
owners of property situate in the Borough of Dickson City,
Lackawanna County, Pennsylvania, being 617 Lewis Street,
Dickson City, PA 18519, and being 60 feet by 88 feet of land,
be the same more or less.
Property ID #: 11303-010-00602
Assessed Value figure: \$14,300.00
Judgment Amount: \$41,747.30
Improvements thereon: Residential Single-Family Property
Attorney: The Law Offices of Kevin M. Smith, PC

SALE 76

BY VIRTUE OF A WRIT OF EXECUTION issued by THE
DIME BANK, 2019-cv-3014 Jeffrey McDonald is the owner of
property situate in the City of Carbondale, Lackawanna

LACKAWANNA JURIST

County, Pennsylvania. Being 11 Cleveland Avenue,
Carbondale, PA 18407

Assessment Map #: 05506 030 028

Assessed Value Figure: 10,000

Improvements Thereon: residential single dwelling

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

Sheriff to collect: \$67,539.33 (plus costs)

SALE 77

By virtue of a Writ of Execution filed to No. 19CV5251
CARRINGTON MORTGAGE SERVICES, LLC vs. Mary E.
Littman owner of property Situate in Borough of Jessup,
LACKAWANNA COUNTY, PA, BEING 1003 Spring Street,
Jessup, PA 18434

PARCEL ONE

BEING the northwesterly portion of lot number one hundred
thirty four (134) on the Town Plot of Jessup and being Forty
Four (44) feet in front on Spring Street; Forty Four (44) feet
in width in rear and Seventy Five (75) feet in depth. The said
lot being bounded Northerly by lot number one hundred thirty
three (133) on said plot Easterly and Southerly by lands now
or late of Ettore Marconceri and Southwesterly by Spring
Street. The original lot number one hundred thirty four (134)
being Fifty Four (54) feet in width, the said Ettore Marconceri
reserves the Southerly ten (10) feet of said lot number one
hundred thirty four (134), being a strip of land adjoining
number one hundred thirty five (135) on said plot, as a
driveway for himself and assigns.

PARCEL TWO

BEING the Southerly portion of Lot Number One Hundred
and thirty-four (134) on the Town Plot of Jessup, and being
Ten (10) feet in front on Spring Street, Ten (10) feet in width
in rear and Seventy-five (75) feet in depth; the said lot being
bounded Northerly by other land now or formerly of Luigi
Chemi, Southerly by Lot Number One hundred and thirty-five
(135) on said Town Plot, Northeasterly by other lands now
or formerly of Angelo Gaiga, et ux., and Southwesterly by
Spring Street, being the Ten (10) foot strip of land reserved
as a driveway in the deed of Ettore Marconceri, et ux., to
Luigi Chemi, dated October 23, 1929, and recorded in the
proper office for the Recording of Deeds in and for said
Lackawanna County in Deed Book No. 371, page 533.
PARCE ONE AND PARCEL TWO ARE SUBJECT to the
same conditions, exceptions, reservations and restrictions as
are contained in all prior Deeds forming the chain of title.

DWELLING KNOWN AS: 1003 SPRING STREET,
JESSUP, PENNSYLVANIA 18434.

TAX PARCEL #: 11511020008

Title to said premises is vested in Mary E. Littman by deed
from ENRICO P. VISPI and CHERYL M. PASQUALICHIO
dated December 20, 2007 and recorded December 24, 2007
in Instrument Number 200734824.

Assessment Map #: 11511020008

Assessed Value figure: \$10,500.00

Improvements thereon: Residential Dwelling
Attorney: McCabe, Weisberg & Conway, LLC
Sheriff to collect: \$105,858.02

SALE 78

By virtue of a Writ of Execution filed to No. 2019-06835,
BANK OF AMERICA, N.A. v. STEVEN MCCLEARY A/K/A
STEPHEN MCCLEARY and JOSEPHINE A. MCCLEARY,
DECEASED, owner(s) of property situate in the City of
Scranton, Lackawanna County, PA, being 931 CROWN
AVENUE, SCRANTON, PA 18505.

Dimensions: 50 x 100

Property ID #: 16708-050-037

Assessed Value figure: \$10,000

Improvements thereon: Residential property

Attorney: POWERS KIRN, LLC

Sheriff to collect: \$93,429.45

SALE 79

By virtue of a Writ of Execution filed to No. 2019-06152
Nationstar Mortgage LLC d/b/a Mr. Cooper vs. Anthony
Apostolico, owner(s) of property situated in Township of Fell
Lackawanna County, Pennsylvania being 418 Wood Street,
Richmondale, PA 18421

Dimensions: 60x150

Assessment Map #: 00719030009

Assessed Value figure: \$15,100.00

Improvement thereon:

A residential dwelling

Attorney: Morris A. Scott, Esquire

Sheriff to Collect: \$118,148.42

SALE 80

By virtue of a Writ of Execution No. 19-CV-5319 Wells Fargo
Bank, N.A. s/b/m to Wachovia Bank, National Association v.
Joseph Costanzi, in His Capacity as Heir of Phyllis Johnson
a/k/a Phyllis Ann Johnson, Deceased, Michael Costanzi, in
His Capacity as Heir of Phyllis Johnson a/k/a Phyllis Ann
Johnson, Deceased, Unknown Heirs, Successors, Assigns,
and All Persons, Firms, or Associations Claiming Right, Title
or Interest From or Under Phyllis Johnson a/k/a Phyllis Ann
Johnson, Deceased owners of property situate in the
SCRANTON CITY, Lackawanna County, PA, being 1512
Cedar Avenue, A/K/A 1512 Rear Cedar Avenue, Scranton,
PA 18505-4639

Front: 40 feet, Depth: 65 feet, containing

Assessment Map #: 16706020016

Assessed Value figure: \$5,500.00

Judgment Amount: \$47,701.25

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 81

By virtue of a Writ of Execution No. 2016-06563 Pennymac
Loan Services, LLC v. Michael L. Mills owners of property

LACKAWANNA JURIST

situate in the SCRANTON CITY, Lackawanna County, PA, being 1730 Bloom Avenue, Scranton, PA 18508
Dimension: 52 X 150
Assessment Map #: 13407030023
Assessed Value figure: \$6,700.00
Judgment Amount: \$83,011.45
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 82

By virtue of a Writ of Execution No. 19-CV-5762 Wells Fargo Bank, N.A. v. Ralph D. Bianco, IV owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 1822 Jackson Street, A/K/A 1822 1824 Jackson ST L-5, Scranton, PA 18504-3415
Front: 50 feet, Depth: 150 feet, containing
Assessment Map #: 14513050051
Assessed Value figure: \$6,000.00
Judgment Amount: \$116,357.07
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 83

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 84

By virtue of a Writ of Execution filed to No. 19CV6718 LAKEVIEW LOAN SERVICING, LLC vs. JENISHA MARTE, owner(s) of property situate in City of Scranton, Lackawanna County, PA. Being: 1331 Dartmouth Street, Scranton, PA 18504
Assessment Map #: 15609020016
Assessed Value Figure: \$6,000.00
Improvements thereon:

A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$76,146.60
BEING Lot Number Eight (8) in Block Number Thirteen (13) as designated and laid out on the plot or map entitle "The Round Woods Park", which said plot or map is recorded in Lackawanna County in Map Book No. 1, at Page 92. Said lot being forty (40) feet in front on Dartmouth Street and one hundred twenty-five (125) feet in depth to an alley fourteen (14) feet wide.

SALE 85

By virtue of a Writ of Execution filed to No. 2019-04586 PENNYMAC LOAN SERVICES, LLC vs. VICTOR BARINOV, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania. Being: 1707-1709 Pittston Avenue, Scranton, PA 18505
Assessment Map #: 16711-010-007
Assessed Value Figure: \$10,500.00
Improvements thereon:
A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$100,711.15
Being known and designated as Lot Number Three (3) in Square or Block Number Eighty-Three (83) and situate upon a street called and known as Pittston Avenue on the town plot of Scranton, intended to be duly registered and recorded, said Lot being forty (40) feet in front, forty (40) feet in rear and one hundred fifty (150) feet in depth. No building to be erected upon said Lot within ten (10) feet of the line of the street.

SALE 86

By virtue of a Writ of Execution filed to No. 2019-05106 BAYVIEW LOAN SERVICING, LLC vs. BRUNO ANTENUCCI, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania. Being: 801-803 Quincy Avenue, Scranton, PA 18510
Assessment Map #: 14678020005
Assessed Value Figure: \$19,000.00
Improvements thereon:
A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$32,778.34
BEING the front part of Lot number Thirteen (13) in Square or Block number Two hundred eleven (211) and situate upon street called and known as Quincy Avenue, upon the Town Plot of the City of Scranton, intended to be duly registered and recorded. Said Lot being forty (40) feet in front and seventy (70) feet in depth, with the privilege of using ten (10) feet in front of the front line of said Lot on Quincy Avenue, and also ten (10) feet in front of the side line of said lot on Gibson Street for yard, porch, piazza, bay-window and vaults, but for no other purpose. The top of said vaults in no case to be higher than the sidewalk in front of the same.

LACKAWANNA JURIST

SALE 87

By virtue of a Writ of Execution filed to No. 19CV5440
FREEDOM MORTGAGE CORPORATION vs. GREGORY
R. LISSEFELD AKA GREGORY LISSEFELD, owner(s) of
property situate in the Fifth Ward of the City of Carbondale,
Lackawanna County, Pennsylvania. Being: 58 Copeland
Avenue aka 58 Copeland Street, Carbondale, PA 18407
Assessment Map #: 04518010018 and 04518010019
Assessed Value Figure: \$8,214.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$78,432.52

FIRST PARCEL:

BEGINNING in the Southerly line of Copeland Avenue, the
Northeast corner of land now or formerly of R.D. Stuart;
THENCE, along said line of Copeland Avenue, North 87
degrees 21 feet East 35.08 feet to a corner of land
heretofore conveyed by Charles M. Hudson and Dessie A.
Hudson, his wife to Frederick Sluman and wife, now or
formerly owned by Clarence F. Drake;

THENCE, along line of lands now or formerly of said Drake
South 3 degrees 54 feet East 67.1 feet to a corner next to
lands heretofore sold by Charles A. Hudson and Dessie A.
Hudson, his wife, to Lewis O. Blickens;

THENCE, along lot now or late of said Blickens South 83
degrees 39 feet West 30 feet to a corner next to other lands
of Charles M. Hudson and Dessie A. Hudson, his wife;

THENCE, along same North 9 degrees 15 feet East 8.8 feet,
and South 87 degrees 21 feet West 8 feet to the South
Easterly corner of lot now or formerly of R.D. Stuart;

THENCE, along said land of said Stuart, North 2 degrees 56
feet West 60 feet to Copeland Avenue, to point of beginning.
SECOND PARCEL:

BEGINNING at the Northwesterly corner of land of Edward
C. Diriam and Ruth I. Diriam, his wife, at stake corner;

THENCE, in a Southerly direction along lands of Edward C.
Diriam and Ruth I. Diriam 60 feet to a stake corner on line of
lands of Charles M. Hudson;

THENCE in a Westerly direction and along line of said
Hudson Three (3) feet to a corner;

THENCE in a Northerly direction along lands now or formerly
R.D. Stuart and Clara S. Stuart and parallel with First Line 60
feet to said line of Copeland Street;

THENCE in an Easterly direction along said line of Copeland
Street 3 feet to the place of beginning.

THIRD PARCEL:

ALL that certain piece or parcel of land situate and being in
the City of Carbondale, County of Lackawanna and
Commonwealth of Pennsylvania, bounded and described as
follows:

BEGINNING at the Northeasterly corner of land formerly of
Helen Stuart on the southerly line of Copeland Avenue;

THENCE, Southerly along land formerly of Helen Stuart, 60
feet to a corner;

THENCE, Easterly along land formerly of B. Frank Squier
now or formerly of Dessie Hudson and parallel with
Copeland Avenue 33 feet to a corner;

THENCE, Northerly along land formerly of one Diriam and
parallel with line of said Helen Stuart 60 feet to said line of
Copeland Avenue;

THENCE, Westerly along said street 33 feet to the place of
beginning.

SALE 88

By virtue of a Writ of Execution filed to No. 18 CV 2964
LAKEVIEW LOAN SERVICING, LLC vs. MELISSA
RAYCHEL and JOHN TECH, owner(s) of property situate in
City of Scranton, Lackawanna County, Pennsylvania. Being:
2215 Durkin Avenue aka 2211 Durkin Avenue, Scranton, PA
18508

Assessment Map #: 12320020030 and 12320020029

Assessed Value Figure: \$8,500.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$133,087.91

Parcel One

All that certain lot, piece or parcel of land situate in the City
of Scranton, County of Lackawanna and Commonwealth of
Pennsylvania, being Lots Numbers Fifteen (15) and Sixteen
(16) in Block Fourteen (14) of David Coughlan's Survey and
situate upon street called and named Durkin Street, in the
1st Ward of said City; said lots being each fifty (50) feet in
front and one hundred fifty (150) feet in depth.

This property is also known as Lots Fourteen (14) and
Fifteen (15) in Block 80 of the City of Scranton Atlas on Plat
11.

Parcel Two

All that certain lot, piece or parcel of land situate in the City
of Scranton, County of Lackawanna and Commonwealth of
PA, being Lot Number Fourteen (14) in Block Fourteen (14)
of David Coughlan's Survey and situate upon street called
and named Durkin Street, in the 1st Ward of said City; said
lot being fifty (50) feet in front and one hundred fifty (150)
feet in depth.

This property is also known as Lots Thirteen (13) in Block 80
of the City of Scranton Atlas on Plat 11.

SALE 89

By virtue of a Writ of Execution filed to No. 19-CV-5101 M&T
BANK A/K/A MANUFACTURERS AND TRADERS TRUST
COMPANY vs. CHERIE ENGLISH and JOHN ENGLISH,
owner(s) of property situate in CITY OF SCRANTON,
Lackawanna County, PA. Being: 1926 Rosanna Avenue,
Scranton, PA 18509

Assessment Map #: 13509020039 & 13509020040

Assessed Value Figure: \$6,700.00

Improvements thereon:

A Residential Dwelling

LACKAWANNA JURIST

Attorney: KML Law Group, P.C.

Sheriff to collect: \$25,560.63

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

Being the Northeasterly one half of Lot Number Nineteen (19) upon a plot of lots of the Ira Tripp Estate a map of which is recorded in the Recorder's Office of Lackawanna County in Map Book 1, Page 31.

Being Twenty (20) feet in from in width on the Southeasterly side of Rosanna Avenue. It is intended by this deed to convey the Northeasterly twenty (20) feet of said Lot Number Nineteen (19).

Second parcel – All that certain lot, piece or parcel of land situate, lying and being on the Southeasterly side of Rosanna Avenue about three hundred fifty eight and one-half (358 ½) feet North-east from East Market Street in the First Ward of the City of Scranton, County of Lackawanna and State of Pennsylvania. Said lot being known and designated as Lot Number Twenty (20) in Square or Block Number Sixty-five (65) on the Assessment Map of the First Ward of the City of Scranton, and is more particularly bounded and described as follows:

Beginning at a point on the South-Easterly side of Rosanna Avenue, said point being the division line between the property now or late of Rollin L. Hitchcock and J.W. Peck on street known as Rosanna Avenue, as laid out upon a plot of lots belonging to the Trustees under the Will of Ira Tripp, deceased, North-East of East Market Street and between the Delaware & Hudson Canal Company's Railroad and the Lackawanna River; thence North along the said division line at right angles to said Rosanna Avenue one hundred twenty (120) feet and two (2) inches to the right of way of the switch leading from the Delaware and Hudson Canal Company's Railroad to the Peck Lumber Company; thence North along said right of way forty-five (45) feet and two (2) inches more or less to a corner; thence North-West along said line at right angles to said Rosanna Avenue and parallel with the first mentioned course one hundred forty-two (142) feet to Rosanna Avenue; thence along said Rosanna Avenue South-West a distance of forty (40) feet to the place of beginning.

SALE 90

By virtue of a Writ of Execution filed to No. 19-CV-4659 DITECH FINANCIAL LLC vs. KATHLEEN M. VAN LEUVEN a/k/a KATHLEEN M. BARCOLA VAN LEUVEN, owner(s) of property situate in CARBONDALE CITY, Lackawanna County, PA. Being: 69 Wayne Street, Carbondale, PA 18407

Assessment Map #: 05510010015

Assessed Value Figure: \$4,450.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$72,775.63

BEGINNING at a stake in the line of the West side of Salem Road (now Wayne Street J and a corner of a Street or Lane twenty (20) feet in width and now known as Harlem Avenue; thence Westerly along said Harlem Avenue one hundred and fifty (150) feet to a corner; thence Northerly along lands formerly Ditton Yarrington, parallel with the line of said Salem Road (now Wayne Street) sixty (60) feet to a stake; thence Southeasterly along other lands of Ditton Yarrington, one hundred and fifty (150) feet to the said line of said Salem Road (now Wayne Street); thence along said Salem Road (now Wayne Street); sixty (60) feet to the place of BEGINNING.

SALE 91

By virtue of a Writ of Execution filed to No. 19-CV-5475 QUICKEN LOANS INC. vs ROBERT E. CLARKE, owner(s) of property situate in Clifton Township, Lackawanna County, Pennsylvania. Being: 23 Beech Drive, Gouldsboro, PA 18424

Assessment Map #: 23304040043

Assessed Value Figure: \$20,400.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$126,360.86

Beginning at a point in the northeasterly line of Beech Drive at the westernmost corner of lot no. 440; thence northwestwardly along the northeasterly line of Beech Drive by a curve to the left having a radius of One Hundred twenty-five (125') feet for an arc distance of 49.73' feet to a point, the southeasterly corner of lot No. 438; thence north eighteen degrees (18°) seventeen minutes (17') and fifty-four seconds (54") East along the easterly line of Lot No. 438 for a distance of 219.32' feet to a point; thence North fifty-eight degrees (58°) fifty-four minutes (54') and forty-nine seconds (49") East for a distance of 99.18 feet to a point; thence north sixty-six degrees (66°) forty-four minutes (44') and nineteen seconds (19") East for a distance of 127.19' feet to a point; thence South fifteen degrees (15°) two minutes (02') and sixteen seconds (16"). West along a portion of the westerly line of Lot No. 444 and along the westerly line of Lots Nos. 443 and 442 for a distance of 109.25' feet to a point; thence South forty-one degrees (41°) five minutes (05') and twenty-nine seconds (29") West along a northwesterly line of a Lot No. 442 and along the northwesterly lines of Lots Nos. 441 and 440 for a distance of 303.37' feet to a point the place of beginning.

SALE 92

By virtue of a Writ of Execution filed to No. 19-CV-7133 PNC BANK, NATIONAL ASSOCIATION vs. SKYLAR D. ROSAR, owner(s) of property situate in Archbald Borough,

LACKAWANNA JURIST

Lackawanna County, Pennsylvania. Being: 506 Main Street, Eynon, PA 18403
Assessment Map #: 09414-020-018
Assessed Value Figure: \$6,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$56,803.47

Beginning at a point in the southeasterly line of Ridge Road, where said line is intersected by the division line between Lot Number one (1) and Lot Number Two (2) in Block Number Seventeen (17) as said Road, Lot Number and Block Number are shown on a map entitled "Elk Hill Coal and Iron Company's Plot of Lots on the Walsh and Hagen and Howell and Rushbrook Tracts in the Town of Eynon, Archbald, Pennsylvania" and recorded in the Office of the Recorder of Deeds of Lackawanna County in Map Book 4, at page 44; Thence South forty degrees East (S. 40° E.) along said division line a distance of one hundred seventy-six and zero tenths (176.0) feet to the northwesterly line of an alley; Thence North fifty degrees East (N. 50° E.) along said line of said alley, a distance of forty and zero tenths (40.0) feet to the division line between Lot Numbers Two (2) and Three (3) in said block;

Thence North forty degrees West (N. 40° W.) along said last mentioned division line a distance of one hundred seventy-seven and six tenths (177.6) feet to said southeasterly line of Ridge Road;

Thence in an southwesterly direction along the line of said road a distance of forty and zero tenths (40.0) feet to the place of beginning.

SALE 93

By virtue of a Writ of Execution No. 2014-52304 Abington Heights School District vs. Kerin Dellasala Sheila Dellasala. Kerin Dellasala and Sheila Dellasala, owner(s) of property situate in S. Abington Township, Lackawanna County, Pennsylvania, being: 1115 Oakwood Drive
Dimensions: 60 X 142

Property ID #: 10111-010-008

Assessed Value Figure: \$19,000.00

Improvements thereon: AGRICULTURAL IMPROVED PROPERTY

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

Sheriff to Collect: \$9,406.46

SALE 94

By virtue of a Writ of Execution No. 2018-50409 Abington Heights School District vs. 1101 Northern Blvd., L.L.C. 1101 Northern Blvd., L.L.C., owner(s) of property situate in S. Abington Township, Lackawanna County, Pennsylvania, being: 1101 Northern Boulevard, US 6 & 11 L 1 and Edella Road,

PIN #: 10004-010-004: 6.05 Acres

PIN #: 10113-030-01902: 168x132x150x142x272
Property ID #: 10004-010-004 and 10113-030-01902
Assessed Value Figure: \$906,615.00

Improvements thereon: COMMERCIAL MOTEL/HOTEL PROPERTY and COMMERCIAL OTHER PROPERTY
Attorney: ROBERT P. DADAY, Esq, DAVID D. DUGAN, Esq, Portnoff Law Associates, Ltd., (866) 211-9466
Sheriff to Collect: \$137,137.68

SALE 95

By virtue of a Writ of Execution No. 2018-50105 Jefferson Township Sewer Authority vs. Jeffrey Baker. Jeffrey Baker, owner(s) of property situate in Jefferson Township, Lackawanna County, PA, being: 980 Forrest Road
Dimensions: 150X267
Property ID #: 13903-010-00188
Assessed Value Figure: \$19,000.00
Improvements thereon: RESIDENTIAL PROPERTY
Attorney: ROBERT P. DADAY, Esquire, DAVID D. DUGAN, Esquire, Portnoff Law Associates, Ltd., (866) 211-9466
Sheriff to Collect: \$6,247.92

SALE 96

By virtue of a Writ of Execution No. 2018-51180 Carbondale Area School District vs. Michael Yacinovich, Sr. Michael Yacinovich, Jr. Michael Yacinovich, Sr. and Michael Yacinovich, Jr., owner(s) of property situate in Fell Township, Lackawanna County, Pennsylvania, being: 1358 Old Baker Road, L 2
Dimensions: 14.28A

Property ID #: 02403-020-006

Assessed Value Figure: \$38,200.00

Improvements thereon: RESIDENTIAL PROPERTY
Attorney: ROBERT P. DADAY, Esquire, DAVID D. DUGAN, Esquire, Portnoff Law Associates, Ltd., (866) 211-9466
Sheriff to Collect: \$9,820.96

SALE 97

By virtue of a Writ of Execution No. 2018-50353 Jefferson Township Sewer Authority vs. Brian J. Rinaldi. Brian J. Rinaldi, owner(s) of property situate in Jefferson Township, Lackawanna County, Pennsylvania, being: 14 George Drive
Dimensions: 60X150X60X105
Property ID #: 14003-030-037
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: \$7,918.98

SALE 98

By virtue of a Writ of Execution No. 2017-51723 Carbondale Area School District vs. Ruhamah C. Merring. Ruhamah C.

LACKAWANNA JURIST

Merring, owner(s) of property situate in Carbondale, Lackawanna County, PA, being: 104 Park Street
Dimensions: 45x150
Property ID #: 05505-070-027
Assessed Value Figure: \$8,642.00
Improvements thereon: RESIDENTIAL PROPERTY
Attorney: ROBERT P. DADAY, Esquire, DAVID D. DUGAN, Esquire, Portnoff Law Associates, Ltd., (866) 211-9466
Sheriff to Collect: \$5,444.68

SALE 99

By virtue of a Writ of Execution No. 2018-50675 Carbondale Area School District vs. Jeffrey S. Brown. Jeffrey S. Brown, owner(s) of property situate in Carbondale, Lackawanna County, PA, being: 2 Gilbert Street
Dimensions: 50x145
Property ID #: 04514-030-010
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: \$4,822.19

SALE 100

By virtue of a Writ of Execution No. 2015-50543 Abington Heights School District vs. Frank J. Topolski, Jr. Frank J. Topolski, Jr., owner(s) of property situate in S. Abington Township, Lackawanna County, Pennsylvania, being: 21 Waterford Road, Building 13
Dimensions: 25x86
Property ID #: 08102-040-00246
Assessed Value Figure: \$17,000.00
Improvements thereon: RESIDENTIAL PROPERTY
Attorney: ROBERT P. DADAY, Esquire, DAVID D. DUGAN, Esquire, Portnoff Law Associates, Ltd., (866) 211-9466
Sheriff to Collect: \$6,863.80

SALE 101

By virtue of a Writ of Execution No. 2014-51253 Scott Township Sewer and Water Authority vs. Paul J. Lemoncelli Diane Lemoncelli. Paul J. Lemoncelli and Diane Lemoncelli, owner(s) of property situate in Scott Township, Lackawanna County, PA, being: 1263 Layton Road
Dimensions: 2.8A
Property ID #: 10102-050-003
Assessed Value Figure: \$24,000.00
Improvements thereon: RESIDENTIAL PROPERTY
Attorney: ROBERT P. DADAY, Esquire, DAVID D. DUGAN, Esquire, Portnoff Law Associates, Ltd., (866) 211-9466
Sheriff to Collect: \$4,787.23

SALE 102

By virtue of a Writ of Execution No. 2006-52123 North Pocono School District vs. Jesus Martinez Sylvia Martinez. Jesus Martinez and Sylvia Martinez, owner(s) of property

situate in Clifton Township, Lackawanna County, Pennsylvania, being: 71 West Creek View Drive
Dimensions: 109x200x109x200
Property ID #: 23304-020-020
Assessed Value Figure: \$20,850.00
Improvements thereon: RESIDENTIAL PROPERTY
Attorney: ROBERT P. DADAY, Esquire, DAVID D. DUGAN, Esquire, Portnoff Law Associates, Ltd., (866) 211-9466
Sheriff to Collect: \$60,066.90

SALE 103

By virtue of a Writ of Execution No. 2017-52451 Scott Township Sewer and Water Authority vs. Alex-Vincent Augustus Allen. Alex-Vincent Augustus Allen, owner(s) of property situate in Scott Township, Lackawanna County, Pennsylvania, being: 602 Lakeland Drive
Dimensions: 5 3/4 acres
Property ID #: 08302-010-015
Assessed Value Figure: \$26,680.00
Improvements thereon: RESIDENTIAL PROPERTY
Attorney: ROBERT P. DADAY, Esquire, DAVID D. DUGAN, Esquire, Portnoff Law Associates, Ltd., (866) 211-9466
Sheriff to Collect: \$34,305.65

SALE 104

By virtue of a Writ of Execution No. 2018-50905 Carbondale Area School District vs. Robert Morgan. Robert Morgan, owner(s) of property situate in Carbondale, Lackawanna County, PA, being: 36 Wayne Street
Dimensions: 38X100
Property ID #: 05506-040-018
Assessed Value Figure: \$6,500.00
Improvements thereon: COMMERCIAL OTHER PROPERTY
Attorney: ROBERT P. DADAY, Esquire, DAVID D. DUGAN, Esquire, Portnoff Law Associates, Ltd., (866) 211-9466
Sheriff to Collect: \$5,054.28

SALE 105

By virtue of a Writ of Execution No. 2018-51031 Abington Heights School District vs. Kate Walsh. Kate Walsh, owner(s) of property situate in S. Abington Township, Lackawanna County, Pennsylvania, being: Wyndham Road, Unit 107
Dimensions: 25x90
Property ID #: 10004-090-107
Assessed Value Figure: \$19,470.00
Improvements thereon: RESIDENTIAL PROPERTY
Attorney: ROBERT P. DADAY, Esquire, DAVID D. DUGAN, Esquire, Portnoff Law Associates, Ltd., (866) 211-9466
Sheriff to Collect: \$6,689.80

SALE 106

By virtue of a Writ of Execution No. 2017-52251 Abington Heights School District vs. OK Holdings Co., L.L.P. OK

LACKAWANNA JURIST

Holdings Co., L.L.P., owner(s) of property situate in Clarks Summit, Lackawanna County, PA, being: 621 S. State Street

Dimensions: 0.58A

Property ID #: 10008-020-00400

Assessed Value Figure: \$18,000.00

Improvements thereon: RESIDENTIAL PROPERTY

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

Esquire, Portnoff Law Associates, Ltd., (866) 211-9466

Sheriff to Collect: \$6,285.40

SALE 107

By virtue of a Writ of Execution No. 2014-50894 Scott Township Sewer and Water Authority vs. Gary Phillips. Gary Phillips, owner(s) of property situate in Scott Township, Lackawanna County, PA, being:

240 Rushbrook Road

Dimensions: 2.74A

Property ID #: 06202-020-020

Assessed Value Figure: \$23,600.00

Improvements thereon: COMMERCIAL PROPERTY

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

Esquire, Portnoff Law Associates, Ltd., (866) 211-9466

Sheriff to Collect: \$22,096.12

SALE 108

By virtue of a Writ of Execution No. 2007-51468 Mid Valley School District and Public Asset Management, Inc., assignee of the Mid Valley School District vs. Joseph W. Molasky, Administrator of the Estate of Joseph J. Molasky. Joseph W. Molasky, Administrator of the Estate of Joseph J. Molasky, owner(s) of property situate in Dickson City, Lackawanna County, PA, being: 719 Woodmere Avenue

Dimensions: 60 x 114

Property ID #: 11405-080-019

Assessed Value Figure: \$16,000.00

Improvements thereon: RESIDENTIAL PROPERTY

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

Esquire, Portnoff Law Associates, Ltd., (866) 211-9466

Sheriff to Collect: \$7,462.68

SALE 109

By virtue of a Writ of Execution filed to No. 2020-00587 PNC Bank, National Association vs. Lori Jean Karluk a/k/a Lori J. Karluk. Lori Jean Karluk a/k/a Lori J. Karluk, owner(s) of property situate in Borough of Throop Lackawanna County, PA being 849 Goodman Street, Throop, PA 18512

Dimensions: 100 x 93

Property ID #: 12503010033

Assessed Value figure: \$8,000.00

Improvements thereon: Residential Single Dwelling

Attorney: Kevin J. Cummings, Esq.

Sheriff to collect: \$39,036.76, plus interest, costs & fees

SALE 110

By virtue of a Writ of Execution filed to No. 2018-CV-5083 Penn East Federal Credit Union aka Penn East FCU vs. Paul Gronski Enterprises, Inc. owner of property situate in the Borough of Moosic Lackawanna County, PA being 3937 Birney Avenue

Dimensions: 50' x 150'

Property ID #: 17615-010-016

Assessed Value figure: \$17,000.00

Improvements thereon: Commercial Building

Hollenback & Winfield

Dimensions: 110' x 150'

Property ID #: 17615-010-017

Assessed Value figure: \$5,380.00

Improvements thereon: Commercial Building

3901 Birney Avenue

Dimensions: 117' x 150' x 89.4' x 152.52'

Property ID #: 17615-010-018

Assessed Value figure: \$9,000.00

Improvements thereon: Commercial Building

Attorney: Brigid E. Carey

Sheriff to collect: \$803,864.64 plus interest, costs and poundage

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 JULY 9TH, 2020 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
MARCH 19, 2020**

ESTATES

First Notice

NOTICE is hereby given that Letters of Administration have been granted in the **ESTATE OF ROBERT S. BARON**, late of Borough of Old Forge, Lackawanna County, who died January 26, 2017. All persons indebted to said Estate are requested to make payment and those having claims to present the same, without delay, to the Administratrix, Britany Baron and her Attorney. DAVID CHERUNDOLO, ESQUIRE, 410 JEFFERSON AVENUE, SCRANTON, PA 18510.

ESTATE OF BRIAN M. CRAIG, late of Roaring Brook Township, PA (died October 24, 2019) Letters Testamentary were granted to Sharon Yanik Craig, Executrix. Elaine C. Geroulo, Esq., Attorney for the Estate, 411 Jefferson Avenue, Scranton, PA 18510.

ESTATE OF ANTHONY HATALA, late of Peckville, PA (Died: April 9, 2020). Mary Hatala 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 in the **ESTATE OF DANIEL F. JANUS**, late of the Township of Jefferson, County of Lackawanna, Pennsylvania, who died 09/27/2019. All persons indebted to the said estate are required to make payment, and those having claims or demands to present the same without delay to the Executrix, Barbara Janus, or James P. Phillips, Jr, Esquire, the attorney for the estate at 731 Cliff Drive, Lake Ariel PA 18436.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted to Joyce M. Kitcho, Executor of the **ESTATE OF MARIAN KITCHO**, deceased, who died on March 27, 2020, late of Roaring Brook Township, Pennsylvania. All persons indebted to the estate are required to make payment and those having any claims or demands are to present the same, without delay, to the Executor, Joyce M. Kitcho, c/o her attorney Carlo A. LaMonica, Esquire, LaMonica Law Firm LLC, 3218 Pittston Avenue, Scranton, PA 18505.

ESTATE OF DENNIS DAVID NICOLL A/K/A DENNIS D. NICOLL, late of Clifton Township, Lackawanna County, PA (July 12, 2019). Notice is hereby given that Letters Testamentary on the above Estate have been granted to Christine Neville. All persons indebted to the said estate are required to make payment and those having claims to present the same without delay to the Executrix named above or to Timothy B. Fisher II, Esquire, Fisher & Fisher Law Offices LLC, Attorneys for the Estate, 525 Main Street, PO Box 396, Gouldsboro, PA 18424.

ESTATE OF MARILYN L. ROESLER, late of South Abington Township, Lackawanna County, Pennsylvania (died February 19, 2020). Letters Testamentary having been granted, all persons having claims or demands against estate of decedent shall make them known and present them, and all persons indebted to said decedent shall make payment thereof without delay to Mary Beth Roesler Rundell, Executor, 605 Skyline Drive, South Abington Township, Pennsylvania 18411 or to James J. Gillotti, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, PO Box 240, Clarks Summit, PA 18411.

ESTATE OF CONNIE J. RUSSO A/K/A CONNIE RUSSO, late of Clifton Township, Lackawanna County, PA (December 27, 2019). Notice is hereby given that Letters Testamentary on the above Estate have been granted to Roseann Dsurney. All persons indebted to the said estate are required to make payment and those having claims to present the same without delay to the Executrix named above or to Timothy B. Fisher II, Esquire, Fisher & Fisher Law Offices LLC, Attorneys for the Estate, 525 Main Street, PO Box 396, Gouldsboro, PA 18424.

ESTATE OF FREDERICK P. SKALUBA, late of Spring Brook Twp., Lackawanna County, Pennsylvania. Letters of Administration on the above estate having been granted to Frederick Skaluba, all persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to him c/o Joseph Kosierowski, Esq., 400 Broad Street, Milford, Pennsylvania 18337.

Second Notice

ESTATE OF FRANK A. BALMER, late of Scranton, Lackawanna County, Pennsylvania. Letters Testamentary on the above estate having been granted to Matthew Balmer, all persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to him c/o Joseph Kosierowski, Esq., 400 Broad Street, Milford, Pennsylvania 18337.

RE: ESTATE OF DAVID R. CROWTHER, late of Clarks Green, Pennsylvania. Letters Testamentary in the above estate having been granted, creditors shall make demand and debtors shall make payment to Janet B. Crowther, Executrix, 604 Highland Avenue, Clarks Green, PA 18411, or to Paul D. Horgar, Esquire, Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, P.O. Box 240, Clarks Summit, PA 18411.

ESTATE OF WILLIAM DONOVAN, Deceased (died on 1/16/2019). Late of Scranton, Lackawanna County, PA. Letters Testamentary have been granted and all creditors shall make demand and all debts shall make payment without delay to WILLIAM DONOVAN, C/O HARRY T. COLEMAN, ESQUIRE, 41 N. Main Street, Carbondale, PA 18407.

NOTICE IS HEREBY GIVEN that Letters Testamentary in the **ESTATE OF BARBARA M. LOTZ**, (Date of Death: December 23, 2019) late of Elmhurst Township, Lackawanna County, Pennsylvania, have been granted to the undersigned. All persons indebted to said estate are required to make immediate payment and those having claims shall present them for settlement to: EDMUND M. KOSMAHL, EXECUTOR, BRENDA D. COLBERT, Esquire, COLBERT & GREBAS, P.C., 210 Montage Mountain Road – Suite A, Moosic, PA 18507.

ESTATE OF FR. JOSEPH F. SICA, late of Dunmore, Lackawanna County, Pennsylvania, (died March 31, 2020). Notice is hereby given that Letters Testamentary have been issued to Brian J. Cali, Esquire, Executor. MARIANNE M. STIVALA, ESQUIRE, BRIAN J. CALI & ASSOCIATES, 103 EAST DRINKER STREET, DUNMORE, PENNSYLVANIA 18512.

NOTICE IS HEREBY GIVEN that Letters Testamentary in the **ESTATE OF JOSEPH J. WHALEN A/K/A JOSEPH JAMES WHALEN A/K/A JOSEPH WHALEN**, (Date of Death: January 9, 2020) late of the City of Scranton, Lackawanna County, Pennsylvania, have been granted to the undersigned. All persons indebted to said

LACKAWANNA JURIST

estate are required to make immediate payment and those having claims shall present them for settlement to: PATRICIA M. PRIOLO, EXECUTRIX, BRENDA D. COLBERT, ESQUIRE, COLBERT & GREBAS, P.C., 210 Montage Mountain Road – Suite A, Moosic, PA 18507.

Third Notice

RE: **ESTATE OF CLYDE MATTAS CHRISTIAN**, late of Scranton, Pennsylvania. Letters Testamentary in the above estate having been granted, creditors shall make demand and debtors shall make payment to Frank Philip Christian, III, Executor, 203 Kimberwyck Way, Kennett Square, PA 19348, or to James W. Reid, Esquire, Oliver, Price & Rhodes, Attorneys for the Estate, 1212 South Abington Road, P.O. Box 240, Clarks Summit, PA 18411.

ESTATE OF GEORGE M. HUGHES, late of Greenfield Twp., Pennsylvania, (died 12/30/19). Notice is hereby given that Letters of Administration on the above Estate have been granted to Thomas M. Hughes, of Camillus, NY, Administrator. All persons indebted to the said estate are required to make payment and those having claims to present the same without delay to the Administrator named herein, or to Patrick N. Coleman, Esquire, Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

ESTATE OF JEAN LACOE, A/K/A JEAN E. LACOE, late of Clarks Summit, Lackawanna County, Pennsylvania (died March 10, 2020). Letters Testamentary granted to Walter N. Wilmot, Executor; all persons indebted thereto shall make payment and all creditors shall present their claims without delay to Paul Keeler, Esquire, 415 South State St., Clarks Summit, Pennsylvania, 18411.

ESTATE OF ANTHONY P. MOLINARO, A/K/A ANTHONY MOLINARO, Peckville, Pennsylvania (died March 26, 2020), GARY A. COTRONEO, JR., Administrator, PAUL SOTAK, Attorney, 410 Jefferson Avenue, Scranton, Pennsylvania 18510. NOTICE IS HEREBY GIVEN THAT Letters of Administration have been granted in the following Estate. All persons indebted to said estate are required to make payment, and those having claims or demands to present same without delay to the Administrator named.

ESTATE OF JUNE PRESCHUTTI, late of Peckville, Lackawanna County, PA (died February 21, 2019). Letters Testamentary were granted to Diane Munley. Creditors present claims and debtors make payment to the Executrix, or to Kim A. Giombetti, Esq., The Ritz Building, 222 Wyoming Avenue, Scranton, PA 18503, Attorney for the Estate.

RE: **ESTATE OF JAMIE A. WORK**, late of Jefferson Township, Pennsylvania (died April 4, 2020). Notice is hereby given that Letters of Administration for the Estate of Jamie A. Work have been issued to Mark E. Work, Administrator 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 Administrator at 224 Turnberry Village, East Stroudsburg, PA 18302 or to

Robert T. Kelly, Jr., Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Spruce Street, Suite 200, Scranton, PA 18503.

FICTITIOUS NAME

An application for registration of the fictitious name **Pixie Creations**, 157 Silver Maple Dr., Scott Township, PA 18411 has been filed in the Department of State at Harrisburg, PA, File Date 02/19/2020 pursuant to the Fictitious Names Act, Act 1982-295. The name and address of the person who is a party to the registration is Leah Petrucci, 157 Silver Maple Dr., Scott Township, PA 18411.

T1-5/15

CERTIFICATE OF ORGANIZATION

NOTICE IS HEREBY GIVEN that a Certificate of Organization, Domestic Limited Liability Company, for **OLYPHANT LAND DEVELOPMENT 1 LLC**, a Pennsylvania limited liability company, has been filed and approved by the Department of State, Commonwealth of Pennsylvania, on April 29, 2020, in accordance with the provisions of the Commonwealth of Pennsylvania Limited Liability Company law of 1994, 15 Pa. C.S.A. Section 8901, as amended. The principal place of business is 7 Oakwood Drive, Scranton, Lackawanna County, Pennsylvania 18504.

Justin J. Sulla, Esq
T1-5/15