

LACKAWANNA JURIST

SHERIFF'S SALE OF VALUABLE REAL ESTATE ON
TUESDAY, NOVEMBER 14, 2017

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, NOVEMBER 14, 2017 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. 2017-00093, Wells Fargo Bank, N.A., as Trustee for Park Place Securities, Inc., Asset-Backed Pass-Through Certificates, Series 2004-MCW1, Class A-1 Certificates vs. Evelyn K. Racavitch and Karl Racavitch owner of property situate in the Township of Newton, and Lackawanna County, Pennsylvania being 1616 Forest Acres, Clarks Summit, PA 18411.

Front: irregular Depth: irregular

Property ID #: 11004010011

Assessed Value figure: \$10,814.00

Improvements thereon: Residential Real Estate

Attorney: M. Troy Freedman, Esq.

Sheriff to collect: \$215,230.14

SALE 2

By virtue of a Writ of Execution filed to No. 17 CV1299, Finance of America Mortgage LLC vs. Paul J. Shotto and Tara N. Shotto owner of property situate lying and being on Willow St., Lackawanna County, Pennsylvania being 81 Elderberry Drive, Thornhurst, PA 18424

Front: irregular Depth: irregular

Property ID #: 2410305000107

Assessed Value figure: \$17,000

Improvements thereon: Residential Real Estate

Attorney: M. Troy Freedman, Esq.

Sheriff to collect: \$

SALE 3

BY VIRTUE of a Writ of Execution filed to No. 2016-CV-4960, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY Vs. GWENDOLYN PHILMECK AND JAMES PHILMECK, 1116 PRESCOTT AVENUE, DUNMORE, PA 18510, Borough of Dunmore, Lackawanna County, Pennsylvania
Dimensions: 33 x 126

See Instrument # 2004-42401

Assessment Map: 14618100024

Assessed Value: \$11,000

Improvements thereon: A residential dwelling house

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

Sheriff to collect: \$79,689.71 (Total amount of Judgment)*

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

SALE 4

By virtue of a Writ Of Execution filed to No. 2011 CV 7039 MTGLQ Investors, LP vs. David C. Reynolds and Heather M. Wisniewski owners of property Situate in City of Scranton, LACKAWANNA COUNTY, PENNSYLVANIA BEING 812 North Lincoln Avenue, Scranton, Pennsylvania 18504

All that certain lot of land situate in the City of Scranton, County of Lackawanna and State of Pennsylvania, designated and described as follows, to wit

Begin lot numbered twenty-six (26) in block numbered nine (9) upon the easterly side of Lincoln Avenue. Said lot being forty (40) feet in front on said Lincoln Avenue and one hundred forty-three (143) deep to a court for public use fourteen (14) feet wide, as designated and laid out on the plot or map known as West Park, which map is duly recorded in the proper office for the Recording Deeds, etc, in and for said County of Lackawanna in Map Book numbered 1 at page 98 and 99, as by reference thereto had will more fully and at large appear.

DWELLING KNOWN AS: 812 NORTH LINCOLN AVENUE, SCRANTON, PENNSYLVANIA 18504.

TAX PARCEL #: 14506040012

Title to said premises is vested in David C. Reynolds and Heather M. Wisniewski by deed from Diane Shoener and Jeffrey Gretz, Co-Executors for the Estate of Judy M. Gretz a/k/a Judith M. Gretz dated May 13, 2009 and recorded May 15, 2009 in Instrument # 200912169.

Assessment Map #: 14505040012

Assessed Value figure: \$9,500.00

Improvements thereon: Residential Dwelling

Attorney: McCabe, Weisberg and Conway, P.C.

Sheriff to collect: \$109,231.16

SALE 5

By virtue of a Writ of Execution filed to No. 2015-01456, Deutsche Bank National Trust Company, as Trustee, for Carrington Mortgage Loan Trust, Series 2005-NC3 Asset Backed Pass-Through Certificates vs. John C. Andrade and Colleen J. Andrade, owners of property situate in Dunmore Borough, Lackawanna County, Pennsylvania being 405 E. Drinker Street, Dunmore, PA 18512

Front: Depth:

Assessment Map #: 14643-010-001

Assessed Value figure: \$18,000.00

Improvements thereon: Residential Dwelling

Attorney: Roger Fay, Esquire

Sheriff to collect: \$

SALE 6

By virtue of a Writ of Execution filed to No. 3260-CV-2017, The Dime Bank vs. Mohamed Elsayed, owner(s) of property situate in Borough of Carbondale, Lackawanna County, Pennsylvania being 44 Hospital Street, Carbondale, PA

Dimensions: 30 x 123 x 30 x 122

Property ID #: 44.16-030-050

Assessed Value figure: \$5,500

Improvements thereon: Residential Multi-Dwelling

Attorney: Kimberly D. Martin, Esquire

Sheriff to collect: \$46,993.71

SALE 7

BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY: CIT Bank, N.A., NO. 17-CV-2706

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

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Pennsylvania, known and designated as Lot Number Twelve (12) on Ruane Street, now Ruane Avenue, on a certain property entitled "Electric City Park" according to a survey of the same made in August 1892 by Lewis Van Duynes, Engineer and Surveyor, a map of which is recorded in Deed Book 111 at Page 1 in the Office of the Recorder of Deeds of Lackawanna County; being fifty (50) feet in front and fifty (50) feet in rear and one hundred twenty-five (125) feet in depth and further described as beginning at a point on the Southerly corner of Ruane Street, now Ruane Avenue, and Mountain Drive, now Ferdinand Street; thence along the Easterly side of Ruane Street, now Ruane Avenue, fifty (50) feet; thence at right angles Southeasterly one hundred twenty-five (125) feet; thence at right angles Southwesterly fifty (50) feet; thence at right angles Northwesterly one hundred twenty-five (125) feet to the place of beginning.

DWELLING KNOWN AS : 1638 RUANE AVENUE, SCRANTON, PENNSYLVANIA, 18505

TAX PARCEL #: 13401-020-003

Title to said premises is vested in Irene Mcllwee by deed from Irene Mcllwee dated September 13, 2006 and recorded September 22, 2006 in Deed Book Instrument # 2006627193. The said Irene Mcllwee died on December 26, 2016 without a will or appointment of an Administrator.

IMPROVEMENTS THEREON CONSIST OF: Residential Dwelling

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Thomas Mcllwee, Known Surviving Heir of Irene Mcllwee, James Mcllwee, Known Surviving Heir of Irene Mcllwee, Sharon Gebhardt, Known Surviving Heir of Irene Mcllwee, Judy Mcllwee, Known Surviving Heir of Irene Mcllwee and Unknown Surviving Heirs of Irene Mcllwee
ASSESSED VALUE \$

SALE 8

By virtue of a Writ of Execution filed to No. 2158-CV-2017, Wayne Bank, Assignor of North Peen Savings & Loan Association vs. Christopher Gawrys, owner(s) of property situate in South Abington Township, Lackawanna County, Pennsylvania being 339 Bailey Street, Clarks Summit, PA 18411

Dimensions: 90 x 150

Property ID #: 11201 010 03906

Assessed Value figure: \$16,000

Improvements thereon: Single Dwelling

Attorney: Kimberly D. Martin, Esquire

Sheriff to collect: \$64,356.05

SALE 9

By virtue of a Writ of Execution filed to No. 2017-CV-2955, The Fidelity Deposit and Discount Bank, Plaintiff, vs. Mark T. Dixon, 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 said Mark T. Dixon, and known potential heirs Alyssa Dixon and Sarah Dixon, the Defendants, and owner(s) of the property situate in the Borough of Old Forge, Lackawanna County, Pennsylvania being, 310 Sussex Street, Old Forge, PA 18518. The Dimensions of such property are 60 feet x 150 feet more or less.

Property ID #: 17512-010-003

Assessed Value figure: \$17,000.00

Improvements Thereon: Improved with a Commercial Structure

Attorney: Rocco Haertter, Esquire

Sheriff to collect: \$119,548.98

SALE 10

By virtue of a Writ of Execution filed to No. 2017-CV-111, Fidelity Deposit & Discount Bank, Plaintiff, vs. John J. Vilchoc and Wendy Ann Vilchoc, Defendants and Owners of the property situate in the City of Scranton, Lackawanna County, Pennsylvania, being known as 965 Wheeler Avenue, Scranton, PA 18510. The Dimensions of the property are 60' x 170' more or less.

Property ID #: 15706060003

Assessed Value figure: \$7,000.00

Improvements Thereon: Residential Single Dwelling

Attorney: Rocco Haertter, Esquire

Sheriff to collect: \$53,098.72

SALE 11

By virtue of a Writ of Execution No. 17 CV 1475, Ditech Financial LLC f/k/a Green Tree Servicing LLC v. Joyce Santos, in Her Capacity as Heir of Jose M. Santos a/k/a Jose J. Santos, Deceased, Michelle Santos, in Her Capacity as Heir of Jose M. Santos a/k/a Jose J. Santos, Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Jose M. Santos a/k/a Jose J. Santos, Deceased, The United States of America C/O The United States Attorney for the Middle District of PA owners of property situate in the CARBONDALE CITY, Lackawanna County, Pennsylvania, being 15-17 Oak Street, A/K/A 15 17 Oak Avenue, Carbondale, PA 18407

Dimensions: 40x60

Assessment Map #: 04513060005

Assessed Value figure: \$13,500

Judgment Amount: \$27,532.25

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 12

BY VIRTUE OF A WRIT OF EXECUTION issued by PEOPLES SECURITY BANK & TRUST successor by merger to PENN SECURITY BANK & TRUST CO., 17-2092, KATHEEN E. MATIAS and JAMES A. MATIAS are the owners of property situate in the Borough of Old Forge, Lackawanna County, Pennsylvania, being 229 Susquehanna Avenue

Assessment Map #: 17516 030 015

Assessed Value Figure: \$8,600

Improvements Thereon: residential single dwelling

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

Sheriff to collect: \$60,023.14 (plus costs)

SALE 13

By virtue of a Writ of Execution filed to No. 2013-02664, U.S. Bank National Association, as Trustee for the registered holders of GSRPM 2004-1, Mortgage Pass-Through Certificates by its Attorney-in-fact Owcen Loan Servicing, LLC v. Larrí O. Desouza and Patricia C. DeSouza, owner of property situate in the City of Scranton, Lackawanna County, Pennsylvania being 819 Orchard Street, Scranton, PA 18505

Dimensions: 40X101

Property ID #: 1576102002201

Assessed Value figure: \$4,000

Improvements thereon: Residential Real Estate

Attorney: Jessica N. Manis, Esquire

Sheriff to collect: \$45,946.64

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SALE 14

By VIRTUE of a Writ of Execution filed to No. 2017-01846, PENNSYLVANIA HOUSING FINANCE AGENCY, Vs. JESSICA N. NORRIS, 711 MAIN STREET, SIMPSON, PA 18407

Municipality: Fell Township, Lackawanna County, Pennsylvania

Dimensions: 33 x 168 x 33 x 164

See Instrument #: 2008008427

Assessment Map: 03515010047

Assessed Value: \$5,000

Improvements thereon: A residential dwelling house

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

Sheriff to collect: \$53,022.83 (Total amount of Judgment)*

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

SALE 15

BY VIRTUE OF A WRIT OF EXECUTION issued by PEOPLES SECURITY BANK & TRUST successor by merger to PENN SECURITY BANK & TRUST CO., successor in interest to Old Forge Bank, 17-cv-3007, Ann Marie Long and Dale A. Long are the owners of property situate in the Borough of Blakely, Lackawanna County, Pennsylvania, being 416 Grove Street, Peckville, PA 18452.

Assessment Map #: 10413 010 045

Assessed Value Figure: \$8,000

Improvements Thereon: residential single dwelling

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

Sheriff to collect: \$39,868.73 (plus costs)

SALE 16

By virtue of a Writ of Execution filed to No. 2017-02758, NATIONSTAR MORTGAGE LLC vs. MARY L. WILLIAMS and BARRY W. WILLIAMS, owner(s) of property situate in Dunmore Borough, Lackawanna County, Pennsylvania, being, 523 William Street, Dunmore, PA 18510 1461901001100

Assessment Map #: 1461901001100

Assessed Value Figure: \$6,000.00

Improvements thereon: A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$120,675.66

Lot Number Five (5) on William Street in the Borough of Dunmore as per map in Pennsylvania Coal Company's Office. Said Lot Number Five (5) being fifty (50) feet wide in front on William Street, and extending backward there from in a Northeasterly direction, at right angles, one hundred forty-four (144) feet to an alley.

CONTAINING 7,200 square feet of land thereabout.

SALE 17

By virtue of a Writ of Execution No. 15-CV-6135, Wells Fargo Bank, N.A. v. Tim Burke, in His Capacity as Executor of The Estate of Michael Vitale, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Michael Vitale, Deceased owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 1229 Providence Road, A/K/A 1229 Prov Road, Scranton, PA 18508-2228

Assessment Map #: 13419050024

Assessed Value figure: \$10,000.00

Judgment Amount: \$99,361.54

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 18

By virtue of a Writ of Execution filed to No.15-CV-4109, U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-KS4 vs. HILARY BEAVERS ALSO KNOWN AS HILARY MOORE ALSO KNOWN AS HILARY A. BEAVERS, HILARY BEAVERS ALSO KNOWN AS HILARY MOORE ALSO KNOWN AS HILARY A. BEAVERS, owner(s) of property situate in Township of Jefferson, Lackawanna County, Pennsylvania. Being 298 Wimmers Road a/k/a 298 Wimmer Road, Lake Ariel, PA 18436

Dimensions: 100 X 211 X 100 X 224

Assessment Map #: 16101-020-007

Assessed Value Figure: \$8,670.00

Improvements thereon: Improved w/single family dwelling

Attorney: Udren Law Offices, P.C.

Sheriff to collect: \$136,965.81

SALE 19

By virtue of a Writ of Execution No. 16-CV-4029, U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust 2006-Wfhe3, Asset-Backed Pass-Through Certificates, Series 2006-Wfhe3 v. Donna Melvin, Terry Melvin owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 253 Charles Street, Scranton, PA 18508-1321

Dimensions: 87 x 120

Assessment Map #: 1241701002106

Assessed Value figure: \$16,500.00

Judgment Amount: \$100,328.12

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 20

By virtue of a Writ of Execution filed to No. 17CV1848, Sun West Mortgage Company, Inc. vs. Ashley M. Driesbaugh, owner of property Situate in Borough of Archbald, LACKAWANNA COUNTY, PENNSYLVANIA, BEING 185 Handley Street, Eynon, Pennsylvania 18403

ALL that certain lots, pieces or parcels of land situate in the Borough of Archbald, County of Lackawanna and Commonwealth of Pennsylvania, described as follows, to wit: PARCEL ONE:

BEING Lot Number Twenty-Nine (29) in square block number 5, and situated upon street called and known as Jones Street, now known as Handley Street, upon a plot entitled "The Equity Improvement Company's Plot of Lots in the Borough of Archbald, Pennsylvania," intended to be duly registered and recorded (presently shown on map of the Penn Anthracite Collieries Company at its office in Scranton, Pennsylvania); said lot being Forty (40) feet in front and One Hundred and Sixty (160) feet in depth, and said lot is rectangular in shape. Said lot is improved with a two-story frame house, used for a dwelling house.

PARCEL TWO:

BEING Lot Number Twenty-Eight (28) in square or block number 5, and situated upon street called and known as Jones Street, now known as Handley Street, upon a plot entitled "The Equity Improvement Company's Plot of Lots in the Borough of Archbald, Pennsylvania," intended to be duly registered and recorded (presently shown on map of the Penn Anthracite Collieries Company at its office in Scranton, Pennsylvania); said lot being Forty (40) feet in front and One Hundred and Sixty (160) feet in depth, and said lot is rectangular in shape.

DWELLING KNOWN AS: 185 HANDLEY STREET, EYNON, PENNSYLVANIA 18403.

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TAX PARCEL #: 0941305003

Title to said premises is vested in Ashley M. Driesbaugh by deed from NICOLE WELSCH dated July 1, 2015 and recorded July 2, 2015 in Deed Book, Instrument # 201510196 Assessment Map #: 0941305003
Assessed Value figure: \$
Improvements thereon: Residential Dwelling
Attorney: McCabe, Weisberg and Conway, P.C.
Sheriff to collect: \$95,586.90

SALE 21

By virtue of a Writ of Execution No. 16 CV 6442, BANK OF AMERICA, N.A. vs. Erlene Braithwaite a/k/a Erlene A. Braithwaite owner of property Situate in 20th Ward of the City of Scranton, LACKAWANNA COUNTY, PENNSYLVANIA, BEING 2508 South Webster Avenue, Scranton, Pennsylvania 18505

ALL that surface or right of soil in and to all that certain lot, piece or parcel of land situate, lying and being in the twentieth Ward of the City of Scranton, County of Lackawanna and State of Pennsylvania, bounded and described more particularly as follows:

BEGINNING at a point on the Northerly side of South Webster Avenue, said point being One Hundred Thirty-Six and Twenty-Seven Hundredths (136.27) feet from the intersection of South Webster Avenue with Herbert Street, and being the Northeastly corner of premises conveyed to Ann Gerrity Fowler by Deed by Penn Wood Park Development Company, dated June 20, 1959 and recorded in Deed Book 568, Page 270.

THENCE along South Webster Avenue North Fifty degrees Fifteen minutes East (North 50 Degrees 15 Minutes East) Fifty-five and Sixty-three Hundredths (55.63) feet to a point in the dividing line between Lots 9 and 10 in Block A of Penn Wood Park, according to map recorded in Map Book 9, Page 34.

THENCE along said dividing line North Thirty-three degrees Four Minutes West (North 33 degrees 4 Minutes West) One Hundred Ten and Seventy-five Hundredths (110.75) feet to a point;

THENCE South Fifty degrees Fifteen minutes West (South 50 degrees 15 Feet West) Fifty-six and Thirty-four Hundredths (56.34) feet to a point; to land now or formerly of Ann Gerrity Fowler;

THENCE along the Fowler Lot in a Southeasterly Direction One Hundred Eleven (111) feet more or less, to the place of beginning.

BEING part of Lot 9 in Block A of Penn Wood Park's Subdivision of the Twentieth Ward of the City of Scranton. DWELLING KNOWN AS: 2508 WEBSTER AVENUE, SCRANTON, PENNSYLVANIA 18505.

TAX PARCEL #: 16718020046

Title to said premises is vested in Erlene Braithwaite a/k/a Erlene A. Braithwaite by deed from Sharon Stevens dated July 27, 2007 and recorded July 31, 2007 as Instrument # 200720936.

Assessment Map #: 16718020046

Assessed Value figure: \$

Improvements thereon: Residential Dwelling
Attorney: McCabe, Weisberg and Conway, P.C.
Sheriff to collect: \$67,354.93

SALE 22

By virtue of a Writ of Execution filed to No. 16 CV 2747, American Advisors Group vs. Ana Davies a/k/a Anna Davies, Mortgagor in Her Capacity as Administratrix of the Estate of John S. Davies owners of property Situate in Township of Greenfield, LACKAWANNA COUNTY, PENNSYLVANIA,

BEING 392 Route 247, Greenfield Twp. Pennsylvania 18407 ALL that certain lot, piece or parcel of land situate, lying and being in the Township of Greenfield, County of Lackawanna, State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the right of way line of Pennsylvania State Highway Route 247, said point being on the division line between Lot Number Three (3) and a lot previously conveyed to Jones, as shown on a map of Section 1, Finch Hill Development, which is intended to be duly recorded; thence along said division line between Lot Number Three (3) and Jones property South Seventy-three Degrees Twenty-six Minutes East (South 73 degrees 26 seconds East) One Hundred Twenty-five (125) feet to a point; thence along the division line between Lots Numbered Three (3) and Thirty-two (32) as shown on said map South Sixteen Degrees Thirty-four Minutes West (South 16 degrees 34 minutes West) One Hundred (100) feet to a proposed street; thence along the Northeastly side of said street North Seventy-three Degrees Twenty-six Minutes West (North 73 degrees 26 minutes West) One Hundred (100) feet to a point; thence along an arc or curve having a radius of Twenty-five (25) feet, a distance of Thirty-nine and Twenty-seven hundredths (39.27) feet to a point on the right of way line of Route 247; thence along the Easterly right of way line of said Route 247 Seventy-five (75) feet to the place of beginning.

BEING Lot Number Three (3) as shown on a map of Gasparini's Finch Hill Development, intended to be duly recorded.

DWELLING KNOWN AS: 392 ROUTE 247, GREENFIELD TWP, PENNSYLVANIA 18407.

TAX PARCEL #: 0230404000604

Title to said premises is vested in John S. Davies by deed from Ana M. Davies dated October 31, 2013 and recorded November 1, 2013 in Deed Book, Instrument # 201322860. The said John S. Davies died on November 11, 2015. On January 11, 2016, Letters of Administration were granted to Ana Davies a/k/a Anna Davies, nominating and appointing her as the Administratrix of the Estate of John S. Davies.

Assessment Map #: 0230404000604

Assessed Value figure: \$

Improvements thereon: Residential Dwelling
Attorney: McCabe, Weisberg and Conway, P.C.
Sheriff to collect: \$51,324.03

SALE 23

By virtue of a Writ of Execution filed to No. 1919 Civil 2017, Wilmington Savings Fund Society, FSB, d/b/a Christiana Trustee, as Owner Trustee of the Residential Credit Opportunities Trust II vs. Jeffrey McKeown and Lori L. McKeown a/k/a Lori McKeown, owners of property situate in the Borough of Olyphant, Lackawanna County, Pennsylvania being 203 River Street, Olyphant, PA 18447

Front: 22 ft. Depth: 113 ft.

Property ID #: 11406080038

Assessed Value figure: \$6,500.00

Improvements thereon: Residential Real Estate
Attorney: Jessica N. Manis, Esquire
Sheriff to collect: \$62,407.64

SALE 24

By virtue of a Writ of Execution filed to No. 2137-Civil-2017, CNB Realty Trust, Assignee of NBT Bank NA vs. John M. Keroschak, owner of property situate in Roaring Brook Township, Lackawanna County, Pennsylvania, being 160 Windsor Way, Roaring Brook Township, Pennsylvania 18444 Acreage: 3.06 Acres
Assessed Map #: 16001-020-00582

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Assessed Value figure: \$50,600.00
Improvements thereon: Residential Dwelling
Attorney: Nicholas D. Gregory, Esquire
Sheriff to collect: \$680,424.64

SALE 25

By virtue of a Writ of Execution filed to No. 2017-00692, WILMINGTON SAVINGS FUND SOCIETY, FSB, DBA CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR VENTURES TRUST 2013-I-H-R vs. Lamudan Cielski and Thomas R. Cielski, owners of property situate in City of Carbondale, Lackawanna County, Pennsylvania being 84 7th Avenue, Carbondale, PA 18407, containing 1,408 square feet of land.
Property ID #: 05505-050-043
Assessed Value Figure: \$10,500.00
Improvements Thereon: Residential Property
Attorney: Jill M. Fein, Esquire Hill Wallack, LLP
Sheriff to collect: \$97,077.98 plus interest at the per diem rate of \$15.44 from June 23, 2017 until November 14, 2017.

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

ALL THAT PIECE, PARCEL, AND LOT OF IMPROVED LAND SITUATE IN THE THIRD (3RD) WARD OF THE CITY OF CARBONDALE, COUNTY OF LACKAWANNA, AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING ON THE CORNER OF SEVENTH AVENUE AND WASHINGTON STREET, RUNNING SOUTH THIRTY-TWO (32) FEET ON WASHINGTON STREET; THENCE WEST FORTY-FOUR (44) FEET ON THE LINE OF LAND NOW OR FORMERLY OF MARY KENYON TO LANDS NOW OR FORMERLY OF MARK BRENNAN, AND LATE OF D.T. LARKIN; THENCE NORTHERLY THIRTY-TWO (32) FEET IN LINE OF SAID LARKIN'S LAND TO SEVENTH AVENUE AFORESAID; THENCE EAST FORTY-FOUR (44) FEET ON SEVENTH AVENUE TO THE PLACE OF BEGINNING.

SALE 26

By virtue of a Writ of Execution No. 17-CV-2243, Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Inc. v. Yvonne Hughes, owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 528 Birch Street, Scranton, PA 18505-1888
Assessment Map #: 15619060024
Assessed Value figure: \$13,000.00
Judgment Amount: \$63,998.46
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 27

By virtue of a Writ of Execution file to No. 2016-04212, The Bank of New York Mellon et.al. vs. Mark J. Manning & Mariann F. Manning, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 323 Christ Court, Scranton, PA 18504
Dimensions: 100 x 150
Property ID #: 15606050060
Assessed Value Figure: \$10,000
Improvements thereon: Multi-Dwelling
Attorney: Patrick J Wesner/Parker McCay PA
Sheriff to collect: \$109,199.10

SALE 28

By virtue of a Writ of Execution filed to No. 2017-02352, PNC BANK, NATIONAL ASSOCIATION vs. JOSEPH D. FARINO, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 1056 Blair Avenue A/K/A 1056 Blair Avenue L 6, Scranton, PA 18508, 14508020022.

Assessment Map #: 14508020022
Assessed Value Figure: \$8,800.00
Improvements thereon: A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$61,412.41

BEGINNING on the southerly side of Blair Avenue in the City of Scranton, Pennsylvania, at a point of intersection of Lots numbered 5 and 6 in Block No. 9; thence along said Lot No. 5 in a southerly direction one hundred forty (140) feet to Lenahan Avenue; thence along said Lenahan Avenue in an easterly direction forty (40) feet to Lot No. 7 in same block; thence along said Lot No. 7 in a northerly direction one hundred forty (140) feet to Blair Avenue; thence along said Blair Avenue in a westerly direction forty (40) feet to the place of beginning.

BEING Lot No. 6 in Block No. 9 of Plan of Lands of the Diamond Land and Improvement Company of the City of Scranton, Lackawanna County, Pennsylvania, filed in the office for the Recording of Deeds in and for Lackawanna County, PA, which said plan is hereby made a part of this indenture.

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHER WISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

TOGETHER with all rights of way and UNDER AND SUBJECT to all covenants, reservations, restrictions and conditions of record, as found in the Chain of Title.

SALE 29

By virtue of a Writ of Execution filed to No. 2017-02287, Nationstar Mortgage LLC vs. Robert D. McAllister; Helen L. McAllister, owner(s) of property situated in South Abington Township, Lackawanna County, Pennsylvania being 109 Camp Hill Road assessed as 109 Camp Hill Drive, South Abington Township, PA 18411
Dimensions: 15,500

Assessment Map #: 10115010016
Assessed Value figure: \$14,000.00
Improvements thereon: a residential dwelling
Attorney: Samantha Gable, Esquire
Sheriff to collect: \$148,198.87

SALE 30

By virtue of a Writ of Execution filed to No. 2016-02287, U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT vs. Allison McGarry, owner(s) of property situated in South Abington Lackawanna County, Pennsylvania being 41 Abington Gardens Drive, Clarks Summit, PA 18411
Assessment Map #: 11206CON4A000
Assessed Value figure: \$15,000.00

LACKAWANNA JURIST

Improvements thereon: a residential dwelling
Attorney: Samantha Gable, Esquire
Sheriff to collect: \$120,083.12

SALE 31

By virtue of a Writ of Execution filed to No. 2016-04541, The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-24 vs. Amy Bates a/k/a Amy J. Bates; Richard Bates, owner(s) of property situated in Township of Newton, Lackawanna County, Pennsylvania being 1712 Forest Acres Drive, Clarks Summit, PA 18411
Dimensions: 70X150X98X152
Assessment Map #: 12201010012
Assessed Value figure: \$5,700.00
Improvement thereon: a residential dwelling
Attorney: Samantha Gable, Esquire
Sheriff to collect: \$344,270.95

SALE 32

By virtue of a Writ of Execution No. 12 CV 4593, Wilmington Savings Fund Society, FSB, as Trustee for Stanwich Mortgage Loan Trust A v. John Wagner, Kimberly Wagner, owners of property situate in the BENTON TOWNSHIP, Lackawanna County, Pennsylvania, being RR4 Box 84, Dalton, PA 18414-9798
Dimensions: 4.9A
Assessment Map #: 03903-010-004
Assessed Value figure: \$10,485
Judgment Amount: \$183,743.38
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 33

By virtue of a Writ of Execution No. 17-CV-1772, Wells Fargo Bank, N.A. v. Loreen Ann Smith, in Her Capacity as Executrix and Devisee of The Estate of Nancy Harrison a/k/a Nancy A. Harrison a/k/a Nancy Ann Harrison, The United States of America C/O The United States Attorney for The Middle District of PA owners of property situate in the JERMYN BOROUGH, Lackawanna County, Pennsylvania, being 204 Bacon Street, Jermyn, PA 18433-1330
Front: 41 feet Depth: 50 feet, containing
Assessment Map #: 0731604002200
Assessed Value figure: \$6,000.00
Judgment Amount: \$33,377.48
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 34

By virtue of a Writ of Execution No. 17-CV-2079, Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association v. Clifford J. Scheiner, Anita Scheiner a/k/a Anita L. Scheiner owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 119 Seymour Avenue, Scranton, PA 18505-2836
Dimensions: 65 X 94
Assessment Map #: 16807010043
Assessed Value figure: \$17,000
Judgment Amount: \$117,156.09
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 35

By virtue of a Writ of Execution filed to No. 2010-4301, Wells Fargo Bank, National Association, as Trustee for Lehman Mortgage Trust Mortgage Pass-Through Certificates, Series 2007-5 v. William J. Gilday owner(s) of property situate in City

of Scranton, Lackawanna County, Pennsylvania being 1329 Farr St AKA 1329-1331 Farr Street, Scranton, PA 18504
Dimensions: 35x136
Property ID #: 14507020034 & 14507020033
Assessed Value Figure: \$6,500.00 + \$1,300.00 = \$7,800.00
Improvements thereon: Single Family Dwelling
Attorney: Kimberly A. Bonner, Esquire; Scott A. Dietherick, Kimberly J. Hong, Michael E. Carleton, Meredith H. Wooters, Justin F. Kobeski, Matthew P. Curry and Cristina L. Connor
Sheriff to collect: \$92,615.38

SALE 36

By virtue of a Writ of Execution filed to No. 5467-Civil-2016 CNB Realty Trust, Assignee of NBT Bank NA f/d/b/a Pioneer American Bank, NA vs. Lynne C. Zavacki, owner of property situate in the Borough of Jermyn, Lackawanna County, Pennsylvania, being 439 Madison Avenue, Jermyn, Pennsylvania 18433
Dimensions: 50 x 169
Assessed Map #: 07316-070-01600
Assessed Value figure: \$8,514.00
Improvements thereon: Single Dwelling
Attorney: David M. Gregory, Esquire
Sheriff to collect: \$25,962.11

SALE 37

By virtue of a Writ of Execution filed to No. 2014-CV-06128, The Bank of New York Mellon, the successor to JPMorgan Chase Bank, as Trustee for CIT Home Equity Loan Trust 2002-1 v. Joseph R. Uher, as Executor of the Estate of Vincent W. Uher, deceased, 1228-30 South 6th Avenue, Scranton, PA 18504, owner of property situate in City of Scranton, Lackawanna County, Pennsylvania, being known as 1228-30 South 6th Avenue, Scranton, PA 18504.
Property #: 15613-080-072
Assessed Value Figure: \$6,500.00
Improvements thereon: Single Family Residence
Attorney: Richard M. Squire & Associates, LLC
Sheriff to collect: \$2,000.00

SALE 38

By virtue of a Writ of Execution filed to No. 6873-Civil-2016 CNB Realty Trust, Assignee of NBT Bank NA f/k/a Pennstar Bank, a division of NBT Bank, NA vs. Eleanor J. Morgantini, as the Administrator of the Estate of Raymond Perri, a/k/a Raymond A. Perri, owner of property situate in Fell Township, Lackawanna County, Pennsylvania, being 110 George Street, Simpson, Fell Township, Pennsylvania 18407
Dimensions: 70 x 150
Assessed Map #: 03519-040-009
Assessed Value figure: \$7,000.00
Improvements thereon: Residential Dwelling
Attorney: David M. Gregory, Esquire
Sheriff to collect: \$85,503.37

SALE 39

By virtue of a Writ of Execution filed to No. 2017-02779, USAA Federal Savings Bank vs. Patrick Seamus Quinn, owner(s) of property situated in City of Scranton, Lackawanna County, Pennsylvania being 1600 Fellows Street, Scranton, PA 18504
Dimensions: 93X133X32X118
Assessment Map #: 1550802000203
Assessed Value figure: \$18,000.00
Improvement thereon: a residential dwelling
Attorney: Samantha Gable, Esquire
Sheriff to collect: \$167,536.94

LACKAWANNA JURIST

SALE 40

By virtue of a Writ of Execution No. 16CV6871, Carisbrook Asset Holding Trust. v. Bridie Thomas, Sandra L. Thomas a/k/a Sandra Thomas, in Her Capacity as Administratrix and Heir of James F. Thomas, Deceased, Jason Thomas, in His Capacity as Heir and Heir of James F. Thomas, Deceased, Geraldine Thomas, in Her Capacity as Heir of The Estate of James F. Thomas, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under James F. Thomas, Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under William L. Thomas a/k/a William Thomas, Deceased Heir of The Estate of James F. Thomas, Deceased owners of property situate in the SCRANTON CITY, 22ND, Lackawanna County, Pennsylvania, being 1420 Rundle ST, Scranton, PA 18504-2915
Dimensions: 82x145
Assessment Map #: 15516010014
Assessed Value figure: \$19,500.00
Judgment Amount: \$193,925.77
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 41

By virtue of a Writ of Execution filed to No. 2016-06733, Village Capital & Investment, LLC v. Joshua Domingo Ildefonso owner(s) of property situate in Borough of Moosic, Lackawanna County, Pennsylvania being 3338 Birney Avenue, Moosic, PA 18507
Dimensions: 35x249
Property ID #: 17608040030
Assessed Value Figure: \$12,000.00
Improvements thereon: Single Family Dwelling
Attorney: Kimberly A. Bonner, Esquire; Scott A. Dietterick, Kimberly J. Hong, Michael E. Carleton, Meredith H. Wooters, Justin F. Kobeski, Matthew P. Curry, Cristina L. Connor, Holly N. Wolf and Karina Velter
Sheriff to collect: \$143,724.55

SALE 42

By virtue of a Writ of Execution No. 17 CV 1101, CitiMortgage Inc. v. Steven Cieciora owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 1311 Dartmouth ST, Scranton, PA 18504-2723
Dimensions: 40 X 125
Assessment Map #: 15609020021
Assessed Value figure: \$5,000
Judgment Amount: \$82,242.45
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 43

By virtue of a Writ of Execution No. 17-CV-2242, Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association v. Jason Blew, Peter A. Barbuti a/k/a Peter Barbuti owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 615-617 North Main Avenue, Scranton, PA 18504-1878
Dimensions: 41 X 150
Assessment Map #: 14510070059
Assessed Value figure: \$15,000
Judgment Amount: \$91,718.76
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 44

By virtue of a Writ of Execution No. 17-CV-2202, Wells Fargo Bank, N.A. v. Frank L. Puzzo owners of property situate in the CLIFTON TOWNSHIP, Lackawanna County, Pennsylvania, being Lt 344 Big Bass Lake, A/K/A Big Bass Dr B-344, Clifton Township, PA 18424
Dimensions: 119 X 176 X 132 X 175
Assessment Map #: 23303050014
Assessed Value figure: \$9,629
Judgment Amount: \$52,330.32
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

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 DECEMBER 14, 2017 AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH SAID SCHEDULE UNLESS EXCPETIONS ARE FILED THERETO WITHIN TEN DAYS AFTER THE FILING OF THE PROPOSED SCHEDULE.
MARK P. MCANDREW
SHERIFF OF LACKAWANNA COUNTY
ATTEST:
BOB MOORE
REAL ESTATE DEPUTY
SHERIFF'S DEPARTMENT
SCRANTON, PA. 18503
AUGUST 14, 2017

LACKAWANNA JURIST

PUBLIC NOTICE

REFERENDUM ON ELECTORAL DEBT FOR COUNTYWIDE REASSESSMENT

NOTICE is hereby given that the Board of Commissioners of Lackawanna County has authorized by Resolution dated August 6, 2017, that a referendum be placed on the ballot for the General Election to be held on **Tuesday, November 7, 2017**, authorizing the county commissioners to incur debt pursuant to the Local Government Unit Debt Act (53 Pa. C.S.A. §8041), not to exceed \$13 million dollars for the sole purpose of conducting a countywide real property reassessment.

BALLOT QUESTION

Shall the Lackawanna County Commissioners incur debt not to exceed \$13 (Thirteen Million) Dollars solely for the purpose of conducting a countywide revision of assessment so that all real estate within the county will be assessed at a predetermined ratio of 100% of a new base-year value?

PLAIN ENGLISH STATEMENT

The purpose of the Ballot Question is to authorize Lackawanna County to borrow up to thirteen million (\$13,000,000.00) Dollars for the purpose of funding a countywide reassessment of all tax parcels in the County. Lackawanna County last conducted a property tax reassessment in 1968. A countywide revision of assessment would update the assessments of all real property within the county so they reflect current value. The assessments are assigned to each tax parcel in the County for the purpose of levying school, county and local municipal real estate taxes.

The effect of the ballot question would be to authorize the County Commissioners to borrow up to thirteen million (\$13,000,000.00) Dollars for the purpose of funding a countywide property reassessment in Lackawanna County.

A Yes vote would authorize the Board of Commissioners to incur electoral debt up to thirteen million (\$13,000,000.00) Dollars for the purpose of funding a countywide reassessment.

A No vote would prohibit the Board of Commissioners from incurring electoral debt to finance a countywide reassessment.

This notice is being published pursuant to the Local Government Unit Debt Act (53 Pa. C.S.A. §8042).

Andrew Wallace,
Lackawanna County Chief of Staff

ESTATES**First Notice**

ESTATE OF STEPHEN A. DEMBROSKY, JR., late of the City of Scranton, Lackawanna County, Pennsylvania, (died August 29, 2017). Notice is hereby given that Letters of Administration on the above estate have been issued to Joseph J. Dembrosky, Personal Representative of the Estate. All persons indebted to said Estate are required to make payment and those having claims or demands to present the same without delay to the Personal Representative or to Guy N. Valvano, Esquire, Robert C. Trichilo, Esquire, 117 W. Drinker Street, Dunmore, PA 18512, Attorneys for the Estate.

In re: **ESTATE OF STEPHEN ITZKOWITZ**, late of Scranton, Lackawanna County, PA (died September 17, 2017). Letters Testamentary in the above Estate having been granted, all person having claims or demands against the Estate of the Decedent shall make them known and present them, and all persons indebted to the said Decedent shall make payment thereof, without delay, to the Estate Personal Representative, Shelly Cuevas, or to Joseph S. Toczydlowski, Jr., Esquire, 392 North Main Street, Archbald, PA 18403.

NOTICE IS HEREBY GIVEN that Letters of Administration in the **ESTATE OF ELEANOR F. LOESSY**, late of the City of Scranton, Lackawanna County, Pennsylvania (Date of Death: August 30, 2017), 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: ROBERT J. RADICS, ADMINISTRATOR, C.T.A., KEVIN R. GREBAS, Esquire, COLBERT & GREBAS, P.C., 210 Montage Mountain Road – Suite A, Moosic, PA 18507.

ESTATE OF PATRICK A. TARANTINI, late of Borough of Clarks Summit, Lackawanna County, Pennsylvania, (died September 16, 2017). Notice is hereby given that Letters Testamentary on the estate have been issued to Nancianne Garofalo and Frank Tarantini, Co-Executors of the Estate. MARIANNE M. STIVALA, ESQUIRE, BRIAN J. CALI & ASSOCIATES, 103 EAST DRINKER STREET, DUNMORE, PENNSYLVANIA 18512.

Estate Notice is Hereby Given that Letters of Testamentary have been Granted to Brian F. Toy in the **ESTATE OF MARILYN M. TOY**, late of Covington Township, Lackawanna County, Pennsylvania, who died June 22, 2017. All persons indebted to said Estate are requested to make payment and those having claims to present the same, without delay, to David Smith, Esq., Smith and Smith Group, PLLC, 10491 Ben C. Pratt Parkway Suite 245, Fort Myers, FL 33966.

ESTATE OF FRED DANIEL TREITZ A/K/A FRED D. TREITZ A/K/A FRED TREITZ A/K/A DUTCH TREITZ, late of Clifton Township, Lackawanna County, PA (July 7, 2016). Notice is hereby given that Letters Testamentary on the above Estate have been granted to Christina Treitz. 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.

Second Notice

ESTATE OF RICHARD S. BEDNARZ, late of Dickson City, Pennsylvania (died September 16, 2017). Notice is hereby given that Letters Testamentary have hereby been granted to Brenda Kaeb, Executrix. All persons indebted to the Estate are requested to make payment, and those having claims or demands to present same without delay to the Executrix, or to Edward A. Monsky, Esquire, Fine, Wyatt & Carey, P.C., 425 Spruce St., 4th Fl, Scranton, PA 18503, attorneys for Estate.

ESTATE OF SALLY E. BROGAN, DECEASED, late of 708 Highland Avenue, Clarks Green, Pennsylvania 18411 (died on July 26, 2017). Mary R. Brogan, Executrix, c/o Walter F. Casper, Jr., Esquire, P.O. Box 513, Carbondale, PA 18407, Counsel for the Estate.

ESTATE OF JOYCE G. GILLIGAN, A/K/A JOYCE GILLIGAN, late of Elmhurst, Pennsylvania (died 07/03/2017). Notice is hereby given that Letters of Testamentary on the above estate have been granted to Theresa J. Cavellius, of Scranton, PA 18507, Executrix. 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 herein, or to Patrick N. Coleman, Esquire, Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

Letters have been granted on the **ESTATE OF WILLIAM E. HARPER A/K/A WILLIAM EDWARD HARPER**, late of Clarks Summit, Lackawanna County, PA, (died June 29, 2017), to Roderick T. Harper, Executor, Elizabeth Schneider, Esq. Attorney for the Estate, 102 Sturbridge Road, Clarks Summit, PA 18411. All persons having claims against the estate are requested to present them in writing and all persons indebted to the estate to make payment to it in care of the Attorney noted above.

ESTATE OF MARY R. NEHME, late of Scranton, Lackawanna County, Pennsylvania, (died June 25, 2017). Notice is hereby given that Letters Testamentary on the estate have been issued to Margaret M. Marino, Executrix of the Estate. MARIANNE M. STIVALA, ESQUIRE, BRIAN J. CALI & ASSOCIATES, 103 EAST DRINKER STREET, DUNMORE, PENNSYLVANIA 18512.

NOTICE IS HEREBY GIVEN that Letters Testamentary in the **ESTATE OF JEROME J. O'BRIEN, A/K/A JEROME J. O'BRIEN, SR.**, late of the City of Scranton, Lackawanna County, Pennsylvania (Date of Death: June 19, 2017), 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: ANNE MARIE ASTOLFI, EXECUTRIX. KEVIN R. GREBAS, Esquire, COLBERT & GREBAS, P.C., 210 Montage Mountain Road – Suite A, Moosic, PA 18507.

ESTATE OF GEORGE OPRISHKO, late of Olyphant, Pennsylvania (Died October 3, 2017). MEREDITH DeNISCO, Executrix or Albert E. Nicholls, Jr., Attorney for the Estate, 1421 E. Drinker Street, Dunmore, Pennsylvania 18512.

NOTICE IS HEREBY GIVEN that Letters Testamentary in the **ESTATE OF JOSEPH J. PANNICK A/K/A JOSEPH PANNICK**, late of the Borough of Dunmore, Lackawanna County, Pennsylvania (Date of Death: May 28, 2017), 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: JOSEPH G. PANNICK, EXECUTOR. BRENDA D. COLBERT, Esquire, COLBERT & GREBAS, P.C., 210 Montage Mountain Road – Suite A, Moosic, PA 18507.

LACKAWANNA JURIST

ESTATE OF JOSEPH SUMMA, Late of Dunmore, died March 1, 1999. Notice is hereby given that Letters Testamentary on the above estate have been granted to Louis DiMattio as Executor. All persons indebted to this Estate are required to make payment and those having claims are required to present the same without delay to the Executor named within or to Kelly Hadley, 345 Wyoming Ave., Scranton, PA 18503.

In re: **ESTATE OF ROBERT TOCKI, A/K/A ROBERT G. TOCKI**, late of Mayfield, Lackawanna County, PA (died August 20, 2017). Letters Testamentary in the above Estate having been granted, all person having claims or demands against the Estate of the Decedent shall make them known and present them, and all persons indebted to the said Decedent shall make payment thereof, without delay, to the Estate Personal Representative, Barbara Tocki, or to Joseph S. Toczydlowski, Jr., Esquire, 392 North Main Street, Archbald, PA 18403.

ESTATE OF STEPHEN WALSH III, late of Clarks Summit, PA (died January 6, 2015) Letters of Administration having been granted to Gail Walsh. All persons knowing themselves to be indebted to said Estate will make payment immediately, and those having claims will present them for settlement to Gail Walsh, Executor, or to: Tullio DeLuca, Attorney for the Estate, 381 N. 9th Avenue, Scranton, PA 18504.

Notice is hereby given that Letters of Administration have been granted in the **ESTATE OF GEORGE JOHN YURCHAK, JR.** late of South Abington Township, Lackawanna County (died August 2, 2017), to Robert Yurchak, Executor, Mark G. Tunis, Esquire, 709 N. State Street, Clarks Summit, PA 18411. All person indebted to the said Estate are required to make payment, and those having claims or demands are to present same without delay to the Executor named above.

Third Notice

ESTATE OF THOMAS V. BENNETT, late of Throop, Lackawanna County, Pennsylvania, (died September 2, 2017). Letters Testamentary having been granted, creditors shall make demand and debtors shall make payment to Stephen J. Evers, Esq., Attorney for the Estate, 213 R. North State Street, Clarks Summit, PA, 18411.

ESTATE OF THOMAS BOYLAN, JR., late of Scranton, Lackawanna County, Pennsylvania. Letters of Administration on the above estate having been granted to Thomas Boylan, III, 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 PHOEBE ANNE BRITT**, late of Dalton Township, Lackawanna County, and State of Pennsylvania, deceased, who died on the 14th day of August, 2017. Letters of Testamentary having been granted, all persons having claims or demands against the estate of the decedent shall make them known and present them, and all persons indebted to the decedent shall make payment thereof without delay to the Executrix, Sondra Holmes, 474 Marshbrook Road, Dalton, PA 18414, or to Mattes & Mattes, P.C., 324 N. Washington Ave, Scranton, PA 18503.

RE: **ESTATE OF JANICE FORCONI**, late of Olyphant, PA, who died July 24, 2017. Letters of Administration in the above estate having been granted, all persons having claims or demands against the estate of the decedent shall make them known and present them, and all persons indebted to said decedent shall make payment thereof without delay to: Louis Forconi, Administrator, or to Daniel L. Penetar, Jr., Esquire, 116 North Washington Avenue, Suite 2A, Scranton, PA 18503.

RE: **ESTATE OF ETHEL M. GOLO**, Deceased, (died June 1, 2017) late of Scranton, Pennsylvania, Lackawanna County. Letters Testamentary having been granted, creditors shall make demand and debtors shall make payment to J. Frederick Rohrbeck, Esquire, Kreder Brooks Hailstone LLP, 220 Penn Avenue, Suite 200, Scranton, Pennsylvania, 18503.

RE: **ESTATE OF BARBARA LAMPMAN**, late of Springbrook Township, Lackawanna County, and State of Pennsylvania, deceased, who died on the 3rd day of April, 2016. Letters of Testamentary having been granted, all persons having claims or demands against the estate of the decedent shall make them known and present them, and all persons indebted to the decedent shall make payment thereof without delay to the Executrix, Carol Hemphill, 364 Freytown Road, Covington Twp., PA 18424, or to Mattes & Mattes, P.C., 324 N. Washington Ave, Scranton, PA 18503.

RE: **ESTATE OF JOAN MAYOCK**, late of Scranton, Lackawanna County, Pennsylvania (died October 15, 2016). Notice is hereby given that Letters Testamentary for the Estate of Joan Mayock have been issued to Robert Mayock, Executor of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to the Executor, or to John J. McGovern, Jr., Attorney for the Estate, 321 Spruce Street- Suite 201, Scranton, PA 18503.

In re: **ESTATE OF JOSEPH TONTI**, late of Old Forge, Lackawanna County, PA (died July 25, 2017). Letters of Administration in the above Estate having been granted, all person having claims or demands against the Estate of the Decedent shall make them known and present them, and all persons indebted to the said Decedent shall make payment thereof, without delay, to the Estate Personal Representatives, William Tonti or Jerome Tonti, or to Stephanie M. Sebastianelli, Esquire, 392 North Main Street, Archbald, PA 18403.

IN RE: **ZACHARY ANTHONY WRIGHTSON**, deceased, late of the Borough of Archbald, Lackawanna County, Pennsylvania (September 16, 2017). Notice is hereby given that Letters of Administration on the above estate have been granted to Brian A. Wrightson. 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 above or to James M. Tressler, Esquire, Tressler Law, LLC, 220 Penn Avenue, 3rd Floor, Scranton, PA 18503.

LACKAWANNA JURIST

NOTICE

IN THE COURT OF COMMON PLEAS
OF LACKAWANNA COUNTY

Commercial MORTGAGE FORECLOSURE

NO. 17-CV-4474

PEOPLES SECURITY BANK & TRUST CO.
successor in interest to PEOPLES
NEIGHBORHOOD BANK,
Plaintiff
VS.

CHARLES R. COLLURA, JENNIFER A. COLLURA,
COLLURA EXCAVATING, LLC
and BELLA BAMBINI'S DAY CARE CENTER, LLC
Defendants

TO: Charles R. Collura
Jennifer A. Collura
Collura Excavating LLC
Bella Bambini's Day Care Center, LLC

A complaint in mortgage foreclosure has been filed against you in the above captioned action regarding property located at 27 S. Washington Avenue, Archbald, PA 18403.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

NORTH PENN LEGAL SERVICES
33 NORTH MAIN STREET, SUITE 200
PITTSTON, PA 18640
(570) 299-4100

-or-

LAWYER REFERRAL SERVICE
LACKAWANNA BAR ASSOCIATION
233 PENN AVENUE
SCRANTON, PA 18503
570-969-9600

-or-

PENNSYLVANIA LAWYERS REFERRAL SERVICE
P.O. Box 1086, 100 South Street
Harrisburg, PA 17108
(Pennsylvania residents phone:
1-800-692-7375; out-of-state
residents phone: 1-717-238-6715)

HOURIGAN, KLUGER & QUINN, P.C.
Attorney for Plaintiff
T1- Oct 27

NOTICE

IN THE COURT OF COMMON PLEAS
OF LACKAWANNA COUNTY

Commercial MORTGAGE FORECLOSURE

NO. 17-CV-4475

PEOPLES SECURITY BANK & TRUST CO.
successor in interest to PEOPLES
NEIGHBORHOOD BANK,
Plaintiff
VS.

CHARLES R. COLLURA, individually, and
d/b/a COLLURA EXCAVATING and
JENNIFER A. COLLURA,
Defendants

TO: CHARLES R. COLLURA, individually, and
d/b/a COLLURA EXCAVATING
and JENNIFER A. COLLURA,

A complaint in mortgage foreclosure has been filed against you in the above captioned action regarding property located at 27 S. Washington Avenue, Archbald, PA 18403.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

NORTH PENN LEGAL SERVICES
33 NORTH MAIN STREET, SUITE 200
PITTSTON, PA 18640
(570) 299-4100

-or-

LAWYER REFERRAL SERVICE
LACKAWANNA BAR ASSOCIATION
233 PENN AVENUE
SCRANTON, PA 18503
570-969-9600

-or-

PENNSYLVANIA LAWYERS REFERRAL SERVICE
P.O. Box 1086, 100 South Street
Harrisburg, PA 17108
(Pennsylvania residents phone:
1-800-692-7375; out-of-state
residents phone: 1-717-238-6715)

HOURIGAN, KLUGER & QUINN, P.C.
Attorney for Plaintiff
T1- Oct 27

LACKAWANNA JURIST

NOTICE

IN THE COURT OF COMMON PLEAS
OF LACKAWANNA COUNTY

OWNER OCCUPIED RESIDENTIAL
MORTGAGE FORECLOSURE

NO. 2017 -04630

PEOPLES SECURITY BANK & TRUST
successor by merger to PENN SECURITY BANK & TRUST
CO., successor in interest to OLD FORGE BANK,
Plaintiff
vs.
MICHELE C. MILFORD and CHRISTINE MILFORD,
Defendants

TO: MICHELE C. MILFORD
CHRISTINE MILFORD

A complaint in mortgage foreclosure has been filed against
you in the above captioned action regarding property located
at 1000-1002 S. Main Avenue, Scranton, PA 18504.

NOTICE

If you wish to defend, you must enter a written appearance
personally or by attorney and file in writing with the court your
defenses or objections to the claims set forth against you.
You are warned that if you fail to do so the case may proceed
without you and a judgment may be entered against you by
the court without further notice for the relief requested by the
plaintiff. You may lose money or property or other rights
important to you.

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FORTH BELOW TO FIND OUT WHERE YOU CAN GET
LEGAL HELP.

NORTH PENN LEGAL SERVICES
33 NORTH MAIN STREET, SUITE 200
PITTSTON, PA 18640
(570) 299-4100

-or-

LAWYER REFERRAL SERVICE
LACKAWANNA BAR ASSOCIATION
233 PENN AVENUE
SCRANTON, PA 18503
570-969-9600

-or-

PENNSYLVANIA LAWYERS REFERRAL SERVICE
P.O. Box 1086, 100 South Street
Harrisburg, PA 17108
(Pennsylvania residents phone:
1-800-692-7375; out-of-state
residents phone: 1-717-238-6715)

HOURIGAN, KLUGER & QUINN, P.C.
Attorney for Plaintiff
T1- Oct 27

NOTICE

LEGAL NOTICE OF TERMINATION
OF PARENTAL RIGHTS

NOTICE OF HEARING

To: Unknown Father

RE: A Petition has been filed asking the Court to put an end
to all rights you have to a female child, IRK, born to Mother
Susan McCauley on the 28th day of January 2010 at Moses
Taylor Hospital, Scranton, Pennsylvania 18510. The Court
has set a hearing to consider ending your rights to your child.
The Hearing will be held in the Lackawanna County
Courthouse, 200 North Washington Avenue, Scranton,
Pennsylvania 18503, 3rd floor, Courtroom 6 on the 16th day of
November, 2017 at 10:00 a.m.

You are warned that even if you fail to appear at the scheduled
hearing the hearing will go on without you and your rights to
your child may be ended by the Court without your being
present. You have a right to be represented at the hearing by
a lawyer.

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

NORTH PENN LEGAL SERVICES, Inc.
33 NORTH MAIN STREET, SUITE 200
PITTSTON, PA 18640
(570) 299-4100

-or-

LAWYER REFERRAL SERVICE
LACKAWANNA BAR ASSOCIATION
233 PENN AVENUE
SCRANTON, PA 18503
570-969-9161

By: Dawn M. Riccardo, Esquire
826 Main Street
Peckville, PA 18452
(570)489-1126
T3- Nov 10

LACKAWANNA JURIST

NOTICE

ACTION TO QUIET TITLE
First and Final Publication

IN THE COURT OF COMMON PLEAS OF
LACKAWANNA COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
17CV5523

KAREN MARTINELL, as Trustee of SENIO FAMILY TRUST; ALBERT T. KARAM and MARIE E. KARAM; BRIAN P. BURLEW and CYNTHIA L. BURLEW; GREGORY J. HOYNAK and SHARON K. HOYNAK; KEVIN O'NEILL and MARY BETH O'NEILL; PHILIP A. CURCIO and MARYANNE CURCIO; EUGENE J. WALSH AND ANTONIA CASTELLI-WALSH; MARY RYCZAK; ROBERTA KORNUZIAK; MATTHEW H. KORNUZIAK, and CHARLES KORNUZIAK; ANITA LESH0; LEO LAWLER,
Plaintiffs,
vs.

GEORGE MORCOM and CASPER MORCOM and HARRY MORCOM, Trustees, and GEORGE MORCOM, CASPER MORCOM, HARRY MORCOM, CHARLOTTE MORCOM PENNY, FRANCIS MORCOM, JAMES MORCOM, WILLIAM MORCOM, IDA MORCOM MONETTE and HELEN MORCOM SOHNS, their heirs, devisees, grantees, successors, administrators, executors and/or assigns, and/or any and all other persons claiming by, from or through them, and/or any and all other persons whatsoever,
Defendants

NOTICE OF ACTION TO QUIET TITLE

TO: GEORGE MORCOM and CASPER MORCOM and HARRY MORCOM, Trustees, and GEORGE MORCOM, CASPER MORCOM, HARRY MORCOM, CHARLOTTE MORCOM PENNY, FRANCIS MORCOM, JAMES MORCOM, WILLIAM MORCOM, IDA MORCOM MONETTE and HELEN MORCOM SOHNS, and all Persons Claiming Any Legal or Equitable Right, Title, Estate, Lien, or Interest in the Property Described in the Complaint Adverse to Plaintiff's Title, or Any Cloud On Plaintiff's Title thereto.

You are hereby notified that KAREN MARTINELL, as Trustee of SENIO FAMILY TRUST; ALBERT T. KARAM and MARIE E. KARAM; BRIAN P. BURLEW and CYNTHIA L. BURLEW; GREGORY J. HOYNAK and SHARON K. HOYNAK; KEVIN O'NEILL and MARY BETH O'NEILL; PHILIP A. CURCIO and MARYANNE CURCIO; EUGENE J. WALSH AND ANTONIA CASTELLI-WALSH; MARY RYCZAK; ROBERTA KORNUZIAK; MATTHEW H. KORNUZIAK, and CHARLES KORNUZIAK; ANITA LESH0; LEO LAWLER have filed their Complaint in an Action to Quiet Title in the Court of Common Pleas of Lackawanna County on October 16, 2017 and docketed to No. 17CV5523 setting forth that they claim ownership by Adverse Possession of the following described parcel of land, more fully described as follows, to wit: A parcel or strip of land that measures approximately 830 feet that lies along Lots 1 through 19 between Lake Front Lane (formerly called The Boulevard) and Chapman Lake, as shown on the map of Chapman Lake in the Office for the Recorder of Deeds in Map Book No. 4, at Page 110, and as more specifically delineated on the map attached hereto and made a part hereof. The parcel is designated as PIN Number: 06207-010-024 in the Lackawanna County Tax Assessor's Office. BEING part of the same premises which DORA BIRS, ET AL by deed dated February 24, 1950 conveyed to GEORGE MORCOM, ET AL, Trustees in Lackawanna County Recorder of Deeds, Deed Book No. 497, at Page 64. A Declaration of Trust unto GEORGE MORCOM, ET AL, Trustees was filed in Lackawanna County Recorder of Deeds in February, 1950 in Deed Book No. 537, Page 589.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the Court within twenty (20) days herefrom. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

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

North Penn Legal Services
33 North Main Street, Suite 200
Pittston, PA 18640
Telephone: (570) 299-4100

Jule Gaige, Esquire
615 Clay Avenue, Third Floor
Scranton, PA 18510
570-350-5225
T1- Oct 27

LACKAWANNA JURIST

NOTICE

IN THE COURT OF COMMON PLEAS
OF LACKAWANNA COUNTY
CIVIL ACTION -- LAW
JURY TRIAL DEMANDED
NO. 3349 of 2017

JOSHUA BURGESS
211 Amber Lane
Clarks Summit, Pennsylvania 18411
Plaintiff

vs.

COREY J. SHINER
111 Ackerly Road
Clarks Summit, Pennsylvania 18411
And

WELLINGTON'S PUB & EATERY
a.k.a and/or d.b.a
Wellington C. Brown, Inc.
926 Lackawanna Trail
Clarks Summit, Pennsylvania 18411
And

WELLINGTON C. BROWN, INC.
a.k.a. and/or d.b.a.
WELLINGTON'S PUB & EATERY
333 Griffin Pond Road
Clarks Summit, Pennsylvania 18411
And

ROBERT ZAGATA
217 3rd Street
Dalton, Pennsylvania 18414
And

PROGRESSIVE DRIVE INSURANCE
a/k/a d/b/a/ t/a PROGRESSIVE SPECIALTY:
INSURANCE COMPANY a/k/a d/b/a t/a
PROGRESSIVE INSURANCE a/k/a d/b/a t/a:
PROGRESSIVE a/k/a d/b/a t/a
PROGRESSIVE ADVANCED INSURANCE :
COMPANY
Defendants

**COMPLAINT - CIVIL ACTION
NOTICE TO DEFEND**

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

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

NORTHERN PENNSYLVANIA LEGAL SERVICES
33 N. Main Street, Suite 200
Pittston, PA 18640
Telephone (570) 299-4100

LAWYER REFERRAL SERVICE
Lackawanna Bar Association
233 Penn Avenue
Scranton, PA 18503
Telephone (570) 969-9600

I HEREBY CERTIFY THAT THE WITHIN IS A TRUE AND CORRECT COPY OF THE ORIGINAL FILED IN THIS ACTION.

Ernest D. Preate, Jr., Esquire
204 Wyoming Avenue. 2nd Floor, Suite C
Scranton, Pennsylvania 18503
570.558.5970 Telephone 570.558.5973 Facsimile
(Attorney for Plaintiff)

T1- Oct 2

