

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 12, 2019** AT TEN O'CLOCK IN THE FORENOON OF SAID DAY.

**A DEPOSIT OF 10% OF THE BID PRICE IS TO BE PAID IN CASH, CASHIER'S CHECK OR CERTIFIED CHECK IMMEDIATELY TO THE SHERIFF AT THE TIME OF THE BID. IN THE EVENT THAT 10% IS NOT PAID IMMEDIATELY, THE PROPERTY WILL BE SOLD AGAIN AT THE END OF THE CURRENT SALE. SAID DEPOSIT WILL BE FORFEITED IN THE EVENT THE BALANCE OF THE BID PRICE IS NOT PAID BY TWO 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. 2019-02121 M&T BANK A/K/A MANUFACTURERS AND TRADERS TRUST COMPANY vs. JOAN D. SARTI, owner(s) of property situate in the Borough of Moosic, Lackawanna County, Pennsylvania. Being: 209 George Street, Moosic, PA 18507

Assessment Map #: 18416020027

Assessed Value Figure: \$13,500.00

Improvements thereon: A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to Collect: \$41,554.47

Beginning at a corner on the Northerly side of George Street, also a corner of other land of said Grantors;

Thence along said street fifty (50) feet to a corner of lot of Thomas Kelly;

Thence along said Kelly's line North, five degrees and twenty-five minutes East, one hundred forty-four (144) feet to a corner on an alley;

Thence along said alley South, eighty-four degrees thirty-five minutes West, fifty (50) feet to a corner of other land of said grantors, and

Thence along said land mentioned land, South five degrees and twenty-five minutes West, one hundred and forty-four (144) feet to the place of beginning.

#### **SALE 2**

By virtue of a Writ of Execution No. 2019-01547 Ditech Financial LLC v. Laura E. Hughes a/k/a Laura Hughes owners of property situate in the OLYPHANT BOROUGH, Lackawanna County, PA, being 637 East Grant Street, a/k/a 637 East Grant Street L46, Olyphant, PA 18447-1918  
Dimensions: 60X150

Assessment Map #: 11415020013

Assessed Value figure: \$5,500.00

Judgment Amount: \$124,365.14

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

#### **SALE 3**

By virtue of a Writ of Execution filed to No. 18-CV-5206 Federal National Mortgage Association ("Fannie Mae") vs. Daniel J. Flynn, Administrator of the Estate of Lisa Hardy, (address per lexis) owner of property Situate in SCRANTON, LACKAWANNA COUNTY, PA BEING 1837 Clearview Street, Scranton, Pennsylvania 18508

ALL those certain lots, pieces, or parcels of land in the City of Scranton, County of Lackawanna and State of Pennsylvania, known as Lots Number Ninety Nine, One Hundred, One Hundred One, One Hundred Two, in Square or Block No. "B" and fronting on Clearview Street, each lot being twenty-five feet in front and twenty-five feet in rear, and one hundred feet in depth, more or less, according to plan or map entitled, "Brisbin Plot of Lots on Francis Ann Giffith Tract." Said lots known as Lots 99 to 102 inclusive on Block 75 on the Assessment Map for the 3rd Ward of the City of Scranton.

DWELLING KNOWN AS: 1837 CLEARVIEW STREET, SCRANTON, PA 18508.

TAX PARCEL #: 13411-020-043

Title to said premises is vested in Lisa Hardy by deed from John Washo, deceased and Mary Washo, husband and wife, dated August 30, 2006 and recorded September 7, 2006 in Instrument Number 200625506. The said Lisa Hardy died on October 11, 2016. On September 1, 2017, Letters of Administration were granted to Daniel J. Flynn, nominating and appointment him as the Administrator of the Estate of Lisa Hardy.

Assessment Map #: 13411-020-043

Assessed Value figure: \$11,250.00

Improvements thereon: Residential Dwelling

Attorney: McCabe, Weisberg & Conway, LLC

Sheriff to collect: \$76,748.64

#### **SALE 4**

By virtue of a Writ of Execution filed to No. 2018-CV-05922, First National Bank of Pennsylvania vs. Beverly Hall, owner of property situate in the Township of La Plume, Lackawanna County, Pennsylvania being 2030 North Overbrook Road, Factoryville, PA 18419, one (1) acre of property.

Property ID #: 04707 020 002000

Assessed Value Figure: \$11,235.00

Improvements thereon:

Attorney: Marcia L. DePaula, Esquire, 11 Grandview Circle, #200, Canonsburg, PA 15317

Sheriff to collect: \$229,898.19

#### **SALE 5**

All that certain piece or parcel or Tract of land situate in the Borough of Old Forge, Lackawanna County, Pennsylvania, and being known as 1280 Mine Street, Old Forge, Pennsylvania 18518.

TAX MAP AND PARCEL #: 16518010016

IMPROVEMENTS THEREON: Residential Dwelling

REAL DEBT: \$66,860.00

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

William E. Lapinski

McCabe, Weisberg & Conway, LLC

123 South Broad Street,

Suite 1400

Philadelphia, PA 19109

#### **SALE 6**

By virtue of a Writ of Execution filed to No. 19CV3080

Lakeview Loan Servicing, LLC, vs. Kimberly Eiden owner of property Situate in THE BOROUGH OF THROOP, LACKAWANNA COUNTY, PA BEING 190 Phillip Street, Throop, Pennsylvania 18512

DWELLING KNOWN AS: 190 PHILLIP STREET, THROOP, PENNSYLVANIA 18512

TAX PARCEL #: 13605-020-009

Title to said premises is vested in Kimberly Eiden by deed from Daniel Sansky and Mary Ann Sansky, husband and wife, dated November 24, 1999 and recorded November 29, 1999 in Deed Book 180, Page 801 Instrument Number 1999-031140.

Assessment Map #: 13605-020-009

Assessed Value figure: \$8000.00

Improvements thereon: Residential Dwelling

Attorney: McCabe, Weisberg & Conway, LLC

Sheriff to collect: \$6,273.76

#### **SALE 7**

By virtue of a Writ of Execution filed to No. 2016-06134 PNC Bank, National Association v Christopher G. Gawrys; Mary E. Gawrys, AKA Mary Lou Gawrys, AKA Mary Lou E.

Gawrys (deceased) owner(s) of property situate in Township of South Abington, Lackawanna County, Pennsylvania being 339 Bailey Street, Clarks Summit, PA 18411

Dimensions: 90x150

Property ID #: 1.201-010-03906

Assessed Value Figure: \$16,000.00

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: \$76,680.34

#### **SALE 8**

By virtue of a Writ of Execution No. 19 CV 2638 Deutsche Bank National Trust Company, as Trustee for Equifirst Loan Securitization Trust 2007-1, Mortgage Pass-Through Certificates, Series 2007-1 v. Theresa M. Miller owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 618 Pear Street, A/K/A 618 Pear Street L 9, Scranton, PA 18505-4004

Front: 40 feet, Depth: 174 feet, containing 6,960 sq ft

Assessment Map #: 16711030026

Assessed Value figure: \$11,500.00

Judgment Amount: \$118,007.32

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

#### **SALE 9**

By virtue of a Writ of Execution filed to No. 2018-04995

Nationstar Mortgage LLC d/b/a Mr. Cooper vs. Qudea L.

Joseph a/k/a Qudea Joseph; Dale F. Joseph a/k/a Dale

Joseph, owner(s) of property situated in Township of

Thornhurst, (formerly known as the Township of Lehigh)

Lackawanna County, Pennsylvania being 120 Country Club

Drive, a/k/a 1099 Country Club Drive, Thornhurst, PA 18424

Dimensions: 80X150

Assessment Map #: 24500010007

Assessed Value figure: \$18,000.00

Improvement thereon:

A residential dwelling

Attorney: Katherine M. Wolf, Esq

Sheriff to Collect: \$87,041.66

#### **SALE 10**

By virtue of a Writ of Execution No. 16 CV 5448 Freedom

Mortgage Corporation v. Edward Wetzel, in His Capacity as

Heir of Louise M. Serpico, Deceased, All Other Heirs of

Louise M. Serpico, Deceased, Known of Unknown owners of

property situate in the SCRANTON CITY, Lackawanna

County, Pennsylvania, being 614 Wheeler Avenue, a/k/a

612-614 Wheeler Avenue, Scranton, PA 18510-1936

Front: 30 feet, Depth: 160 feet, containing

Assessment Map #: 15710050009

Assessed Value figure: \$17,000.00

Judgment Amount: \$127,930.54

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

#### **SALE 11**

By virtue of a Writ of Execution No. 2019-01853 Wells Fargo

Bank, N.A. v. Vanessa Cartisano owners of property situate

in the SCRANTON CITY, Lackawanna County,

Pennsylvania, being 703 Harrison Avenue, Scranton, PA

18510-1907

Dimensions: 27X68

Assessment Map #: 15706030028

Assessed Value figure: \$7,500.00

Judgment Amount: \$72,643.60

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

#### **SALE 12**

RAS Citron, LLC Robert Crawley, Esq. ID No. 319712 133

Gaither Drive, Suite F Mt. Laurel, NJ 08054 855-225-6906

rcrawley@rasnj.com REVERSE MORTGAGE SOLUTIONS

INC. v. JAMES ANTONIK, IN HIS CAPACITY AS HEIR OF

MARY ANN ANTONIK, DECEASED; JUDY KEYASKO, IN

HER CAPACITY AS HEIR OF MARY ANN ANTONIK,

DECEASED; JANICE ANTONIK, IN HER CAPACITY AS

HEIR OF MARY ANN ANTONIK, DECEASED; UNKNOWN

HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS,

FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR

INTEREST FROM OR UNDER MARY ANN ANTONIK,

DECEASED. COURT OF COMMON PLEAS  
LACKAWANNA COUNTY NO: 2018-05215  
ALL THOSE CERTAIN LOTS OR PIECES OF GROUND  
SITUATE IN THE BOROUGH OF OLYPHANT,  
LACKAWANNA COUNTY, PENNSYLVANIA: BEING  
KNOWN AS: 204 OLYPHANT COURT OLYPHANT, PA  
18447

PIN #: 11407020016

DIMENSIONS: 37 X 88 X 27 X 93

TOTAL VALUE: \$7751

IMPROVEMENTS: RESIDENTIAL PROPERTY

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

#### **SALE 13**

RAS Citron, LLC Robert Flacco, Esq., ID No. 325024 133  
Gaither Drive, Suite F Mt. Laurel, NJ 08054 855-225-6906  
rflacco@rasnj.com THE BANK OF NEW YORK MELLOW  
F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN  
INTEREST TO JPMORGAN CHASE BANK, NATIONAL  
ASSOCIATION F/K/A THE CHASE MANHATTAN BANK, AS  
TRUSTEE FOR C-BASS MORTGAGE LOAN ASSET-  
BACKED CERTIFICATES, SERIES 2001-CB3 v. ROBERT  
G. CLARK. COURT OF COMMON PLEAS LACKAWANNA  
COUNTY NO: 2019-01754

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND  
SITUATE IN THE CITY OF SCRANTON, LACKAWANNA  
COUNTY, PA: BEING KNOWN AS: 1743-1745  
BEAUMONT AVE. SCRANTON, PA 18508  
BEING PARCEL #: 13407040018

PIN: 13407040018

DIMENSIONS: 50 X 150

TOTAL VALUE: \$11500

IMPROVEMENTS: RESIDENTIAL PROPERTY

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

#### **SALE 14**

By virtue of a Writ of Execution filed to No. 2019-02639  
USAA Federal Savings Bank vs. Jesse A. Lord, owner(s) of  
property situated in Borough of Dalton Lackawanna County,  
Pennsylvania being 1325 Huntington Lane, Dalton, PA  
18414

Dimensions: 30,006.06 sq. ft.

Assessment Map #: 0680203000103

Assessed Value figure: \$35,550.00

Improvement thereon: a residential dwelling

Attorney: Katherine M. Wolf, Esq

Sheriff to Collect: \$421,689.94

#### **SALE 15**

By virtue of a Writ of Execution No. 18-CV-1225 Ditech  
Financial LLC v. James R. Mullen, The United States of  
America C/O The United States Attorney for The Middle  
District of PA owners of property situate in the SCRANTON  
CITY, Lackawanna County, Pennsylvania, being 539-541

North Garfield Avenue, A/K/A 539 541 N Garfield Ave,  
Scranton, PA 18504

Dimensions: 39 X 155

Assessment Map #: 14510010027

Assessed Value figure: \$8,000.00

Judgment Amount: \$119,284.08

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

#### **SALE 16**

By virtue of a Writ of Execution filed to No. 18-CV-02226  
CL45 MW LOAN 1, LLC, Plaintiff vs. Eric Ofcharsky and  
Louise Ofcharsky owner(s) of property situate in Township of  
Scott, Lackawanna County, Pennsylvania being 612 Poplar  
Street, Jermyn, Township of Scott, Pennsylvania 18433

Property ID #: 07405030010

Assessed Value Figure:

PIN 07405030010 \$3,000.00 (Land) + \$16,000.00

(Improvement) = \$19,000.00

Improvements thereon:

Single family dwelling

Attorney: Kimberly A. Bonner, Esq

Sheriff to collect: \$49,594.74 plus interest and costs to the  
date of sale

#### **SALE 17**

RAS Citron, LLC Robert Crawley, Esq. ID No. 319712 133  
Gaither Drive, Suite F Mt. Laurel, NJ 08054 855-225-6906  
rcrawley@rasnj.com DEUTSCHE BANK TRUST COMPANY  
AMERICAS, AS TRUSTEE FOR RESIDENTIAL ACCREDIT  
LOANS, INC., MORTGAGE ASSET-BACKED PASS-  
THROUGH CERTIFICATES, SERIES 2005-QS10 v. DAWN  
M. TROTTA A/K/A DAWN TROTTA. COURT OF COMMON  
PLEAS LACKAWANNA COUNTY NO: 2019-03079  
ALL THOSE CERTAIN LOTS OR PIECES OF GROUND  
SITUATE IN THE TOWNSHIP OF COVINGTON,  
LACKAWANNA COUNTY, PA: BEING KNOWN AS: 246  
DORANTOWN ROAD F/K/A RR 9 BOX 9241 MOSCOW, PA  
18444

BEING PARCEL #: 21902-010-004

PIN: 21902010004

DIMENSIONS: 303 X 300 X 242

TOTAL VALUE: \$21000

AND

BEING PARCEL #: 21902-010-005

PIN: 21902010005

DIMENSIONS: 189 X 188 X 252 X 22

TOTAL VALUE: \$3900

IMPROVEMENTS: RESIDENTIAL PROPERTY

By: RAS Citron, LLC – Attorneys for Plaintiff Robert

Crawley, Esq. ID No. 319712

#### **SALE 18**

By virtue of a Writ of Execution filed to No. 14 CV 6126  
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs.  
JOHNCARLO LIGI JR., owner(s) of property situate in  
Township of Jefferson, Lackawanna County, Pennsylvania.  
Being: 20 Mount Cobb Highway, Lake Ariel, PA 18436  
Assessment Map #: 15004-010-012

Assessed Value Figure: \$6,042.00  
Improvements thereon:  
A Residential Dwelling  
Attorney: KML Law Group, P.C.  
Sheriff to collect: \$129,218.75

#### **SALE 19**

BY VIRTUE OF A WRIT OF EXECUTION NBT BANK, NA, formerly Pennstar Bank, a division of NBT Bank, NA, now by assignment, CNB Realty Trust, Docket No. 19-cv-744  
Raymond Wascavage is the owner of property situate in the Borough of Old Forge, Lackawanna County, Pennsylvania. Being 305 McClure Street, Old Forge, PA 18518  
Assessment Map #: 17605 050 068  
Assessed Value Figure: 10,000  
Improvements Thereon: improved real estate  
Attorney: HOURIGAN, KLUGER & QUINN, PC 600 Third Avenue Kingston, PA 18704  
Sheriff to collect: \$75,311.38 (plus costs)

#### **SALE 20**

By virtue of a Writ of Execution filed to No. 18 CV 3104 U.S. Bank National Association, as Trustee, on behalf of the holders of the CSMC Mortgage-Backed Pass-Through Certificates, Series 2007-1 vs. Savita Baldeo aka Savita Karamchand and Kiman S. Baldeo, owners of property situate in Old Forge Borough, Lackawanna County, Pennsylvania being 701 Maple St, Old Forge, PA 18518.  
Assessment Map #: 17508010031  
Assessed Value figure: \$12,000.00  
Improvements thereon: Residential Dwelling  
Attorney: Roger Fay, Esquire  
Sheriff to collect: \$

#### **SALE 21**

By virtue of a Writ of Execution filed to No. 16-CV-2568 U.S. Bank National Association, as Indenture Trustee for Springleaf Mortgage Loan Trust 2013-3, Mortgage-Backed Notes, Series 2013-3 vs. Michele Sekelsky, Known Heir of the Estate of Pearl L. Sosnowski, Christine Wilczewski, Known Heir of the Estate of Pearl L. Sosnowski and Unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Pearl L. Sosnowski, Deceased Mortgagor and Real Owner, owners of property situate in Dickson City Borough, Lackawanna County, Pennsylvania being 508 River Street, Dickson City, PA 18519  
Assessment Map #: 12412040036  
Assessed Value figure: \$9,000.00  
Improvements thereon: Residential Dwelling  
Attorney: Roger Fay, Esquire  
Sheriff to collect: \$

#### **SALE 23**

On February 11, 2019, Letters of Administration were granted to Loretta James and Dolores Cillo, nominating and appointment her as the Administratrix of the Estate of Leonard Zinn. The said Ronald Zinn died on January 24,

2018 thereby vesting title in Leonard Zinn by operation of law.

Assessment Map #: 10111100010  
Assessed Value figure: \$21,000.00  
Improvements thereon: Residential Dwelling  
Attorney: McCabe, Weisberg & Conway, LLC  
Sheriff to collect: \$128,393.51

#### **SALE 24**

DATE: July 9, 2019  
REQUESTED BY: Meredith H. Wooters, Esquire, Manley Deas Kochalski LLC P.O. Box 165028, Columbus, OH 43216-5028, 614-220-5611  
PLEASE FURNISH US WITH A TAX CERTIFICATE FOR THE FOLLOWING PROPERTY: REPUTED OWNER(S): Robert A. Jones and Deborah A. Jones, his wife  
PROPERTY ID #: 14402050017  
CITY/TOW/BOR: City of Scranton  
RETURN TO: SHERIFF OF LACKAWANNA COUNTY

#### **SALE 25**

By virtue of a Writ of Execution filed to No. 19cv1683 U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR THE HOLDERS OF THE CIM TRUST 2017-3, MORTGAGE-BACKED NOTES, SERIES 2017-3 vs. JENNIFER A. TILBERRY as Executrix of the Estate of Mary T. Kinney a/k/a Mary S. Kinney Deceased, owner(s) of property situate in the Fourth Ward of the Borough of Moosic, Lackawanna County, Pennsylvania. Being: 3750 Kreig Avenue, Moosic, PA 18507  
Assessment Map #: 17615050032  
Assessed Value Figure: \$18,000.00  
Improvements thereon:  
A Residential Dwelling  
Attorney: KML Law Group, P.C.  
Sheriff to collect: \$176,409.67  
BEGINNING AT A POINT LOCATED AT THE NORTHEASTERLY INTERSECTION OF KREIG AVENUE AND SCHOOL STREET AS SHOWN ON MAP HERINAFTER REFERRED TO; THENCE NORTH TWENTY DEGREES FOUR MINUTES EAST (N. 20°04' E.) ALONG THE EASTERLY SIDE OF SCHOOL STREET ONE HUNDRED (100) FEET TO A POINT; THENCE NORTH SEVENTY-SEVEN DEGREES THIRTY-THREE MINUTES EAST (N. 77°33' E.) ALONG THE DIVIDING LINE OF LOT NO. 10 AND LOT NO. 11, BLOCK "J", ONE HUNDRED THIRTEEN AND THIRTY-THREE HUNDREDTHS (113.33) FEET TO A POINT; THENCE SOUTH TWENTY DEGREES FOUR MINUTES WEST (S. 20°04' W) ALONG THE DIVIDING LINE OF LOT NO. 11 AND LOT :NO.7, BLOCK "J", ONE HUNDRED FOUR AND SIXTY-SIX HUNDREDTHS (104.66) FEET TO A POINT LOCATED ON THE NORTHERLY SIDE OF KRIEG AVENUE; THENCE SOUTH SEVENTY-SEVEN DEGREES THIRTY-THREE MINUTES WEST (S. 77° 33'W) ALONG THE NORTHERLY SIDE OF KRIEG AVENUE, ONE HUNDRED FIVE (105) FEET TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING.  
BEING LOT NO. 11. IN BLOCK "J" UPON HIDDEN ACRES PLOT, FOURTH WARD, MOOSIC BOROUGH, AS SURVEYED BY HAROLD W. RIST, PROFESSIONAL

ENGINEER, NO. 7071-E, SAID PLOT DATED DECEMBER 15, 1966. SAID LOT IS ONE HUNDRED (100) FEET IN FRONT ON SCHOOL STREET, ONE HUNDRED FOUR AND SIXTY-SIX HUNDREDTHS (104.66) FEET IN REAR AND ONE HUNDRED FIVE (105) FEET IN DEPTH ALONG THE NORTHERLY SIDE OF KRIEG AVENUE AND ONE HUNDRED THIRTEEN AND THIRTY-THREE HUNDREDTHS (113.33) FEET IN DEPTH ALONG ITS OTHER SIDE

#### **SALE 26**

By virtue of a Writ of Execution No. 19-CV-3139 Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2006-Opt1, Asset-Backed Certificates, Series 2006-Opt1 v. Rafie M. Fahiz owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 2043-2045 Wayne Avenue, Scranton, PA 18508-2751

Dimensions: 50X150

Assessment Map #: 13408060051

Assessed Value figure: \$9,500.00

Judgment Amount: \$67,951.69

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

#### **SALE 27**

All that certain piece or parcel or Tract of land situate in the City of Scranton, Lackawanna County, Pennsylvania, and being known as 434 North Cameron Avenue, Scranton, Pennsylvania 18504.

TAX MAP AND PARCEL #: 14408-060-04801

IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$123,737.40

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Bryan Causer

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

#### **SALE 28**

By virtue of a Writ of Execution filed to No. 2018-01314 Bank of America, N.A. vs. Stephen R. Devine, owner(s) of property situated in Blakely Borough Lackawanna County, Pennsylvania being 801 West Grant Street, Blakely, PA 18447

Dimensions: 58X31X28X80X50

Assessment Map #: 11406020040

Assessed Value figure: \$10,857.00

Improvement thereon: a residential dwelling

Attorney: Katherine M. Wolf, Esq

Sheriff to Collect: \$169,730.88

#### **SALE 29**

By virtue of a Writ of Execution filed to No. 2019-01243 Bank of America, N.A. vs. Joseph K. Hynosky, Jr Individually and as Administrator of the Estate of Joseph K. Hynosky, Deceased, Brian E. Hynosky, known heir of Joseph K. Hynosky, Deceased, and Unknown heirs, successors, assigns and all persons, firms, or associations claiming right, title or interest from or under Joseph K. Hynosky, Deceased,

owners of property situate in Scranton City, Lackawanna County, Pennsylvania being 1122 Court Street, Scranton, PA 18508

Assessment Map #: 13419030033

Assessed Value figure: \$3,150.00

Improvements thereon: Residential Dwelling

Attorney: Roger Fay, Esquire

Sheriff to collect: \$

#### **SALE 30**

By virtue of a Writ of Execution filed to No. 2019-03250 Scranton Times Downtown Federal Credit Union vs. Kathleen M. Stanton, owner(s) of property situate in Scranton Lackawanna County, Pennsylvania being 312 New York Street

Dimensions: 21' x 81'

Property ID #: 14605070004

Assessed Value figure: \$9,075.00

Improvements thereon: Residential single dwelling

Attorney: Michael R. Nesfeder

Sheriff to collect: \$85,338.63

#### **SALE 31**

By virtue of a Writ of Execution filed to No. 2018-06027 Bayview Loan Servicing, LLC vs. Ronald Groh, Barbara Groh, Eric Hartshorn a/k/a Eric Paul Hartshorn and Christine Groh f/k/a Christine Hartshorn, owners of property situate in Throop Borough, Lackawanna County, Pennsylvania being 140 Dimmick Street, Throop, PA 18512

Assessment Map #: 12416020050

Assessed Value figure: \$8,000.00

Improvements thereon: Residential Dwelling

Attorney: Roger Fay, Esquire, Nelson Diaz, Esquire

Sheriff to collect: \$

#### **SALE 32**

By virtue of a Writ of Execution filed to No. 19 CV 1211, U.S. Bank National Association as trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2005-RF6 c/o Ocwen Loan Servicing, LLC v. Jean E. Allman and Karl F. Allman, owner of property situate in Dickson City, Lackawanna COUNTY, Pennsylvania being 701 Pancoast Street, Dickson City, PA 18519.

Dimensions: 90X176X85X176

Property ID #: 11409-060-009

Assessed Value Figure: \$7000.00

Improvements Thereon: RESIDENTIAL SINGLE DWELLING

Attorney: Brian T. LaManna, Esq.

Sheriff to Collect: \$123,501.23

#### **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 12TH, 2019 AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH SAID SCHEDULE UNLESS EXCEPTIONS ARE FILED**

THERE TO 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  
AUGUST 12, 2019

## ESTATES

### First Notice

**ESTATE OF MADELINE M. BRUST**, late of Clarks Summit, Lackawanna County, Pennsylvania 18411, who died on March 14, 2019. Letters Testamentary have been granted to Michael J. Brust, Jr. All persons indebted to the Estate are required to make payment and those having claims or demands to present the same without delay to John J. Warring, Attorney for the Estate, c/o The Warring Law Firm, 645 North Webster Avenue, Scranton, PA 18510.

**ESTATE OF MARY J. CALDERONE**, late of Dunmore, PA (died 9/21/19) Lenore Ruddy, Executrix. Paul A. Kelly, Jr., Esq.- Attorney, 201 Lackawanna Avenue, Suite 306, Scranton, PA 18503.

**ESTATE OF FRANK J. DRASBA, DECEASED**, late of 246 S. Main Street, Old Forge, PA 18518, (Died September 14, 2019) DEREK DRASBA, Executor; Dante A. Cancelli, Suite 401, 400 Spruce Street, Scranton, Pennsylvania 18503, Attorney.

NOTICE IS HEREBY GIVEN that Letters Testamentary in the **ESTATE OF IRENE HARRISON A/K/A IRENE S. HARRISON**, late of Moosic, 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: KAREN I. HARRISON, EXECUTRIX, BRENDA D. COLBERT, Esquire, COLBERT & GREBAS, P.C., 210 Montage Mountain Road – Suite A, Moosic, PA 18507.

**ESTATE OF RALPH E. NAYLOR, JR.**, late of Dalton, Pennsylvania, died on April 16, 2018. All persons having claims against the Estate shall present same to Administrator, Timothy S. Naylor, c/o Donald W. Jensen, Esquire, 538 Spruce Street, Suite 730, Scranton, Pennsylvania 18503.

**ESTATE OF BARBARA KATHLEEN PIETREFACE, A/K/A BARBARA K. PIETREFACE**, late of Clarks Summit, Pennsylvania (died 08/10/2019). Notice is hereby given that Letters of Administration on the above estate have been granted to Roberta L. Rochedieu, of Scranton, PA and Jason Pietreface, of Jefferson Twp., PA, Co-Administrators. All persons indebted to the said estate are required to make payment and those having claims to present the same without delay to the Co-Administrators named herein, or to Patrick N. Coleman, Esquire, Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

Notice is hereby given that Letters Testamentary have been granted to Jeffrey Yelen, in the **ESTATE OF ROSEMARY SCHILLACI**, Deceased, late of Moosic, Lackawanna County, PA, who died on July 20, 2019. All persons indebted to said Estate are required to make payment and those having claims or demands are to present the same

without delay to Jeffrey Yelen, in care of: Michael D. Yelen, Esq., 8 W. Market Street, Suite 320, Wilkes-Barre, PA 18701.

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

IN RE: **ESTATE OF JANE TOWLE**, Deceased, late of the City of Scranton, Lackawanna County, Pennsylvania, who died September 17, 2019. Letters Testamentary having been granted in said Estate on October 4, 2019 to William E. Gilpin, Executor; all persons indebted thereto shall make payment and all creditors shall present their claims without delay to Keeler Legal, LLC, Paul Keeler, Esquire, Attorney for the Estate, 415 South State St., Clarks Summit, Pennsylvania, 18411.

## **Second Notice**

In the **ESTATE OF MICHAEL A. CAUDULLO**, of Carbondale City, Lackawanna County, Pennsylvania. Letters of Administration in the above estate have been granted to the undersigned. All persons indebted to said estate are requested to make prompt payment and all having claims against said estate will present them without delay to: Anthony C. Caudullo, Administrator, 313 Vine Street, Browndale, PA 18421, C/O Marissa McAndrew, Esquire, Brieche Law Offices, PC, 4 Chestnut Street, Montrose, PA 18801.

**ESTATE OF CAROL P. LESNEFSKY**, late of Peckville, Lackawanna County, Pennsylvania (died December 8, 2017); Letters Testamentary having been granted, all persons having claims or demands against estate of decedent shall make them known and present them, and all personal indebted to said decedent shall make payment thereof without delay to Julieann Hockenberry, Executrix, 441 Bodnick Street, Peckville, PA 18452 or to Eugene J. Doud, Esq., Attorney for the Estate, 1418 Main Street, Suite 102, Peckville, PA 18452.

NOTICE is hereby given that the **ESTATE OF MARLYN S. MADDOCK**, late of Clarks Summit, Pennsylvania, has been granted Letters Testamentary to David Maddock, 1135 S. Abington Road, Clarks Summit, PA 18411. Decedent having passed away on August 30<sup>th</sup>, 2019. 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 without delay to David Maddock, Executor, or Amil M. Minor, Esquire, 700 Vine Street, Scranton, PA 18510.

**ESTATE OF CHARLES P. MARSALA**, ESTATE NUMBER 35 2019 1283, DECEASED, LATE OF SCRANTON, LACKAWANNA COUNTY, PA: DIED AUGUST 31, 2019. NOTICE IS HEREBY GIVEN THAT LETTERS TESTAMENTARY HAVE BEEN GRANTED IN THE ABOVE ESTATE. ALL PERSONS INDEBTED TO SAID ESTATE ARE REQUIRED TO MAKE PAYMENTS, AND THOSE HAVING CLAIMS OR DEMANDS ARE TO PRESENT THE SAME WITHOUT DELAY TO CAROL A. WALSH, 25 ASPEN DRIVE, DALLAS, PA. 18612.

NOTICE IS HEREBY GIVEN THAT Letters Testamentary have been granted in the **ESTATE OF SARAH A. METH A/K/A SARAH ANNE METH**, late of S. Abington, who died on September 6, 2019. All persons indebted to said estate are required to make payment, and those having claims or demands to present the same without delay to Elliot B. Edeley, 37 N. River Street, Wilkes-Barre, PA 18702.

**ESTATE OF ANNE J. MOZELESKI**, DECEASED, late of 108 FRIEDA STREET, DICKSON CITY, PA 18519. (Died AUGUST 14, 2019). CHESTER E. MOZELESKI and WILLIAM E. MOZELESKI, Co-Executors; Dante A. Cancelli, Suite 401, 400 Spruce Street, Scranton, Pennsylvania 18503, Attorney.

**ESTATE OF JOHN F. NAFUS**, late of South Abington Twp, Lackawanna County, PA (died May 31, 2019). Letters Testamentary having been granted, all persons having claims or demands against estate of decedent shall make them known and present them, and all persons indebted to said decedent shall make payment thereof without delay to Michael Nafus, Executor, 306 Krewson Terrace, Willow Grove, PA 19090, or to Jane M. Carlonas, Esquire, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 S. Abington Road, PO Box 240, Clarks Summit, PA 18411.

**ESTATE OF JEROME J. SLICK**, ESTATE NUMBER 35-2019-1243, DECEASED, LATE OF SIMPSON, LACKAWANNA COUNTY, PA: DIED AUGUST 25, 2019. NOTICE IS HEREBY GIVEN THAT LETTERS TESTAMENTARY HAVE BEEN GRANTED IN THE ABOVE ESTATE. ALL PERSONS INDEBTED TO SAID ESTATE ARE REQUIRED TO MAKE PAYMENTS, AND THOSE HAVING CLAIMS OR DEMANDS ARE TO PRESENT THE SAME WITHOUT DELAY TO JENNIFER SLICK, 305 ASH ST., VANDLING, PA 18421.

**ESTATE OF LAURA SOLFANELLI**, late of Clarks Summit, Lackawanna County, Pennsylvania. Letters Testamentary on the above estate having been granted to David Solfanelli, 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.

## **Third Notice**

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted in the **ESTATE OF HELEN I. CELLI**, Deceased, late of 348 Maple Street, Peckville, Lackawanna County, Pennsylvania 18452, who died on March 16, 2010. All persons indebted to the Estate are requested to make payment and those having claims or demands are to present same, without delay, to the Administratrix, Kathy Celli, or Michael N. Krisa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447.

**ESTATE OF JOHN J. DELVECCHIO**, late of Scranton, Pennsylvania (Died: September 18, 2019). Lenore A. DelVecchio, Milena E. DelVecchio and Leonard DelVecchio, Executors or W. Boyd Hughes, Attorney for the Estate, 1421 E. Drinker, Street, Dunmore, Pennsylvania 18512.

**ESTATE OF JEANNE GARDIER**, late of Newton Township, Lackawanna County, Pennsylvania. Letters of Testamentary on the above estate having been granted to Michael Beck, all persons indebted to said estate are requested to make payment, and those having claims to present the same without delay to her c/o Joseph Kosierowski, Esq., 400 Broad Street, Milford, Pennsylvania 18337.

RE: **ESTATE OF LUCILLE D. O'BOYLE**, late of Clarks Summit, Pennsylvania (died September 9, 2019). Notice is hereby given that Letters Testamentary for the Estate of Lucille D. O'Boyle have been issued to Christopher F. O'Boyle and Eileen O'Boyle Bell, Executors of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to the Executor at 201

Grandview Street, Clarks Summit, PA 18411 or to Robert T. Kelly, Jr., Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Spruce Street, Suite 200, Scranton, PA 18503.

Notice is hereby given that Letters of Administration have been granted in the **ESTATE OF FLOR DEMARIA PRYZANT**, late of Dickson City, Lackawanna County, Pennsylvania. All persons indebted to the Estate are requested to make payment and those having claims or demands are to present same, without delay, to the Administratrix, Gabrielle Pryzant of 702 Morgan Street, Dickson City, PA 18519 or Joseph R. Rydzewski, Attorney for the Estate, 2573 Route 6, Hawley, Pennsylvania 18428.

Notice is hereby given that Letters Administration have been granted to Robert Flynn in the **ESTATE OF EILEEN SALTRY**, late of Scranton, Pennsylvania, who died on June 16, 2019. All persons indebted to the Estate are requested to make payment and those having claims or demand are to present the same without delay to Robert Flynn, Administrator c/o John P. Finnerty, Esquire, 75 Glenmaura National Boulevard, Moosic, Pennsylvania 18507.

**ESTATE OF JOHN JOSEPH URBAN**, late of Scranton, PA (died August 27, 2019), Lisa M. Urban, Executor, c/o Michael F. Bailey, Esquire, 4099 Birney Avenue, Moosic, PA 18507.

## ARTICLES OF INCORPORATION

Notice is hereby given that Articles of Incorporation-For Profit were filed with and approved by the Department of State, Commonwealth of Pennsylvania, on September 30, 2019, in accordance with the Business Corporation Law of December 21, 1988, No. 177, as amended, for the incorporation of **Cavu Aircraft Sales and Management Inc.** The purpose for which the corporation has been organized is to engage in and do any lawful act concerning any and all lawful business for which Corporations may be incorporated under the Business Corporation Law of December 21, 1988, as amended and supplemented.

Justin J. Sulla, Esq.  
T1-10/18

## CERTIFICATE OF ORGANIZATION

NOTICE IS HEREBY GIVEN THAT a Certificate of Organization, Domestic Limited Liability Company, for "**Zayna LLC**", has been filed with and approved by the Department of State of the Commonwealth of Pennsylvania on August 22, 2019, pursuant to the Limited Liability Company Law of 1994, as amended and supplemented.

Law Office of Joseph F. Gaughan, P.C.  
T1-10/18

## CERTIFICATE OF ORGANIZATION

Notice is hereby given that a Certificate of Organization for **TERRACE STREET ENTERPRISES, LLC**, a Pennsylvania limited liability company, has been filed and approved by the Department of State of the Commonwealth of Pennsylvania on September 26, 2019 in accordance with the provisions of the Pennsylvania Uniform Limited Liability Company Act of 2016, 15 Pa.C.S.A §8811, as amended.

Gallo & Gownley, Attorneys  
T1-10/18

## CERTIFICATE OF ORGANIZATION

Notice is hereby given that a Certificate of Organization for **Providence Square Realty, LLC**, a Limited Liability Company, was filed with and approved by the Department of State, Commonwealth of Pennsylvania, on June 6, 2019 for the purpose of forming a Limited Liability Company pursuant to the provisions of the Limited Liability Company Law of 1994, as amended and/or supplemented.

T1-10/18



## **NOTICE**

IN THE COURT OF COMMON PLEAS  
OF LACKAWANNA COUNTY  
NO 2019-CV-3574

TASS L ASSOCIATES  
(Plaintiff)  
VS.  
THE ESTATE OF JAYNE E. COGNETTI  
(Defendants)

NOTICE IS HEREBY GIVEN to THE ESTATE OF JANE E. COGNETTI (Deceased), The Known and Unknown Heirs of Jayne E. Cognetty, The Known and Unknown Heirs of Fred Fenton, and LVNV Funding, LLC and to their respective heirs, successors, representatives, officers, assigns, creditors, and all other persons claiming by, through, from or under said parties, and all other persons having or claiming an interest in the hereinafter described property, that Tass L Associates commenced an action against you filed to No. 19-CV-3574 in the Court of Common Pleas of Lackawanna County, Pennsylvania, which you are required to defend, to QUIET TITLE to lands described as follows:

PIN: 12417-020-021

Loc: 189 WILBUR STREET, SCRANTON, PA 18508

Being the same premises conveyed to Tass L Associates by Tax Claim Bureau of Lackawanna County as Trustee by deed dated January 7, 2019 and recorded January 8, 2019 with the Lackawanna County Recorder of Deeds as Instrument Number 201900396.

### NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by 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, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Northern Pennsylvania Legal Services, Inc.  
33 N Main St. Suite 200  
Pittston, PA 18503  
570-299-4100

Lawyer Referral Service  
Lackawanna Bar Association  
233 Penn Ave. Scranton, PA 18503  
570-969-9161