

## LACKAWANNA JURIST

### JUDICIAL OPINION

**CASE NAME AND NUMBER:** Com. v. Walsh, 2018 WL 6095208 (Lacka. Co. 2018)

**DATE OF DECISION:** November 21, 2018

**JUDGE:** Terrence R. Nealon

**ATTORNEYS INVOLVED:**

Rebecca A. Elo, Esquire, Counsel for the Commonwealth  
Christopher P. Caputo, Esquire, Terrence R McDonald, Esquire, Counsel for Defendant, James J. Walsh  
Joseph R. D'Andrea, Esquire, Counsel for Defendant, Paul J. Voglino

**SUMMARY OF OPINION:**

In these criminal prosecutions against former county prison guards for the alleged sexual assault of female inmates, the prosecutor originally raised the possibility of calling a judicial colleague as a trial witness to testify concerning a letter that she received from an alleged victim which the prosecutor contended constitutes "prompt complaint" evidence under Pa.R.E. 613(c). Following repeated directives that were issued to the prosecutor to make a definitive determination as to the prosecution's intention to call the colleague as a witness and to thereafter seek the recusal of the Lackawanna County judges for that reason, the prosecutor eventually filed a recusal motion confirming the "strong possibility" and "likely event" that the colleague would be called as a trial witness. When considering a recusal request, the judge must first make a conscientious determination of the judge's ability to preside over the case in an impartial manner, and if the judge is satisfied with that subjective self-assessment of objectivity, the judge must then decide whether the judge's continued involvement in the case could reasonably create an appearance of impropriety and/or tend to undermine public confidence in the judiciary.

It will be necessary for the presiding judge in this case to issue pre-trial rulings regarding the prosecutor's ability to call the judicial colleague as a witness by making threshold determinations whether the inmate's letter qualifies as admissible prompt complaint evidence, and if so, whether the requested testimony from the colleague is nonetheless protected from disclosure by the judicial deliberative process privilege. Additionally, even if the proffered testimony is deemed admissible, the trial judge will still have to determine the permissible scope of the direct and cross-examinations of the colleague when addressing objections by counsel. Although the assigned judge believed that he could decide those evidentiary questions impartially and objectively based upon the facts and applicable law, his consideration of those issues could create an appearance of impropriety in reasonable minds due to his professional respect for and friendship with the colleague. Accordingly, he recused himself from this case in which the prosecution will likely seek to call his colleague as a material witness at trial.

### JUDICIAL OPINION

**CASE NAME AND NUMBER:** DSP II, L.P., v. Dr. Matt M. Vergari 2012 Irrevocable Trust, 2018 6181655 (Lacka. Co. 2018)

**DATE OF DECISION:** November 27, 2018

**JUDGE:** Terrence R. Nealon

**ATTORNEYS INVOLVED:**

Brice C. Paul, Esquire, Counsel for Plaintiff  
Marshall E. Anders, Esquire, Counsel for Defendant

**SUMMARY OF OPINION:**

After defendant's preliminary objection challenging venue was overruled based upon Pa.R.C.P. 2179(a)(4), defendant filed a notice of appeal to the Superior Court. An order denying preliminary objections alleging improper venue is an interlocutory order which may only be appealed "as of right" under Pa.R.A.P. 311 or by permission pursuant to Pa.R.A.P. 312 and 42 Pa.C.S. § 702(b). Under Rule 311(b), an appeal may be taken as of right from an order sustaining venue only if the plaintiff or other party benefiting from the order files of record within 10 days after the entry of the order an election that the order shall be deemed final, or the court states in the order that a substantial issue of venue is presented. Interlocutory appeals by permission are allowed under Rule 312 only if the appellant files a petition within 30 days of the entry of the interlocutory order and requests an amendment of the order to include the statement that it "involves a controlling question of law as to which there is substantial ground for difference of opinion and that an immediate appeal from the order may materially advance the ultimate termination of the matter."

Only the plaintiff in this case was capable of making an election under Rule 311(b), but it never did so. Nor did the order state that "a substantial issue of venue" was presented so as to warrant an appeal. Thus, no basis exists for this pending appeal under Rule 311(b). Furthermore, no petition was filed under Rule 1311 requesting permission to appeal, nor was the requisite language from 42 Pa.C.S. § 702(b) included in the order. As a consequence, the defendant also was not entitled to appeal the order by permission pursuant to Rule 312, as a result of which the appeal should be dismissed.

# LACKAWANNA JURIST

## JUDICIAL OPINION

**CASE NAME AND NUMBER:** Huffsmith v. PPL Electric Utilities Corporation, Treesmith, Inc. and Treesmiths Utility Arborists, Inc., 2018 WL 6308665 (Lacka. Co. 2018)  
**DATE OF DECISION:** November 30, 2018  
**JUDGE:** Terrence R. Nealon

**ATTORNEYS INVOLVED:**

George A. Reihner, Esquire, Counsel for Plaintiffs  
Marianne J. Gilmartin, Esquire, Counsel for Defendant, PPL Electric Utilities Corporation  
Kelly E. Hadley, Esquire, Counsel for Defendants, Treesmiths, Inc. and Treesmiths Utility Arborists, Inc.

**SUMMARY OF OPINION:**

Landowners filed a trespass action against a utility company and the arborists it retained seeking damages for the intentional removal of fully-grown evergreen trees that were allegedly located on their property. The utility filed motions *in limine* seeking to preclude evidence relating to: (1) its liability for the tortious conduct of the independent contractor arborists on the ground that the landowners could not satisfy the "retained control" or "peculiar risk" exceptions to the general rule of non-liability for damage caused by work entrusted to a subcontractor; and (2) any property damages claimed due to the failure of the landowners to produce an expert report or to have their land appraised following the tree removal.

The utility's liability arguments were premised upon Sections 414, 416 and 427 of the Restatement (Second) of Torts which are contained in "Division Two" of the Restatement governing negligence claims. However, the Restatement provisions addressing intentional torts, such as trespass, are set forth in "Division One" of the Restatement and include Section 158 which exposes a party to trespass liability if the party directs or requests an independent contractor to enter the land of another. Based upon the landowners' allegations that the arborists intentionally entered their land and unlawfully removed trees at the direction of the utility, liability for trespass could be imposed upon the utility, and its first motion *in limine* was denied.

In a trespass action seeking to recover damages for harm to land, the proper measure of damages is the lesser of (1) the cost to repair or (2) the market value of the damaged property in those cases where the land is not repairable. In light of the evidence that the trees that were removed were at least 70 feet tall, and based upon Pennsylvania law stating that the removal of trees of that size results in irreparable damage, the proper measure of damages was the decline in the market value. Moreover, an owner of real estate may testify as to the decline in the market value of his property based upon the owner's "personal knowledge of his property, with a reasonable opportunity to observe its area, the uses to which it may be put, and the extent and condition of any improvements thereon." Consequently, the landowners could offer lay opinions under Pa.R.E. 701 as to the decline in the market value of their land, and the utility's challenge to those opinions related to the weight of that testimony, rather than its competency or admissibility.

## JUDICIAL OPINION

**CASE NAME AND NUMBER:** Carbondale DG LLC v. Greenfield Township Zoning Hearing Board, 2018 WL 6573146 (Lacka. Co. 2018)  
**DATE OF DECISION:** December 13, 2018  
**JUDGE:** Terrence R. Nealon

**ATTORNEYS INVOLVED:**

Kimberly A. Freimuth, Esquire, Jennifer L. Wunder, Esquire, Counsel for Appellants  
Frank J. Bolock, Jr., Esquire, Counsel for Appellee

**SUMMARY OF OPINION:**

Appellants in this land use appeal sought a dimensional variance from the 30% maximum lot coverage limitation in the zoning ordinance in order to construct a retail store as a permitted use in a commercial zone pursuant to plans that provided two means of vehicle access from a state highway and a municipal road by way of paved driveways. Over the objections of certain residents, the zoning hearing board granted a variance for 45% impervious surface lot coverage based upon specific findings that an unnecessary hardship was created by the unique physical conditions of the property and that the appellants had satisfied the criteria for a dimensional variance. Per the ordinance, the variance remained effective for 12 months and was subject to the approvals of PennDOT for the roadway openings and DEP for the storm and wastewater management systems.

Although DEP approved the environmental plans, PennDOT declined to issue a highway occupancy permit unless all store traffic used only the state highway for access. Therefore, the appellants revised their plans to eliminate the municipal road access and accompanying paved driveway, thereby reducing the total impervious lot coverage to 39%, and at the request of the township solicitor, they sought a modification of the zoning board's decision to apply to the revised plans while their 45% maximum lot coverage variance still remained effective. Although the unique physical conditions of the property had not changed in the interim and the appellants had actually reduced their lot coverage variance request from 45% to 39%, the board denied the requested modification based upon the finding that an unnecessary hardship did not exist and the appellants had not satisfied the variance criteria in the ordinance.

Since the zoning board had made specific findings and conclusions less than 6 months earlier which warranted the grant of the 45% maximum lot coverage variance under state law and the zoning ordinance, and that dimensional variance remained effective when the board considered the appellants' modification request, the doctrine of collateral estoppel/issue preclusion barred the board from reversing those established findings and conclusions absent a material change in the condition of the property. Furthermore, the new findings that were made by the board in alleged support of its denial of a lesser variance were not supported by substantial evidence. Hence, the zoning board abused its discretion in denying the appellants' request to modify the board's original decision, as a result of which the appellants' zoning appeal was granted.

## LACKAWANNA JURIST

SHERIFF'S SALE OF VALUABLE REAL ESTATE ON  
TUESDAY, FEBRUARY 5, 2019

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, **FEBRUARY 5, 2019** AT  
TEN O'CLOCK IN THE FORENOON OF SAID DAY.  
**A DEPOSIT OF 10% OF THE BID PRICE IS TO BE PAID  
IN CASH, CASHIER'S CHECK OR CERTIFIED CHECK  
IMMEDIATELY TO THE SHERIFF AT THE TIME OF THE  
BID. IN THE EVENT THAT 10% IS NOT PAID  
IMMEDIATELY, THE PROPERTY WILL BE SOLD AGAIN  
AT THE END OF THE CURRENT SALE. SAID DEPOSIT  
WILL BE FORFEITED IN THE EVENT THE BALANCE OF  
THE BID PRICE IS NOT PAID BY 2 O'CLOCK ON THE  
AFTERNOON OF SAID DATE. FULL COMPLIANCE OF  
THE TOTAL AMOUNT IS DUE BY TWO O'CLOCK ON  
THE AFTERNOON OF THE SAID DATE.**

### SALE 1

By virtue of a Writ of Execution No. 2018-02401 Wells Fargo  
Bank, N.A. s/b/m to Wachovia Bank, National Association v.  
Arlene A. Mandichak, Individually and in Her Capacity as  
Executrix of the Estate and Devisee of The Estate of  
Anastasia Sloat, Gary A. Mandichak owners of property  
situate in the ARCHBALD BOROUGH, Lackawanna County,  
Pennsylvania, being 460 Delaware Street, Jermyn, PA  
18433-1220  
Dimensions: 50X150  
Assessment Map #: 0741702006  
Assessed Value figure: \$6,820.00  
Judgment Amount: \$65,043.95  
Improvements thereon: Residential Property  
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

### SALE 2

By virtue of a Writ of Execution filed to No. 17-CV-5705 First  
National Bank of Pennsylvania, successor by merger to  
Community Bank & Trust Co., Plaintiff vs. Marc P. Ostroski  
and Jennifer Ostroski, owner(s) of property situate in City of  
Carbondale, Lackawanna County, Pennsylvania being 221  
Upper Powderly Street, Carbondale, PA 18407  
Property ID #: 05420020001 & 05420020004  
Assessed Value Figure: See breakdown by Parcel below  
PIN ending in \*001 \$3,000.00 (Land) + \$1,000.00  
(Improvement) = \$4,000  
PIN ending in \*004 \$700.00 (Land) + \$4,300.00  
(Improvement) = \$5,000  
TOTAL = \$9,000.00

Improvements thereon: single family dwelling  
Attorney: Kathryn L. Mason, Esquire  
Sheriff to collect: \$15,608.19

### SALE 3

By virtue of a Writ of Execution No. 17-CV-4134 The Bank of  
New York Mellon fka The Bank of New York as Trustee for  
The Certificateholders of The Cwabs Inc., Asset-Backed,  
Series 2004-5 v. Louis J. Tunis, III and Lisa M. Tunis owners  
of property situate in the SCRANTON CITY, 2ND,  
Lackawanna County, Pennsylvania, being 325 Putnam  
Street, Scranton, PA 18508-2723  
Front: 47 feet, Depth: 120 feet  
Assessment Map #: 1341104002403  
Assessed Value figure: \$13,000.00  
Judgment Amount: \$204,537.41  
Improvements thereon: Residential Property  
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

### SALE 4

BY VIRTUE of a Writ of Execution filed to No. 2018-01864  
Plaintiff: PENNSYLVANIA HOUSING FINANCE AGENCY  
Vs. Defendant: CHARLES LOWE, ADMINISTRATOR FOR  
THE ESTATE OF WILLIAM F. CLARK, JR., DECEASED  
Real Estate: 711 GRANT COURT, DICKSON CITY, PA  
18519 BOROUGH OF DICKSON CITY, Lackawanna  
County, Pennsylvania  
Dimensions: 50 X 66  
See Instrument #: 2016001506  
Assessment Map: 11320-030-033  
Assessed Value: \$2,500  
Improvements thereon:  
A residential dwelling house  
Attorney: Leon P. Haller, Esquire Purcell, Krug & Haller  
Sheriff to collect: \$0.00 (Total amount of Judgment)\*  
\*With costs, interest, late charges and taxes, etc. as may  
accrue.

### SALE 5

BY VIRTUE of a Writ of Execution filed to No. 18-CV-2755  
Plaintiff: MIDFIRST BANK Vs. Defendant: PAUL VOTTA  
Real Estate: 956 WHEELER AVENUE, SCRANTON, PA  
18510  
Municipality: 10th Ward, City of Scranton Lackawanna  
County, Pennsylvania  
Dimensions: 50 X 170  
See Instrument #: 200514875  
Assessment Map: 157060-70-016  
Assessed Value: \$9,000  
Improvements thereon:  
A residential dwelling house  
Attorney: Leon P. Haller, Esquire Purcell, Krug & Haller  
Sheriff to collect: \$145,000.99 (Total amount of Judgment)\*  
\*With costs, interest, late charges and taxes, etc. as may  
accrue.

## LACKAWANNA JURIST

### SALE 6

By virtue of Writ of Execution in Case Number: 15-CV-1245  
The Bank of New York Mellon f/k/a The Bank of New York,  
as Trustee for the certificateholders of the CWABS, Inc.,  
Asset-Backed Certificates, Series 2007-8 (Plaintiff) vs.  
William Fitzgerald a/k/a William H. Fitzgerald and Linda  
Fitzgerald a/k/a Linda Baldassari (Defendants) Owners of  
the property situate in the Seventeenth Ward of the City of  
Scranton, Lackawanna County, Pennsylvania being 309  
Wheeler Avenue, Scranton, PA 18510  
Property dimensions: 40 X 160  
Property ID #: 15754-020-012  
Assessed Value Figure: \$19,500.00  
Improvements thereon: Residential Dwelling  
Attorney: Hladik Onorato and Federman, LLP, Stephen M.  
Hladik, Esquire 298 Wissahickon Avenue, North Wales, PA  
19454  
Sheriff to Collect: \$380,182.96 plus costs, expenses,  
attorneys' fees and additional interest.

### SALE 7

By virtue of a Writ of Execution filed to No. 2018-CV-2431  
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
TRUSTEE, IN TRUST FOR THE REGISTERED  
CERTIFICATEHOLDERS OF FIRST FRANKLIN  
MORTGAGE LOAN TRUST 2006-FF8, ASSET-BACKED  
CERTIFICATES, SERIES 2006-FF8 vs. MICHAEL WHITE  
and LAUREL BERECKY WHITE, owner(s) of property  
situate in Borough of Blakely, Lackawanna County,  
Pennsylvania, being 123 First Street Blakely, PA 18447,  
11406020043,  
Assessment Map #: 11406020043  
Assessed Value Figure: \$9,000.00  
Improvements thereon:  
A Residential Dwelling  
Attorney: KML Law Group, P.C.  
Sheriff to collect: \$85,482.21  
Being Lot Number Twenty-four (24) in Square or Block  
Number Twenty (20) laid out on the map of plot of lots called  
Hull's Addition to Blakely Borough by P. M. Walsh, a civil  
engineer, on July 28, 1883 and intended to be duly recorded in  
the Office for Recording of Deeds in Lackawanna County.  
Said lot being rectangular in shape fifty (50) feet in front on  
First Street and one hundred fifty (150) feet in depth.  
SUBJECT to all exceptions, conditions, reservations, and  
restrictions as are contained in former Deeds forming the  
Chain of Title.

### SALE 8

By virtue of a Writ of Execution filed to No. 18CV2859 THE  
BANK OF NEW YORK MELLON, F/K/A THE BANK OF  
NEW YORK AS TRUSTEE FOR THE  
CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-  
BACKED CERTIFICATES, SERIES 2005-13 vs. DEBORAH  
WALSH AKA DEBORAH A. WALSH, owner(s) of property  
situate in City of Scranton, Lackawanna County,

Pennsylvania, being 926 Crown Avenue Scranton, PA  
18505, 16708030049,  
Assessment Map #: 16708030049  
Assessed Value Figure: \$9,000.00  
Improvements thereon:  
A Residential Dwelling  
Attorney: KML Law Group, P.C.  
Sheriff to collect \$100,269.10  
Being the second lot northeasterly from said Beech Street.  
Said lot is known, designated and described as Lot number  
Twenty-seven (27) in Block number Fifty (50) on the Pawnee  
Coal Co's. plot of lots in the City of Scranton. Said lot is  
rectangular in shape, being forty (40) feet in width in front on  
said Crown Avenue, the same in rear and one hundred forty  
(140) feet in depth, with the right to enclose ten (10) feet in  
front of the front line for yard, porch, piazza, bay-windows,  
etc. but for no other purpose.

### SALE 9

By virtue of a Writ of Execution filed to No. 18-CV-3526,  
Citizens Savings Bank vs. Christina L. Delasandro, owner of  
property situate in the Borough of Taylor, Lackawanna  
County, Pennsylvania, being 1260 Reynolds Avenue  
Dimensions of Parcel: 30 x 126  
Property ID#: 155.20-010-010  
Assessed Value: \$7,000.00  
Improvements thereon:  
Single Dwelling  
Attorney: David K. Brown, Esquire KREDER BROOKS  
HAILSTONE LLP 220 Penn Avenue, Suite 200 Scranton, PA  
18503 (570)346-7922  
Sheriff to collect: \$67,838.98\*  
\*Plus additional interest, costs, escrow advances, late  
charges, attorneys' fees and other costs through date of  
payment.

### SALE 10

By virtue of a Writ of Execution filed to No. 2018 cv 516 PNC  
BANK, NATIONAL ASSOCIATION vs. ANNETTE BURNS,  
EXECUTRIX OF THE ESTATE OF DOREEN SUPANCIK  
HOINSKY A/K/A DOREEN MORAN owner(s) of property  
situate in BOROUGH OF VANDLING, Lackawanna County,  
Pennsylvania being 451 MAIN STREET, VANDLING, PA  
18421  
Assessment Map #: 01608-020-025  
Assessed Value Figure: \$5,000  
Improvements Thereon: RESIDENTIAL SINGLE  
DWELLING  
Attorney: KEVIN J. CUMMINGS, ESQ., MICHAEL C.  
MAZACK, ESQ., TUCKER ARENSBERG, P.C.  
Sheriff to collect \$

### SALE 11

By virtue of Writ of Execution in Case Number: 17-CV-242  
Wilmington Savings Fund Society, FSB, d/b/a Christiana  
Trust, not in its individual capacity, but solely as trustee for  
RMAC Trust, Series 2015-5T (Plaintiff) vs. Andrea M.

## LACKAWANNA JURIST

Vladika (Defendant) Owner of the property situate in the Borough of Archbald, Lackawanna County, Pennsylvania being 235 Simpson Street, Eynon, PA 18403  
Dimensions of Parcel: 60 X 100 Square Feet  
Property ID #: 09401-040-025  
Assessed Value Figure: \$9,000.00  
Improvements thereon: Residential Dwelling  
Attorney: Hladik Onorato and Federman, LLP, Stephen M. Hladik, Esquire 298 Wissahickon Avenue, North Wales, PA 19454  
Sheriff to collect \$108,219.79 plus costs, expenses, attorneys' fees and additional interest.

### SALE 12

By virtue of a Writ of Execution filed to No. 2018-CIV-1866, FNCB BANK, formerly known as FIRST NATIONAL COMMUNITY BANK, vs. KATHLEEN MATTERN, owner of property situate in the City of Scranton, Lackawanna County, Pennsylvania, being 1415-1417 Dickson Avenue, Scranton, PA 18509, and being 33' x 181'.  
Property ID#: 135.17-010-053  
Assessed Value: \$7,000.00  
Improvements thereon:  
Multi-family Residential Dwelling  
Attorney: Daniel L. Penetar, Jr., Esquire  
Sheriff to collect: \$18,339.92

### SALE 13

BY VIRTUE OF A WRIT OF EXECUTION PEOPLES SECURITY BANK & TRUST successor by merger to PENN SECURITY BANK & TRUST CO. Docket No. 2018-03921  
Eric Turock and Cathy Turock are the owners of property situate in the City of Scranton, Lackawanna County, Pennsylvania. Being 113 Little Spike Way, Scranton, PA 18504  
Assessment Map #: 13415 040 00130  
Assessed Value Figure: 24,300  
Improvements Thereon: improved real estate  
Attorney: HOURIGAN, KLUGER & QUINN, PC 600 Third Avenue Kingston, PA 18704  
Sheriff to collect: \$141,353.48 (plus costs)

### SALE 14

By virtue of a Writ of Execution filed to No. 2011-06797, U.S. Bank National Association, as Trustee for the registered holders of Credit Suisse Seasoned Loan Trust 2006-1, Home Equity Pass-Through Certificates, Series 2006-1, by its attorney infact, Ocwen Loan Servicing, LLC, Plaintiff v. Angelo Arre and Anne E. Arre., owner of property situate in the City of Scranton, Lackawanna County, Pennsylvania being 954 North Irving Avenue, Scranton, PA 18510.  
Dimensions: 40X100  
Property ID#: 1461807000501  
Assessed Value figure: \$10,000  
Improvements thereon: Residential Real Estate  
Attorney: Edward J. McKee, Esquire.  
Sheriff to collect: \$92,202.62

### SALE 15

By virtue of a Writ of Execution filed to No. 2017-01182, U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for Bear Stearns Asset Backed Securities I Trust 2007-HE1, Asset B vs. Alice A. Cupelli and John P. Cupelli, owner of property situate in the Borough of Throop, and Lackawanna County, Pennsylvania being 316 Dunmore Street, Throop, PA 18512.  
Front: irregular Depth: irregular  
Property ID#: 12517050004  
Assessed Value figure: \$6,300.00  
Improvements thereon: Residential Real Estate  
Attorney: Andrew J. Marley, Esq.  
Sheriff to collect: \$86,340.85

### SALE 16

By virtue of a Writ of Execution filed to No. 17cv2421 U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT vs. Joseph E. Riley and Colleen Riley, owners of property situate in Clarks Green Borough, Lackawanna County, Pennsylvania being 241 N Abington Rd, Clarks Green, PA 18411  
Assessment Map #: 09002010059  
Assessed Value figure: \$  
Improvements thereon: Residential Dwelling  
Attorney: Roger Fay, Esquire  
Sheriff to collect: \$

### SALE 17

By virtue of a Writ of Execution filed to No. 2015-CV-02219 U.S. BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF THE SPECIALTY UNDERWRITING AND RESIDENTIAL FINANCE TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-BC4 vs. Ronald F. Mills, Gloria Jean Mills and Marjer, Inc., Real Owner, owners of property situate in Jefferson Township, Lackawanna County, Pennsylvania being RR 5 Box 5559 Aberdeen Road a/k/a 5559 Aberdeen Road, Moscow, PA 18444  
Assessment Map #: 17301-050-003 and 17301-050-004  
Assessed Value figure: \$28,100.00  
Improvements thereon: Residential Dwelling  
Attorney: Roger Fay, Esquire  
Sheriff to collect: \$

### 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, 15004-010-012,  
Assessment Map #: 15004-010-012  
Assessed Value Figure: \$6,042.00  
Improvements thereon:

## LACKAWANNA JURIST

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect \$129,218.75

BEGINNING at a point in the center of State Highway Route No. 348 leading from Mt. Cobb to Hamlin, said point being North Eighty-eight (88) Degrees Thirty (30) Minutes West One Hundred Sixty-six and Five tenths (166.5) feet from the center of a bridge and about Two Hundred Seventy-seven (277) feet along the center of said Highway from the line of lands of Stanley Prokop; thence along the center of said Highway North Eighty-eight (88) degrees Thirty (30) Minutes West Seventy (70) feet to a point; thence North One (1) Degree Thirty (30) Minutes East Two Hundred (200) feet to an iron pin corner; thence South Eighty-eight (88) degrees Thirty (30) Minutes East Seventy (70) feet to a pipe corner; thence South One (1) Degree Thirty (30) Minutes West Two Hundred (200) feet to the place of BEGINNING.

CONTAINING Fourteen Thousand (14,000) square feet of land, more or less. The bearings are magnetic as of 1964. SUBJECT to the same exceptions, reservations and conditions as are found in deeds forming the chain of title.

### SALE 19

By virtue of a Writ of Execution No. 18-CV-1225 Ditech Financial LLC v. James R. Mullen and The United States of America c/o The United States Attorney for the Middle District of PA. James R. Mullen is the owner of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 239-241 North Garfield Avenue, A/K/A 539 541 N Garfield Ave, Scranton, PA 18504

Dimensions: 39X155

Assessment Map #: 14510010027

Assessed Value figure: \$8,000.00

Judgment Amount: \$111,408.98

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

### SALE 20

By virtue of a Writ of Execution filed to No. 15CV1157 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 2005-BC5 vs. John J. Stranieri, III and Sara Stranieri owners of property Situate in City of Scranton, LACKAWANNA COUNTY, PENNSYLVANIA BEING 811-813 West Elm Street, Scranton, Pennsylvania 18504  
DWELLING KNOWN AS: 811-813 WEST ELM STREET, SCRANTON, PENNSYLVANIA 18504.

TAX PARCEL #: 15610040062

Title to said premises is vested in John J. Stranieri, III and Sara Stranieri by deed from JOHN J. STRANIERI, III dated August 18, 2005 and recorded September 6, 2005 Instrument 200524241.

Assessment Map #: 15610040062

Assessed Value figure: \$15,000

Improvements thereon: Residential Dwelling

Attorney: McCabe, Weisberg & Conway, LLC

Sheriff to collect: \$196,517.85

### SALE 21

By virtue of a Writ of Execution No. 17-CV-4608 Nationstar Mortgage LLC d/b/a Champion Mortgage Company v. James M. Scanlon a/k/a James Scanlon, Ann P. Scanlon a/k/a Ann Scanlon owners of property situate in the SCRANTON CITY, 13TH, Lackawanna County, Pennsylvania, being 1628 Sanderson Avenue, Scranton, PA 18509-1851  
Dimensions: 60 X 182  
Assessment Map #: 13517050004  
Assessed Value figure: \$26,000.00  
Judgment Amount: \$186,769.71  
Improvements thereon: Residential Property  
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

### SALE 22

By virtue of a Writ of Execution filed to No. 18-CV-4642 WBL SPE II, LLC v. Paul Gronski Enterprises, Inc. d/b/a Gronski's and Robert Lynn Gronski  
Paul Gronski Enterprises, Inc., owner of property situate in Borough of Moosic, Lackawanna County, Pennsylvania, being 3905 Birney Avenue, Moosic, PA 18507.  
Pin No #: 17615-010-016, 17615-010-017, 17615-010-018  
Improvements thereon:  
None known.

PLAINTIFF'S ATTORNEY: Flaherty Fardo, LLC Jaclyn M. DiPaola, Esq. 812 Ivy Street Pittsburgh, PA 15232 (412)802-6666

Sheriff to collect: \$151,776.53

### SALE 23

BY VIRTUE of a Writ of Execution filed to No. 2018-02451 PENNSYLVANIA HOUSING FINANCE AGENCY Vs. DONTE B. MCRAE  
Real Estate: 1359 Wyoming Avenue, Scranton, PA 18509  
Municipality: City of Scranton Lackawanna County, PA  
Dimensions: 40 x 110

See Deed Book: 2017-06911

Assessment Map #: 14605-070-055

Assessed Value: \$10,000

Improvements thereon:

A residential dwelling house

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

Sheriff to collect: \$92,710.79 (Total amount of Judgment)\*

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

### SALE 24

By virtue of a Writ of Execution filed to No. 10-CV-8854 U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE ON BEHALF OF OWS REO TRUST 2015-1 vs. ALLEN JOSEPH EXETER, JR, owner(s) of property situate in Borough of Old Forge, Lackawanna County, Pennsylvania, being, 21 Fred Street Old Forge, PA 18518, 18505020028,  
Assessment Map #: 18505020028

## LACKAWANNA JURIST

Assessed Value Figure: \$16,800.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect \$264,776.28

BEGINNING at a point on the easterly side of Fred Street, said point being seventy-five (75) feet distance from the intersection of Fred Street with Carbon Street; thence South one degree three minutes zero seconds West (S 1 degree 03 minutes 00 seconds W) along the easterly side of Fred Street a distance of one hundred fifty (150) feet to a point on the dividing line between Lot numbers 1 and 2 of the Anthony G. Calabrese and Ann M. Calabrese Subdivision; thence along said dividing line North eighty-eight degrees seven minutes zero seconds West (N 88 degrees 07 minutes 00 seconds W.) a distance of one hundred forty (140) feet to a point common to the lands of Louis Pagnotti, Jr.; thence along said Pagnotti lands North one degree three minutes zero seconds East (N 1 degree 03 minutes 00 seconds E) a distance of one hundred fifty (150) feet to a point at the dividing line of Lot numbers 2 and 3 of the Calabrese Subdivision; thence South eighty-eight degrees seven minutes zero seconds East (S 88 degrees 07 minutes 00 seconds E) a distance of one hundred forty (140) feet along the dividing line between Lot numbers 2 and 3 of the Calabrese Subdivision to a point on the Easterly side of Fred Street, said point being the place of BEGINNING.

BEING all of Lot Number 2 on the map of the Subdivision of lands of Anthony G. Calabrese and Ann M. Calabrese, his wife, as prepared by Ceccoli Surveying dated October 22, 1999 recorded at Lackawanna County Map Book 21 Page 103 containing 20,997.78 square feet of land more or less. SUBJECT to the exceptions and reservations as are contained in the former deeds in the line of title.

### SALE 26

By virtue of a Writ of Execution filed to No. 18-CV-1262, WELLS FARGO BANK, N.A. v. LESLIE HOLT A/K/A LESLIE REESE, owners of property situate in RANSOM, Lackawanna County, Pennsylvania, being 2754 EVERGREEN DRIVE, CLARKS SUMMIT, PA 18411.

Dimensions: 2.4 acre

Property ID#: 1520404001101

Assessed Value figure: \$20,000

Improvements thereon: Residential property

Attorney: Powers, Kim & Associates, LLC

Sheriff to collect: \$139,505.43

### SALE 27

By virtue of a Writ of Execution filed to No. 2018-3240 Wilmington Savings Fund Society, FSB, as trustee for Stanwich Mortgage Loan Trust A vs. James A. Mills and Kimberly Mills, owners of property situate in Borough of Moosic, Lackawanna County, Pennsylvania being 407 Brook Street, Moosic, PA 18507.

Property ID#: 18416-030-021

Assessed Value Figure: \$7,000.00

Improvements Thereon: Residential Property

Attorney: Jill M. Fein, Esquire Hill Wallack, LLP

Sheriff to collect: \$88,699.20 plus interest at the per diem rate of \$12.36 from August 8, 2018 until February 5, 2019.

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

ALL THAT CERTAIN PARCEL OF LAND IN BOROUGH OF MOOSIC, LACKAWANNA COUNTY, COMMONWEALTH OF PA, AS MORE FULLY DESCRIBED IN BOOK 1287 PAGE 476 ID#18416-030-021, BEING KNOWN AND DESIGNATED AS LOT 2 MINOR SUBDIVISION PLAN OF PRUSINSKI AND THOMAS SURVEY MADE BY MICHAEL J PASONICK, JR., INC., CONSULTING ENGINEERS MORE PARTICULARLY DESCRIBED AS MEETS AND BOUNDS PROPERTY. SUBJECT TO THE RIGHT OF WAY. BEING THE SAME FEE SIMPLE PROPERTY CONVEYED BY DEED FROM MARIE PRUSINSKI WIDOWED TO JAMES A MILLS AND KIMBERLY MILLS, DATED 5/26/1989 RECORDED ON 5/26/1989 IN BOOK 1287, PAGE 476 IN LACKAWANNA COUNTY RECORDS, COMMONWEALTH OF PENNSYLVANIA

### SALE 28

By virtue of a Writ of Execution filed to No. 2016-04584 Federal National Mortgage Association ("Fannie Mae") v. Diomedes A. Ceballos owner(s) of property situate in City of Scranton Lackawanna County, Pennsylvania Being 319 12th Avenue, Scranton, PA 18504

All that certain lot, piece or parcel of land situate, lying and being in the Fifth Ward of the City of Scranton, County of Lackawanna and State of Pennsylvania, known and distinguished on J. Heerman's Map of south Hyde Park as Lot No. Five (5) in Block No. Fifty-two (52), being fifty (50) feet in front on Twelfth Street, and one hundred fifty (150) feet in depth to an alley and being rectangular in shape. Subject to the same exceptions and reservations as are contained in Deeds forming the chain of title to said premises.

Property ID#: 15605050007

Assessed Value figure: \$2,000.00

Improvements thereon:

Vacant lot

Attorney: Martha E. Von Rosenstiel, P.C.

Sheriff to collect: \$75,011.38, plus interest and costs

### SALE 29

By virtue of a Writ of Execution filed to No. 18 CV 3080, Deutsche Bank National Trust Company, as Trustee for the registered holders of Morgan Stanley ABS Capital I Inc. Trust 2007-HE7 Mortgage Pass Through Certificates, Series 2007-HE7 c/o Ocwen Loan Servicing, LLC, Plaintiff v. Carol Miller And Martin C Miller., owner of property situate in the City of Scranton, Lackawanna County, Pennsylvania being 316 Rear 4th Avenue, Scranton, PA 18505.

Dimensions: 50 X 75

## LACKAWANNA JURIST

Property ID#: 15641020008  
Assessed Value figure: \$54,000  
Improvements thereon: Residential Real Estate  
Attorney: Edward J. McKee, Esquire.  
Sheriff to collect: \$71,768.44

### SALE 30

By virtue of a Writ of Execution filed to No. 18 CV 2951, Deutsche Bank Trust Company Americas f/k/a Bankers Trust Company, as Trustee for Saxon Asset Securities Trust 2002-1, Mortgage Loan Asset-Backed Certificates, Series 2002-1 c/o Owen Loan Servicing, LLC, Plaintiff v. Charles N Reina, Jr and Sandra Reina., owner of property situate in the City of Scranton, Lackawanna County, Pennsylvania being 1023 Hickory Street, Scranton, PA 18505.  
Dimensions: 60 X 157  
Property ID#: 15717040016  
Assessed Value figure: \$14,000  
Improvements thereon: Residential Real Estate  
Attorney: Andrew J. Marley, Esquire.  
Sheriff to collect: \$95,319.65

### SALE 31

BY VIRTUE of a Writ of Execution filed to No. 2018-00252 Plaintiff: PENNSYLVANIA HOUSING FINANCE AGENCY Vs. Defendant: JARED GREEN AND JASON GREEN, IN THEIR CAPACITY AS KNOWN HEIRS OF JANET L. GREEN, DECEASED; AND THE UNKNOWN HEIRS OF JANET L. GREEN, DECEASED  
Real Estate: 852 N. Bromley Avenue, Scranton, PA 18504  
Municipality: City of Scranton Lackawanna County, PA  
Dimensions: 26x96x20x30x7x70  
See Deed Book 582, Page 373  
Assessment Map:14507-030-041  
Assessed Value: \$11,251  
Improvements thereon:  
A residential dwelling house  
Attorney: Leon P. Haller, Esquire Purcell, Krug & Haller  
Sheriff to collect: \$51,551.31 (Total amount of Judgment)\*  
\*With costs, interest, late charges and taxes, etc. as may accrue.

### SALE 32

By virtue of a Writ of Execution No. 2018-CV-2489 JPMorgan Chase Bank, N.A. v. Joseph Edsall owners of property situate in the MOOSIC BOROUGH, Lackawanna County, PA, being 423 Hudson Street, a/k/a 423 Hudson ST L 22, Moosic, PA 18507-1121  
Front: 40 feet, Depth: 130 feet, containing  
Assessment Map #: 18416040021  
Assessed Value figure: \$10,000.00  
Judgment Amount: \$107,628.58  
Improvements thereon: Residential Property  
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

### SALE 33

By virtue of a Writ of Execution No. 13-CV-376 Lsf9 Master Participation Trust v. Michael Macheska, Linda Macheska a/k/a Linda Kirkland owners of property situate in the RANSOM TOWNSHIP, Lackawanna Cty, Pennsylvania, being 2443 Cherry Hill Road, a/k/a 2444 Cherry Hill Road, Clarks Summit, PA 18411-9651  
Assessment Map #: 15202010001  
Assessed Value figure: \$11,157.00  
Judgment Amount: \$243,767.93  
Improvements thereon: Residential Property  
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

### SALE 34

By virtue of a Writ of Execution No. 16 CV 1415 Pennymac Loan Services, LLC v. Walter Gerardo Abad Yarleque a/k/a Walter G. Abad, Cyndia L. Cintron owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 635 Harrison Avenue a/k/a, 635 Harrison Avenue L21, Scranton, PA 18510  
Dimensions: 40 X 160  
Assessment Map #: 15710010043  
Assessed Value figure: \$9,000.00  
Judgment Amount: \$103,227.48  
Improvements thereon: Residential Property  
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

### SALE 35

By virtue of a Writ of Execution No. 2016-04755 Pennymac Loan Services, LLC v. Justin T. Beaumont, Erin M. Beaumont owners of property situate in the TAYLOR BOROUGH, Lackawanna County, PA, being 106 Donny Drive, Taylor, PA 18517  
Dimensions: 80 X 124 X 90 X 113  
Assessment Map #: 1551404000701  
Assessed Value figure: \$15,000.00  
Judgment Amount: \$124,282.53  
Improvements thereon: Residential Property  
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

### SALE 36

By virtue of a Writ of Execution filed to No. 2018-02906 JPMorgan Chase Bank, National Association vs. Christopher J. Frie, owner(s) of property situated in Borough of Taylor, Lackawanna County, Pennsylvania being 149 S Keyser Avenue, Taylor, PA 18517  
Dimensions: 70X152X70X158  
Assessment Map #: 15514040020  
Assessed Value figure: \$16,500.00  
Improvements thereon:  
A residential dwelling  
Attorney: Katherine M. Wolf, Esquire  
Sheriff to Collect: \$117,066.14



## LACKAWANNA JURIST

### SALE 37

By virtue of a Writ of Execution filed to No. 2018-03023  
Nationstar Mortgage LLC d/b/a Mr. Cooper vs. Casey  
Sanders, owner(s) of property situated in City of Scranton  
Lackawanna County, Pennsylvania being 307 4th Avenue,  
Scranton, PA 18505  
Dimensions: 50X98  
Assessment Map #: 156410120011  
Assessed Value figure: \$10,000.00  
Improvements thereon:  
A residential dwelling  
Attorney: Katherine M. Wolf, Esquire  
Sheriff to Collect: \$77,913.39

### SALE 38

By virtue of a Writ of Execution filed to No. 18 CV 2518  
DITECH FINANCIAL LLC vs. JOBANNY ALMANZAR and  
KRIS E. ALMANZAR, owner(s) of property situate in  
Township of Madison, Lackawanna County, Pennsylvania,  
being, 206 Bear Brook Acres Drive Moscow, PA 18444,  
1910301000656,  
Assessment Map #: 1910301000656  
Assessed Value Figure: \$18,000.00  
Improvements thereon: A Residential Dwelling  
Attorney: KML Law Group, P.C.  
Sheriff to collect: \$331,923.59  
COMMENCING at a set steel pin for a corner in the westerly  
side of a fifty (50.00') foot right of way leading from S.R.  
0690, being the most easterly corner of Bear Brook Acres  
Lot #56 and a corner in common with Bear Brook Acres Lot  
#57, said point being the POINT OF BEGINNING; thence  
along the common line between Bear Brook Acres Lots #56  
and #57, South Sixty-seven degrees, Twenty-five minutes,  
Seven seconds West (S 67° 25' 07" W), a distance of Two  
Hundred One and eighty-seven hundredths (201.87") feet to  
a set steel pin for a corner in common with Bear Brook Acres  
Lot #40; thence along the line of said Lot #40 and Bear  
Brook Acres Lot #41, North Twenty-two degrees, Thirty-four  
minutes, Fifty-three seconds West (N 22° 34' 53" W), a  
distance of Two Hundred Six and ninety hundredths  
(206.90') feet to a set steel pin for a corner; thence  
continuing along said Lot 41, North Forty-three degrees,  
Thirty-two minutes, Ten seconds West (N 43° 32' 10" W), a  
distance of Nine and ten hundredths (9.10') feet to a set  
steel pin for a corner in common with Bear Brook Acres Lot  
#55; thence along the common line between Bear Brook  
Acres Lots #56 and #55, North Sixty-seven degrees, Twenty-  
one minutes, Forty-six seconds East (N 67° 21' 46" E), a  
distance of Two Hundred Five and twenty-seven hundredths  
(205.27') feet to a set steel pin for a corner in the  
aforementioned westerly Fifty (50.00') foot right of way;  
thence along said right of way, South Twenty-two degrees,  
Thirty-two minutes, Thirty-five seconds East (S 22° 32' 35"  
E), a distance of Two Hundred Fifteen and sixty hundredths  
(215.60') feet to the POINT OF BEGINNING.

CONTAINING 43,533.10 square feet of land, more or less.  
Said survey in accordance with the description of James G.  
Hinton, P.L.S.

### SALE 39

By virtue of a Writ of Execution filed to No. 2018-02708,  
LHRE, LLC, assignee of Capital Bank, N.A. vs. Jamie M.  
Maher, owner of property situate in Borough of Olyphant,  
Lackawanna County, Pennsylvania being 613-615 South  
Valley Avenue, Olyphant, PA 18447  
Dimensions: 60 x 120  
Property ID#: 11418020016  
Assessed Value Figure: \$14,000.00  
Improvements thereon: Residential Multi Dwelling  
Attorney: Janet L. Gold, Esquire  
Sheriff to collect: \$123,341.25, plus interest, attorneys' fees  
and costs

### SALE 40

By virtue of a Writ of Execution No. 18-CV-2754 U.S. Bank  
National Association, as Trustee, Successor in Interest to  
Bank of America, National Association, as Trustee,  
Successor by Merger to Lasalle Bank National Association  
as Trustee for Morgan Stanley Mortgage Loan Trust 2006-  
11, Mortgage Pass-Through Certificates, Series 2006-11 v.  
James J. Munley, Carol R. Munley owners of property situate  
in the SCRANTON CITY, Lackawanna County,  
Pennsylvania, being 519 Oak Street, Scranton, PA 18508-  
1560  
Dimensions: 33X115  
Assessment Map #: 13408-010-002  
Assessed Value figure: \$6,500.00  
Judgment Amount: \$87,454.49  
Improvements thereon: Residential Property  
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

### SALE 41

By virtue of a Writ of Execution filed to No. 18CV3824 M&T  
BANK vs. VERONICA K. HULINA AKA VERONICA K.  
EGOLF, owner(s) of property situate in Borough of Clarks  
Summit, Lackawanna County, Pennsylvania, being, 210  
Lansdowne Avenue Clarks Summit, PA 18411,  
1000805000900,  
Assessment Map #: 1000805000900  
Assessed Value Figure: \$16,928.00  
Improvements thereon: A Residential Dwelling  
Attorney: KML Law Group, P.C.  
Sheriff to collect: \$185,191.75  
Being Lot No. 52 in Block "A" on plot of lots known as re-  
allotment of Lansdowne Park, Township of South Abington,  
now Borough of Clarks Summit, said lot being 50 feet in  
front, the same is rear, and 166 feet in depth, and being  
rectangular in shape. This conveyance is made subject to  
the reservations, exceptions and conditions contained in  
deeds from the former chain of title to the said described  
premises, the grantors do hereby release and quit claim to

## LACKAWANNA JURIST

the said grantee, their heirs and assigns, the following described adjoining lot.

Beginning at a point on the southeasterly side of Lansdowne Avenue (formerly known as Highland Avenue) on the line between Lots 52 and 53 Block A, as shown on the re-allotment of Lansdowne Park, map of which is recorded in Lackawanna County in Map Book 3, Page 7; Thence southeasterly along the dividing line between Lot 52 and 53, 166 feet more or less to the old fence line; Thence northeasterly along the old fence line 25 feet to a point in the middle of the rear line of Lot 53; Thence northeasterly thru the middle of Lot 53, 166 feet more or less to Lansdown Avenue; Thence southwesterly along Lansdowne Avenue 25 feet to the place of beginning.

UNDER AND SUBJECT to any and all exceptions, reservations, restrictions, covenants, conditions, licenses, easements and/or agreements as are or may be contained in prior instruments forming the chain or line of title to the premises herein conveyed.

### SALE 42

By virtue of a Writ of Execution filed to No. 16CV1747 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs. FRANCISCO FIERRO, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being, 300 Davis Street Scranton, PA 18505, 16620030013, Property ID#: 16620030013 Assessed Value Figure: \$29,500.00 Improvements thereon: A Residential Dwelling Attorney: KML Law Group, P.C. Sheriff to collect: \$217,804.14

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

### SALE 43

By virtue of a Writ of Execution filed to No. 18 Civil 609, 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 2007-8, v. Any/All Known and Unknown Heirs, Personal Representatives, and Devises of Gina DeStefano, deceased, owner(s) of property situate in

the Borough of Old Forge, Lackawanna County, Pennsylvania being, 1213 Franklin Street, Old Forge, PA 18518.

Front: 40 ft. Depth: 150 ft.  
Property ID#: 17507010003  
Assessed Value figure: \$9,000.00  
Improvements thereon: Residential Real Estate  
Attorney: Daniel Jones, Esquire  
Sheriff to collect: \$105,527.05

### SALE 44

THE HONESDALE NATIONAL BANK, Plaintiff, vs. JAMES B. COREY and JANET L. COREY defendants IN THE COURT OF COMMON PLEAS OF LACKAWANNA COUNTY CIVIL ACTION-LAW MORTGAGE FORECLOSURE No. 17-CIV-3824  
By virtue of a Writ of Execution filed to No. 2017-CIV-3824 Community Bank & Trust Company vs. James B. Corey and Janet L. Corey owners of property situate in Greenfield Township, Lackawanna County, Pennsylvania, being 407 Bell Mountain, PA. Being 67+/- acres, Greenfield Township Assessment Map #:01303-010-003 Assessed Value: \$30,314.00 Improvements thereon: Residential Dwelling Sheriff to collect: \$226,133.70, plus interest, taxes, costs and attorneys' fees. Judgment filed to Docket No. 17-CIV-3824 Writ of Execution issued SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF James B. Corey and Janet Corey Attorney: Gregory J. Pascale

### SALE 45

By virtue of a Writ of Execution No. 18-CV-2842 Pennymac Loan Services, LLC v. Timothy Butler owners of property situate in the ARCHBALD BOROUGH, Lackawanna County, PA, being 422 Salem Street, a/k/a 422 Salem Road, Archbald, PA 18403-2124 Dimensions: 37 X 66 X 53 X 12 X 16 X 22 X 5 X 32 Assessment Map #: 09514020009 Assessed Value figure: \$5,000.00 Judgment Amount: \$60,189.74 Improvements thereon: Residential Property Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

### SALE 46

By virtue of a Writ of Execution No. 18-CV-3580 Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association v. Melissa Cocker a/k/a Melissa I Cocker, in Her Capacity as CO-Executor and Devisee of The Estate of Gail R. Nape a/k/a Gail Nape, Kevin R. Nape, in Capacity as CO-Executor of The Estate of Gail R. Nape a/k/a Gail Nape owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 2057 Rear North Main Avenue, A/K/A 2057 North Main Avenue Rear N, Scranton, PA 18508 Dimensions: 31X90X37X100X50X60 Assessment Map #: 1350540020 Assessed Value figure: \$8,000.00

## LACKAWANNA JURIST

Judgment Amount: \$45,859.24  
Improvements thereon: Residential Property  
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

### SALE 47

By virtue of a Writ of Execution filed to No. 17 CV 2963 Wells Fargo Bank, N.A. v Ross Rodney, AKA Ross P Rodney; Jean E Rodney owner(s) of property situate in Borough of Dunmore, Lackawanna County, Pennsylvania being 206 Gibbons Street, Dunmore, PA 18512  
Dimensions: 40X133  
Property ID#: 14709070031  
Assessed Value Figure: \$91,160.00  
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: \$105,276.47

### SALE 48

By virtue of a Writ of Execution filed to No. 18CV3083 DITECH FINANCIAL LLC vs. NANCY A. ROBINSON AKA NANCY ROBINSON and CHRISTOPHER P. ROBINSON, owner(s) of property situate in Borough of Mayfield, Lackawanna County, Pennsylvania, being, 705 Cemetery Street Mayfield, PA 18433, 06417010017,  
Assessment Map #: 06417010017  
Assessed Value Figure: \$4,500.00  
Improvements thereon: A Residential Dwelling  
Attorney: KML Law Group, P.C.  
Sheriff to collect: \$57,513.98  
ALL that certain lot, piece or parcel of land, situate, lying and being in the Borough of Mayfield, County of Lackawanna and State of Pennsylvania, distinguished as Lot No. 2 in Block 21 on property of Hillside Coal and Iron Company, as described and designated in the survey of the same, accompanied by a map thereof, being in front sixty (60) feet and in rear sixty (60) feet and one hundred fifty (150) feet deep, and being bounded as follows:  
On North by Lot No. 3, on the East by Carbondale Road, on the South by Lot No. 1, on the West by Lot No. 10.

### SALE 49

By virtue of a Writ of Execution filed to No. 18CV3631 NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER vs. GEORGE HOMSCHEK AKA GEORGE HOMSCHEK JR., owner(s) of property situate in Borough of Old Forge, Lackawanna County, Pennsylvania, being, 321 Drake Street Old Forge, PA 18518, 18415020009,  
Assessment Map #: 18415020009  
Assessed Value Figure: \$14,500.00  
Improvements thereon: A Residential Dwelling  
Attorney: KML Law Group, P.C.  
Sheriff to collect: \$76,411.22  
Being Lot Number Twenty (20) In Square or Block Number Eleven (11) And Situate On Drake Street On The Plot Of

Lots Of William Connell's Land, Duly Recorded in Lackawanna County In Map Book 1, At Page 101.  
Said Lot Being Forty (40) Feet Wide in Front On Drake Street And Forty (40) Feet Wide In Rear And One Hundred Forty Two (142) Feet In Depth, Subject To The Covenant And Agreement That No Building Shall Be Built On The Above Premises Within Ten (10) Feet Of Drake Street.

### SALE 50

By virtue of a Writ of Execution filed to No. 17CV2655 PENNYMAC LOAN SERVICES, LLC vs. SHARON BRAY and GREGORY R. BRAY a/k/a GREG R. BRAY, owner(s) of property situate in Borough of Dalton, Lackawanna County, Pennsylvania, being, 114 2nd Street Dalton, PA 18414, 0681201000501,  
Property ID#: 0681201000501  
Assessed Value Figure: \$17,000.00  
Improvements thereon: A Residential Dwelling  
Attorney: KML Law Group, P.C.  
Sheriff to collect: \$167,936.46

BEING Lot No. 24 in Block "E" as shown and designated on Second Street in the plot of lots surveyed for Mary Gardner and Adelaide Gardner, map of which is recorded in Deed Book 69 at page 52, more specifically described as follows: Said Lot 24, situate on the Northeasterly side of Second Street, is one hundred (100) feet in front and rear and two hundred (200) feet in depth.

### SALE 51

By virtue of a Writ of Execution filed to No. 2014-7908 LAKEVIEW LOAN SERVICING, LLC vs. CARRIE A. PROPE, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being, 530 North Filmore Avenue Rear Scranton, PA 18504, 14510-010-005, Property ID#: 14510-010-005  
Assessed Value Figure: \$4,500.00  
Improvements thereon: A Residential Dwelling  
Attorney: KML Law Group, P.C.  
Sheriff to collect: \$67,256.72  
Beginning at a point which is ninety (90 Feet) feet distant from Filmore Avenue on the division line between Lots Fourteen (14) and Fifteen (15) in Block Number Eighteen (18) on the map of the Estate of William Swetland in Hyde Park; thence along said division line South fifty and three-fourths degrees East (S. 50  $\frac{3}{4}$  Degrees E), sixty-five (65 feet) feet to an alley; thence along said alley South thirty-nine and one-fourth degrees West (S. 39  $\frac{1}{4}$  Degrees W.) fifty (50 feet) feet to a corner of Lot No. Sixteen (16); thence along Lot Number Sixteen (16) North fifty and three-fourths degrees West (N. 50  $\frac{3}{4}$  degrees W.) sixty-five (65 feet) feet to a point on said division line between Lots Fifteen (15) and Sixteen (16); thence at right angles or nearly right angles North thirty-nine and one-fourth degrees East (N. 39  $\frac{1}{4}$  Degrees E.) fifty (50 feet) feet to a point, the place of beginning.  
Being the rear 65 x 50 feet of Lot No. Fifteen (15) in Block Number Eighteen (18) on the plot of William Swetland's

## LACKAWANNA JURIST

Estate, recorded in the office for Recording of Deeds in and for Lackawanna County in Deed Book 25, Page 558.

This conveyance is made and accepted upon the condition that the grantee, his heirs and assigns, and the grantors, their heirs and assigns, shall have the right and privilege to maintain any and all sewer, gas and water lines or pipes and electrical wires or electrical conduits that may exist or traverse through the lands of either party, with the right of ingress and egress to repair, reconstruct and maintain said lines, pipes, wires or conduits. It is agreed that each party will maintain, repair and reconstruct the lines, pipes, wires, or electrical conduits which serve his property exclusively and the parties will jointly bear the expenses relating to the lines, pipes, wires or conduits which serve the parties jointly. Subject to the same exceptions, restrictions, reservations and conditions as are contained in deeds forming the chain of title.

### SALE 52

By virtue of a Writ of Execution filed to No. 18 CV 2424, WELLS FARGO BANK, NA v. JAMES J. BIKO and SERENA A. BIKO A/K/A SERENA A. SAAR, owner(s) of property situate in BLAKELY, Lackawanna County, Pennsylvania, being 735 PEACH STREET, PECKVILLE, PA 18452.  
Dimensions: 110x123x106x122  
Property ID#: 10315040018  
Assessed Value figure: \$11,000.00  
Improvements thereon: Residential property.  
Attorney: Powers, Kim & Associates, LLC  
Sheriff to collect: \$155,034.59

### SALE 53

By virtue of a Writ of Execution filed to No. 18 CV 03381, CITIMORTGAGE, INC. v. NICOLE WELLES and JOHN A. BALCONIS, owners of property situate in CARBONDALE, Lackawanna County, Pennsylvania, being 194 BELMONT STREET, CARBONDALE, PA 18407.  
Dimensions: 47x129x29x26x120  
Property ID#: 04510050008  
Assessed Value figure: \$6,000.00  
Improvements thereon: Residential property.  
Attorney: Powers, Kim & Associates, LLC  
Sheriff to collect: \$59,282.00

### SALE 54

By virtue of a Writ of Execution No. 18-CV-2700 U.S. Bank National Association, as Trustee for Structured Asset Investment Loan Trust Mortgage Pass-Through Certificates, Series 2005-7 v. Sandra Fasiska, Angelo Seigle owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 1443-1445 West Locust Street, A/K/A 1443 1445 West Locust Street L 2, Scranton, PA 18504-2111  
Dimensions: 40 X 129  
Assessment Map #: 15609010039  
Assessed Value figure: \$10,000.00  
Judgment Amount: \$86,674.92  
Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

### SALE 55

By virtue of a Writ of Execution No. 18-CV-3553 Fifth Third Mortgage Company v. Edward W. Davis owners of property situate in the CARBONDALE CITY, Lackawanna County, Pennsylvania, being 16 Grove Street, Carbondale, PA 18407-2156  
Dimensions: 60X200X69X170  
Assessment Map #: 045.18-070-059  
Assessed Value figure: \$5,000.00  
Judgment Amount: \$111,640.79  
Improvements thereon: Residential Property  
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

### SALE 56

By virtue of a Writ of Execution No. 18-CV-3152 Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association v. Marsha Scripkunas a/k/a Marsha L. Scripkunas owners of property situate in the SOUTH ABINGTON TWP, Lackawanna County, Pennsylvania, being 300 South Edgewood Drive South, a/k/a 300 Edgewood Drive South, South Abington Township, PA 18411-9198  
Dimensions: 0.24 acreage  
Assessment Map #: 1110203000930  
Assessed Value figure: \$24,500.00  
Judgment Amount: \$117,790.79  
Improvements thereon: Residential Property  
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

### SALE 57

By virtue of a Writ of Execution filed to No. 2018-CV-1430 Nationstar Mortgage LLC d/b/a Mr. Cooper vs. James F. Rosado; United States of America, owner(s) of property situated in Borough of Moosic Lackawanna County, Pennsylvania being 5 Alcott Close, Moosic, PA 18507  
Assessment Map #: 185404-030-001  
Assessed Value figure: \$34,000.00  
Improvement thereon: a residential dwelling  
Attorney: Katherine M. Wolf, Esquire  
Sheriff to Collect: \$354,618.82

### SALE 58

By virtue of a Writ of Execution filed to No. 2018-03082 Bayview Loan Servicing, LLC, a Delaware Limited Liability Company vs. Sylvia R. Glassman, owner(s) of property situated in City of Scranton Lackawanna County, Pennsylvania being 438 Hickory Street, Scranton, PA 18505  
Dimensions: 20x162  
Assessment Map #: 340-15616-020-029  
Assessed Value figure: \$5,500.00  
Improvement thereon:  
A residential dwelling  
Attorney: Katherine M. Wolf, Esquire  
Sheriff to Collect: \$96,161.18

## LACKAWANNA JURIST

### SALE 59

By virtue of a Writ of Execution No. 2018-CV-2467 Wells Fargo Bank, N.A. v. David Jefferson Smith a/k/a David J. Smith owners of property situate in the JESSUP BOROUGH, Lackawanna Cty, Pennsylvania, being 180 Constitution Avenue, A/K/A 180 Moosic Street, Jessup, PA 18434-1222  
Front: 50 feet, Depth: 150 feet, containing  
Assessment Map #: 10418010015  
Assessed Value figure: \$6,500.00  
Judgment Amount: \$84,372.88  
Improvements thereon: Residential Property  
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

### SALE 60

By virtue of a Writ of Execution No. 18-CV-2329 Wells Fargo Bank, N.A. v. Rodney T. Williams, Gina M. Williams owners of property situate in the FELL TOWNSHIP, Lackawanna Cty, Pennsylvania, being 1 43rd Street, Carbondale, PA 18407-1001  
Dimensions: 50 X 115 X 50 X 116  
Assessment Map #: 04501010039  
Assessed Value figure: \$17,500.00  
Judgment Amount: \$97,368.53  
Improvements thereon: Residential Property  
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

### SALE 61

By virtue of a Writ of Execution No. 18-CV-1924 Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association, v. Lana Weitz, in Her Capacity as Administratrix and Heir of The Estate of Edward W. Weitz a/k/a Edward W. Weitz, Sr., Dominique Weitz, in Her Capacity as Heir of The Estate of Edward W. Weitz a/k/a Edward W. Weitz, Sr., Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Edward W. Weitz a/k/a Edward W. Weitz, Sr., Deceased owners of property situate in the ROARING BROOK TOWNSHIP, Lackawanna Cty, Pennsylvania, being Burke & Mccarthy Road, a/k/a 342 Golf Club Road, A/K/A RR 4 Box 4430, Roaring Brook Township, PA 18436-7000  
Dimensions: 150 X 268  
Assessment Map #: 1710201001003  
Assessed Value figure: \$20,500.00  
Judgment Amount: \$90,861.68  
Improvements thereon: Residential Property  
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

### SALE 62

By virtue of a Writ of Execution filed to No. 2018-3327 LSF10 Master Participation Trust v. Deborah A. Stefanetti owner(s) of property situate in City of Scranton Lackawanna County, Pennsylvania Being 936 North Webster Avenue, Scranton, PA 18510

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

BEGINNING at a point on the Southeasterly side of Webster Avenue, said point being on the division line between Lots Numbers Eight (8) and Nine (9) in Block One Hundred Forty-seven (147) upon Plot of Lots of Lackawanna Iron and Coal Company, which said Plot is duly recorded in the Office of the Recorder of Deeds in and for Lackawanna County in Map Book 2, at Pages 14 and 15;

THENCE in a Southwesterly direction along said Webster Avenue a distance of twenty (20) feet, more or less, to a point in line of lands now or late of Frederick H. Widmayer and Jennie Widmayer;

THENCE in a Southeasterly direction on a line parallel with the division line between Lots Numbers Eight (8) and Nine (9) and along Widmayer land a distance of 153.5 feet, more or less, to a point in the rear line of said Lot Number Eight (8);

THENCE along the rear line of said Lot Number Eight (8) in a Northeasterly direction twenty (20) feet, more or less, to a point in the division line between Lots Numbers Eight (8) and Nine (9); and thence in a Northwesterly direction along the division line of Lots Numbers Eight (8) and Nine (9) a distance of 151 feet and three (3") inches to a point, the place of BEGINNING.

TOGETHER with the privilege of using ten (10) feet in front of the front line of said lot for yard , vault, porch, piazza, cellarway and bay window, but for no other purpose. Also with the unobstructed and uninterrupted right and privilege of ingress, egress and regress upon and over a certain stone walk passage now lying upon and along so much of the Northeasterly line of the said Widmayer land as will enable the second party to reach the rear entrance of the dwelling house known as 936 on said Webster Avenue; also the right, in common with the owner of the said Widmayer land, to use, as at present, the sewer main connections with the street sewer.

Property ID#: 14618050008

Assessed Value figure: \$8,000.00

Improvements thereon: Residential Dwelling

Attorney: Martha E. Von Rosenstiel, P.C.

Sheriff to collect: \$44,593.68, plus interest and costs

### SALE 63

By virtue of a Writ of Execution No. 18-CV-2896 Wells Fargo Bank, NA v. Brian J. Youshock owners of property situate in the DICKSON CITY BOROUGH, Lackawanna County, Pennsylvania, being 811 Link Street, A/K/A 811 Link Street L 4, Dickson City, PA 18519-1228

Dimensions: 48 X 154 X 48 X 174

Assessment Map #: 11409010018

Assessed Value figure: \$6,000.00

Judgment Amount: \$149,726.79

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

## LACKAWANNA JURIST

### SALE 64

BY VIRTUE of a Writ of Execution filed to No. 2018-CV-1162  
MIDFIRST BANK Vs. RANDALL E. FRABLE AND THE  
SECRETARY OF HOUSING AND URBAN DEVELOPMENT  
426 Fig Street, Scranton, PA 18505 City of Scranton

Lackawanna County, Pennsylvania

Dimensions: 40 x 160

See Deed Book 472, Page 22

Assessment Map: 16707-020-011

Assessed Value: \$9,000

Improvements thereon:

A residential dwelling house

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

Sheriff to collect: \$111,266.24 (Total amount of Judgment)\*

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

### SALE 65

By virtue of a Writ of Execution filed to No. 2018-00875 First  
National Bank of Pennsylvania v James J. Sirianni, Jr., as  
believed Heir and/or Administrator to the Estate of James  
Sirianni, AKA James J. Sirianni; Unknown Heirs and/or  
Administrators of the Estate of James Sirianni, AKA James  
J. Sirianni owner(s) of property situate in City of Carbondale,  
Lackawanna Cty, Pennsylvania being 52 Hospital Street,  
Carbondale, PA 18407

Dimensions: 50X110X40X109

Property ID#: 2006032883

Assessed Value Figure: \$5,500.00

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: \$73,843.22

### SALE 66

By virtue of a Writ of Execution filed to No. 17 CV 4033 U.S.  
Bank Trust National Association et.al. vs Christine Balko,

owner(s) of property situate in Scranton Lackawanna

County, Pennsylvania Being 916 Rear Maple Street

Scranton, PA 18505

Dimensions: 40' x 80'

Property ID#: 16708050034

Assessed Value figure: \$650

Improvements thereon: \$3850

Attorney: Michael F. Boland, Esq.

Sheriff to collect: \$35,851.25

### SALE 67

By virtue of a Writ of Execution filed to No. 2017-06357  
JPMorgan Chase Bank, National Association vs. Rebekah  
Lynn King, owner(s) of property situated in City of Scranton  
Lackawanna County, Pennsylvania being 1145-1147 Saint  
Ann Street, Scranton, PA 18504

Dimensions: 88X55X65X24X20X30

Assessment Map #: 15613040040

Assessed Value figure: \$14,000.00

Improvement thereon: a residential dwelling

Attorney: Katherine M. Wolf, Esquire

Sheriff to collect: \$116,548.34

### SALE 68

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 Ocwen Loan Servicing,  
LLC v. Larri 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

### SALE 69

By virtue of a Writ of Execution filed to No. 2018-02937  
HSBC Bank USA, National Association as Trustee for Wells  
Fargo Asset Securities Corporation, Mortgage Asset-Backed  
Pass-Through Certificates, Series 2007-PA1 v Caroline Kent  
AKA Caroline J. Kent, AKA Carol Kent owner(s) of property  
situate in City of Carbondale, Lackawanna County,  
Pennsylvania being 18 Ninth Avenue, Carbondale, PA 18407

Dimensions: 73X60

Property ID#: 05509050004

Assessed Value Figure: \$8,700.00

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: \$58,020.48

### SALE 70

By virtue of Writ of Execution in Case Number: 17-CV-2216  
U.S. ROF III Legal Title Trust 2015-1, by U.S. Bank National  
Association, as Legal Title Trustee (Plaintiff) vs. John  
O'Boyle and Lori Linn O'Boyle (Defendants) Owners of the  
property situate in the City of Scranton, Lackawanna County,  
Pennsylvania being 1601 N. Washington Avenue, Scranton,  
PA 18509

Dimensions: 181 X 87 Square Feet

Property ID#: 13518-040-048

Assessed Value Figure: \$23,000.00

Improvements thereon: Residential Dwelling

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

Sheriff to collect: \$261,350.79 plus costs, expenses,  
attorneys' fees and additional interest.

## LACKAWANNA JURIST

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

### SALE 71

By virtue of a Writ of Execution filed to No. 2018-03778, REO Trust 2017-RPL1 v. Wendy Mead Lowry, a/k/a Wendy Lowry and George Lowry, 506 Quincy Avenue, Scranton, PA 18510, owner of property situate in City of Scranton, Lackawanna County, Pennsylvania, being known as 506 Quincy Avenue, Scranton, PA 18510.  
Property ID#: 15729-020-017  
Assessed Value Figure: \$19,000.00  
Improvements thereon: Single Family Residence  
Attorney: Richard M. Squire & Associates, LLC  
Sheriff to collect: \$2,000.00

### SALE 72

By virtue of a Writ of Execution filed to No. 18-CV-1241 First National Bank, et al. vs. Fredrick J. Mancuso, a/k/a Frederick J. Mancuso. Fredrick J. Mancuso, a/k/a Frederick J. Mancuso, owner(s) of property situate in Township of Fell, Lackawanna County, Pennsylvania being RR1 Box 1382, Carbondale, PA 18407  
Dimensions: 1.9783 acres  
Assessment Map#: 03404-020-008.03  
Assessed Value figure: \$25,000.00  
Improvements thereon:  
A single family dwelling  
Attorney: Kristine M. Anthou  
Sheriff to collect: \$275,816.21

### SALE 73

By virtue of a Writ of Execution filed to No. 2018-03253 JPMorgan Chase Bank, National Association, S/B/M Chase Home Finance LLC, S/B/M to Chase Manhattan Mortgage Corporation S/B/M to Chase Mortgage Company-West, F/K/A Mellon Mortgage Company vs. Christopher M. Nagle, Administrator of the Estate of Henry L. Nagle a/k/a Henry L. Nagle, Sr., deceased, owner(s) of property situated in Township of Fell Lackawanna County, Pennsylvania being 3 Porter Street, Simpson, PA 18407  
Dimensions: 130X99X95X198X256  
Assessment Map #: 02504010009  
Assessed Value figure: \$10,100.00  
Improvement thereon: a residential dwelling  
Attorney: Katherine M. Wolf, Esquire  
Sheriff to collect: \$53,055.04

### SALE 74

By virtue of a Writ of Execution No. 18-CV-4204 Nationstar Mortgage LLC d/b/a Champion Mortgage Company v. Jo Ann Lewis owners of property situate in the BLAKELY BOROUGH, Lackawanna Cty, Pennsylvania, being 318 Hill Street, Peckville, PA 18452-1904  
Dimensions: 50 X 150  
Assessment Map #: 10414030010  
Assessed Value figure: \$10,575.00  
Judgment Amount: \$56,927.26  
Improvements thereon: Residential Property

### SALE 76

By virtue of a Writ of Execution filed to No. 18CV3712 THE BANK OF NEW YORK MELLON TRUST COMPANY N.A. AS TRUSTEE, FOR GREENPOINT MANUFACTURED HOUSING CONTRACT TRUST, PASS-THROUGH CERTIFICATES, SERIES 2001-1 vs. KAREN HOUMAN AKA KAREN A. HOUMAN and KENNETH HOUMAN AKA KENNETH R. HOUMAN, owner(s) of property situate in Township of Spring Brook, Lackawanna County, Pennsylvania, being 6 Joni Drive Springbrook Township, PA 18444, 20401010014,  
Assessment Map #: 20401010014  
Assessed Value Figure: \$16,000.00  
Improvements thereon:  
A Residential Dwelling  
Attorney: KML Law Group, P.C.  
Sheriff to collect: \$145,751.28  
BEGINNING at the southerly 50 feet right of way line of Penna. L.R. 35007, running from Penna. Route 307 to Maple Lake, with its intersection of the Westerly 60 feet right of way Line of JONI DRIVE;  
THENCE, along said JONI DRIVE, S. 9 degrees 11 minutes W--180.00 feet to the Northeasterly corner of Lot 21;  
THENCE, along the Northerly Property Line of said Lot 21, N. 80 degree 49 minutes W--221.78 to a point;  
THENCE, N. 7 degree 55 minutes E. 176.88 feet to a point on said Penna. L.R. 35007;  
THENCE, along said Penna. L. R. 35007, S. 82 degrees 15 minutes E--225.64 feet to the Place of beginning,  
CONTAINING 40,000 Square feet (0.918 Acres) of land, more or less and being all of Lot 22, as shown on map of JON-WIN ACRES, 10 Apr. 73, by Harold W. Rist P.E./P.L.S., Penna. Regis. Nos. PE-7071-E and SU-924-A, respectively. SUBJECT to the same conditions, exceptions, and reservations as are set forth in prior deeds forming the chain of title.

### SALE 77

By virtue of a Writ of Execution filed to No. 2018-3833 Pentagon Federal Credit Union v. Katie Wasco A/K/A Katie Lynn Wasco owner(s) of property situate in Roaring Brook Lackawanna County, Pennsylvania Being St Marys Villa Road, Lot 10, Roaring Brook, PA 18444  
ALL that certain lot or parcel of land situate in the Township of Roaring Brook, County of Lackawanna and Commonwealth of Pennsylvania, bounded and described as follows, to wit:  
Beginning at a point on the easterly right-of-way line of St. Mary's Villa Road (County Road #109), said point also being a common corner of Lot 9 and Lot 10 as shown on a plan titled, "Beachwood Hill – Residential Subdivision – Overall Site Layout Plan" drawing C-1, dated November 03, 2005 (latest revision 01/06), prepared by Acker Associates, Inc. and recorded in Lackawanna County Map Book 6AM, Page 5227;

## LACKAWANNA JURIST

Thence along the easterly right-of-way line of St. Mary's Villa Road North 53 degrees 57 minutes 51 seconds East nineteen and eighty-two one-hundredths (19.82) feet to a point in line of lands of Lackawanna County; Thence along said lands of Lackawanna County the following four (4) courses and distances:

North 88 degrees 53 minutes 49 seconds East sixty-six and eleven one-hundredths (66.11) feet to a point;

South 65 degrees 11 minutes 10 seconds East sixty and seventy-seven one-hundredths (60.77) feet to a point; North 78 degrees 41 minutes 51 seconds East two hundred six and three one-hundredths (206.03) feet to a point; and 4. North 12 degrees 29 minutes 51 seconds East sixty-five and two tenths (65.2) feet to a stone monument;

Thence along lands of The Poor Sisters of Jesus Crucified and The Sorrowful Mother, North 85 degrees 14 minutes 42 seconds East eight hundred twenty-nine and forty-one one-hundredths (829.41) feet to an iron pin;

Thence along other lands of the The Poor Sisters of Jesus Crucified and The Sorrowful Mother, South 04 degrees 06 minutes 20 seconds East seven hundred sixty-three and eighty-five one-hundredths (763.85) feet to a point;

Thence along Lot 9 North 58 degrees 42 minutes 38 seconds West seven hundred twenty and fifty-eight one-hundredths (720.58) feet to a point;

Thence continuing along Lot 9 North 74 degrees 07 minutes 46 seconds West five hundred ninety-four and thirty-eight one-hundredths (594.38) feet to a point;

Thence continuing along Lot 9 North 36 degrees 00 minutes 48 seconds West eighty and twenty-one one-hundredths (80.21) feet to the point of beginning.

Containing 10.00 acres of land being the same, more or less. Being all of Lot 10 as shown on the above-mentioned plan.

Property ID#: 1800101000310

Assessed Value figure: \$16,750.00

Improvements thereon:

Vacant land

Attorney: Martha E. Von Rosenstiel, P.C.

Sheriff to collect: \$55,046.28, plus interest and costs

### SALE 78

By virtue of a Writ of Execution filed to No. 2018-CV-2197, The Fidelity Deposit and Discount Bank, Plaintiff, vs. Van Brunt Ventures, LLC, Defendant and Owner of the property situate in the Borough of Moosic, Lackawanna County, Pennsylvania, being known as 109 Van Brunt Street, Moscow, PA 18444.

Property ID#: 19815-040-017

Assessed Value: \$21,357.00

Improvements Thereon: Commercial Structure

Attorney: Rocco Haertter, Esq.

Sheriff to Collect: \$182,032.51

### SALE 80

By virtue of a Writ of Execution filed to No. 18 CV 2636 Bank of America, N.A. vs. Helen A. Kane owner of property Situate in Borough of Jessup, LACKAWANNA COUNTY, PA BEING 415 1st Avenue, Jessup, Pennsylvania 18434 DWELLING KNOWN AS: 415 1ST AVENUE, JESSUP, PENNSYLVANIA 18434.

TAX PARCEL #:

PIN#: 11506080018

Title to said premises is vested in Joseph R. Kane and Helen A. Kane by deed from GENEVIEVE COSTELLO A/K/A MOTHER AGNES OF JESUS dated April 13, 1973 and recorded April 27, 1973 in Deed Book 796, Page 364. On May 23, 2013, Joseph R. Kane, Sr., departed this life, leaving title vested solely in Helen A. Kane, by operation of law.

Assessment Map #:

PIN # 11506080018

Assessed Value figure: \$6,000

Improvements thereon: Residential Dwelling

Attorney: McCabe, Weisberg & Conway, LLC

Sheriff to collect: \$55,830.82

### SALE 81

By virtue of a Writ of Execution filed to No. 2018-01218 Residential Mortgage Loan Trust 2013-TT2, by U.S. Bank National Association, not in its individual capacity, but solely as Legal Tital Trustee v Gregory Cholish; Melissa Cholish owner(s) of property situate in Borough of Blakely, Lackawanna County, Pennsylvania being 228 Main Street, Peckville, PA 18452

Dimensions: 50X160

Property ID#: 10414040039

Assessed Value Figure: \$8,900.00

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: \$68,408.55

### SALE 82

By virtue of a Writ of Execution No. 2018-CV-2488 Wells Fargo Bank, NA v. Timothy Jones owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 210 Spring Street, A/K/A 210 Spring Street L 16 Scranton, PA 18508-2078

Dimensions: 150X49X150X48

Assessment Map #: 13505020030

Assessed Value figure: \$9,000.00

Judgment Amount: \$110,663.99

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP



## LACKAWANNA JURIST

### SALE 83

By virtue of a Writ of Execution filed to No. 2018-02771 Lakeview Loan Servicing, LLC vs. Joseph Brach owner of property Situate in City of Scranton, LACKAWANNA COUNTY, PA BEING 148-150 South Bromley Avenue, Scranton, Pennsylvania 18504  
DWELLING KNOWN AS: 148-150 SOUTH BROMLEY AVENUE, SCRANTON, PENNSYLVANIA 18504.  
TAX PARCEL #: 14518010064  
Title to said premises is vested in Joseph Brach by deed from ALEX WITRIOL dated April 7, 2008 and recorded April 30, 2008 instrument number 200810079.  
Assessment Map #: 14518010064  
Assessed Value figure: \$10,000.00  
Judgment Amount: \$86,674.92  
Improvements thereon: Residential Dwelling  
Attorney: McCabe, Weisberg & Conway, LLC  
Sheriff to collect: \$69,573.21

### SALE 84

By virtue of a Writ of Execution file to No. 2018-03795, The Bank of New York Mellon et. al. vs. Myrna Devitt, Lucianne MacDonald et.al., owners of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 2505-2507-2509 N Main Avenue, Scranton, PA 18508  
Dimensions: 77X97X48X134  
Property ID#: 13501020010  
Assessed Value Figure: \$14,000  
Improvements thereon: Commercial Combination Store/Apartment  
Attorney: Patrick J Wesner/Parker McCay PA  
Sheriff to collect: \$84,722.60

### SALE 85

By virtue of a Writ of Execution No. 2008-51290 Abington Heights School District vs. Edwin A. Garcia. Edwin A. Garcia, owner(s) of property situate in S. Abington Township, Lackawanna County, Pennsylvania, being: 234 Scott Road  
Dimensions: 100 X 150  
Property ID#: 11202-010-004  
Assessed Value Figure: \$10,000.00  
Improvements thereon: RESIDENTIAL SINGLE DWELLING PROPERTY  
Attorney: ROBERT P. DADAY, Esquire, Portnoff Law Associates, Ltd., (866) 211-9466  
Sheriff to Collect: \$10,000.00

### SALE 86

By virtue of a Writ of Execution No. 2013-52825 Scott Township Sewer and Water Authority vs. John Brayer, Melinda Brayer. John Brayer and Melinda Brayer, owner(s) of property situate in Scott Township, Lackawanna County, Pennsylvania, being: 132 Fieldstone Drive  
Dimensions: 2A  
Property ID#: 09201-020-01104  
Assessed Value Figure: \$18,000.00  
Improvements thereon: SINGLE DWELLING PROPERTY

Attorney: ROBERT P. DADAY, Esquire, Portnoff Law Associates, Ltd., (866) 211-9466  
Sheriff to Collect: \$7,803.25

### SALE 87

By virtue of a Writ of Execution No. 2017-52106 Abington Heights School District vs. OK Holdings Co., L.L.P. OK Holdings Co., L.L.P., owner(s) of property situate in Clarks Summit, Lackawanna County, Pennsylvania, being: 621 S. State Street  
Dimensions: 87X65X100X80X80X89X100  
Property ID#: 10008-020-00402  
Assessed Value Figure: \$46,100.00  
Improvements thereon: COMMERCIAL PROPERTY  
Attorney: ROBERT P. DADAY, Esquire, Portnoff Law Associates, Ltd., (866) 211-9466  
Sheriff to Collect: \$10,642.98

### SALE 88

By virtue of a Writ of Execution No. 2015-51453 Spring Brook Township Sewer Authority vs. Bruce Morgan. Bruce Morgan, owner(s) of property situate in Spring Brook Tp, Lackawanna County, Pennsylvania, being: 125-Deerfield Drive L-4  
Dimensions: 280X32X125X300X148  
Property ID#: 20401-010-04304  
Assessed Value Figure: \$25,000.00  
Improvements thereon: RESIDENTIAL SINGLE DWELLING PROPERTY  
Attorney: ROBERT P. DADAY, Esquire, Portnoff Law Associates, Ltd., (866) 211-9466  
Sheriff to Collect: \$9,267.51

### SALE 89

By virtue of a Writ of Execution No. 2017-51724 Carbondale Area School District vs. Bridget McDermott. Bridget McDermott, owner(s) of property situate in Carbondale, Lackawanna County, Pennsylvania, being: 104 Wayne Street  
Dimensions: 32X120X37X141  
Property ID#: 05510-030-013  
Assessed Value Figure: \$8,000.00  
Improvements thereon: RESIDENTIAL PROPERTY  
Attorney: ROBERT P. DADAY, Esquire, Portnoff Law Associates, Ltd., (866) 211-9466  
Sheriff to Collect: \$5,216.89

### SALE 91

By virtue of a Writ of Execution No. 2017-52331 Abington Heights School District vs. Francis Hopkins, Jr. Kara Hopkins. Francis Hopkins, Jr. and Kara Hopkins, owner(s) of property situate in Clarks Summit, Lackawanna County, Pennsylvania, being: 802 Hilltop Drive  
Dimensions: 85X158  
Property ID#: 10014-030-00100  
Assessed Value Figure: \$22,000.00  
Improvements thereon: RESIDENTIAL PROPERTY

## LACKAWANNA JURIST

Attorney: ROBERT P. DADAY, Esquire, Portnoff Law Associates, Ltd., (866) 211-9466  
Sheriff to Collect: \$6732.69

### SALE 93

By virtue of a Writ of Execution No. 2017-52340 North Pocono School District vs. Dennis O'Grady Mary Kay O'Grady. Dennis O'Grady and Mary Kay O'Grady, owner(s) of property situate in Moscow, Lackawanna County, Pennsylvania, being: 115 Van Brunt Street.  
Dimensions: 60 X 200  
Property ID#: 19815-040-016  
Assessed Value Figure: \$12,700.00  
Improvements thereon: COMMERCIAL PROPERTY  
Attorney: ROBERT P. DADAY, Esquire, Portnoff Law Associates, Ltd., (866) 211-9466  
Sheriff to Collect: \$5,926.11

### SALE 96

By virtue of a Writ of Execution No. 2017-52392 Abington Heights School District vs. Tracy Kellers. Tracy Kellers, owner(s) of property situate in Ransom Township, Lackawanna County, Pennsylvania, being: Road Ransom To Taylor  
Dimensions: 46.3A  
Property ID#: 15302-030-001  
Assessed Value Figure: \$9,200.00  
Improvements thereon: AGRICULTURE VACANT ACREAGE PROPERTY  
Attorney: ROBERT P. DADAY, Esquire, Portnoff Law Associates, Ltd., (866) 211-9466  
Sheriff to Collect: \$5,213.00

### SALE 98

By virtue of a Writ of Execution No. 2017-51973 North Pocono School District vs. S A Realty, Inc. S A Realty, Inc., owner(s) of property situate in Clifton Township, Lackawanna County, Pennsylvania, being: 140 S. Lehigh River Drive  
Dimensions: 143X295X80X246  
Property ID#: 23304-160-020  
Assessed Value Figure: \$14,000.00  
Improvements thereon: RESIDENTIAL PROPERTY  
Attorney: ROBERT P. DADAY, Esquire, Portnoff Law Associates, Ltd., (866) 211-9466  
Sheriff to Collect: \$6,267.83

### SALE 99

By virtue of a Writ of Execution filed to No. 2008 CIV 8717, Fairway Consumer Discount Company vs. JUDY ANN WALSH n/b/m JUDY ANN BOLSAR, and JAMES WALSH, SR., and GERTRUDE WALSH, as Heirs of James Walsh, Jr., Deceased, owners of property situate in Archbald Borough, Lackawanna County, Pennsylvania, being 193 Chestnut Street and 195 Chestnut Street.  
Dimensions/Acreage: 35 feet by 150 feet and 125 feet by 150 feet, respectively  
Assessment Map #: 09518-040-005 and 09518-040-004, respectively  
Assessed Value: \$6,000.00 and \$4,000.00, respectively  
IMPROVED with 2 single family dwellings  
Sheriff to Collect: \$54,348.49 plus costs as of February 5, 2019  
Attorney: CHARITON, SCHWAGER & MALAK

### 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 MARCH 5, 2019 AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH SAID SCHEDULE UNLESS EXCEPTIONS ARE FILED THERETO WITHIN TEN DAYS AFTER THE FILING OF THE PROPOSED SCHEDULE.**

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

### ATTEST:

**BOB MOORE  
REAL ESTATE DEPUTY  
SHERIFF'S OFFICE  
SCRANTON, PA. 18503  
NOVEMBER 5, 2018**

**ESTATES**

**First Notice**

**RE: ESTATE OF JOAN K. BELIN**, late of Glenburn Township, Pennsylvania. Letters Testamentary in the above estate having been granted, creditors shall make demand and debtors shall make payment to Heidi B. Matthews, P.O. Box 562, Waverly, PA 18471 Executrix, or to Paul D. Horger, Enquire, Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, P.O. Box 240, Clarks Summit, PA 18411.

**ESTATE OF CAROL G. BOSTON, A/K/A CAROL BOSTON**, Deceased, late of Scranton, Pennsylvania (died November 18, 2018). All persons indebted to said Estate are required to make payment, and those having claims or demands to present the same, without delay, to Rhonda Rella Kohut, Executrix, c/o Attorney Joseph F. Gaughan, 300 Mulberry Street, Suite 303, Scranton, PA 18503.

**ESTATE OF FRANCES GIAMBRA**, late of Peckville, PA, who died May 20, 1980. 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: Ann Marie Rogers, Administratrix, c/o Geff Blake, Esq., 436 Jefferson Avenue, Scranton, PA 18510, Attorney for the Estate.

**ESTATE OF REV. ALEX J. HAZZOURI, DECEASED**, late of 1600 Greenridge Street, Dunmore, PA 18509, (Died November 15, 2018) MICHAEL HAZZOURI and EDWARD HAZZOURI, Co-Executors; Dante A. Cancelli, Suite 401, 400 Spruce Street, Scranton, Pennsylvania 18503, Attorney

**IN RE: PAUL HILLEMANN**, Deceased, late of the City of Scranton, Lackawanna County, Pennsylvania, who died December 21, 2018. Letters of Administration having been granted in said Estate on January 3, 2019 to Starrlynn Bidwell, Administrator, 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.

**IN RE: ESTATE OF JAMES S. NARO**, late of Dunmore, (died June 8, 2018) Notice is hereby given that Letters of Administration on the above Estate have been granted to James C. Naro. All persons indebted to the said Estate are required to make payments and having claims against the Estate will present them without delay to the Administrator named above or c/o Robert J. Murphy, Esq., 208 Chestnut Street, Dunmore, PA 18512.

Notice is hereby given that Letters of Administration have been granted in the following Estate. All persons indebted to said Estate are required to make payment, and those having claims or demands to present the same without delay to the Administrator named. **ESTATE OF MARY ALICE PRICE**, Scranton, PA. Charles W. Price, Administrator; Rocco V. Valvano, Jr., Esquire, Attorney, 321 Spruce Street, Suite 201, Scranton, PA 18503.

**IN RE: ESTATE OF WILLIAM E. RUTKOWSKI, A/K/A**

**WILLIAM RUTKOWSKI**, late of Dickson City, Pennsylvania, died December 15, 2018. Notice is hereby given that Letters of Administration, on the above estate have been granted to William Rutkowski. 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 Theresa J. Malski-Pezak, Esquire, 907 Church Street, Jessup, Pennsylvania 18434, Attorney for the Estate.

**ESTATE OF BETTY L. SARESKY**, Deceased, late of 211 Chestnut Street, Dunmore, PA 18512, (Died October 12, 2018) Michael S. Saresky, Jr., Executor; Mark G. Rudalavage, 171 Scranton-Carbondale Highway, Eynon, Pennsylvania 18403-1027, Attorney.

**IN RE: JOSEPH M. SMITH**, Deceased, late of the City of Scranton, Lackawanna County, Pennsylvania, who died December 28, 2018. Letters Testamentary having been granted in said Estate on January 11, 2019 to Paul Kenneth Smith, 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.

**ESTATE OF WALTER SZEWC, JR.**, late of the Borough of Dickson City, Lackawanna County, Pennsylvania, (died December 20, 2018). Letters Testamentary were granted to John Szewc. Creditors present claims and debtors make payments to John P. Pesota, Esquire, Suite 702 SNB Plaza, 108 North Washington Avenue, Scranton, PA 18503.

**Second Notice**

**ESTATE OF LUCIENNE H. BARBER, DECEASED**, late of Scranton, Lackawanna County, Pennsylvania (Died December 5, 2018). Notice is hereby given that Letters Testamentary have been granted in the above Estate. 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 Desales Barber Smargiassi, Executrix, Robert T. Gownley, Jr., Attorney for the Estate, Gallo and Gownley, Suite 900 Bank Towers, 321 Spruce St., Scranton, PA. 18503.

**RE: ESTATE OF EDMUND C. CONLIN**, late of Carbondale, Lackawanna County, Pennsylvania (died January 31, 2018). Notice is hereby given that Letters Testamentary for the Estate of Edmund C. Conlin have been issued to Lorelei Johnson, Executrix of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to the Executrix, or to Sean P. McGraw, Attorney for the Estate, 41 N. Main Street, Suite 415, Carbondale, PA 18407.

**ESTATE OF M. CAROL DATTO A/K/A CAROL DATTO A/K/A CAROL M. DATTO**, late of RR #1 Box 1275, Carbondale (Fell Township), Pennsylvania (died December 25, 2018). 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 Ralph B. Datto, RR#1 Box 1274, Carbondale Pennsylvania 18407 and Brett A. Datto, 8480 Limekiln Pike, Unit 1115, Wyncote, Pennsylvania 19095 Executors, or to

## LACKAWANNA JURIST

James J. Gillotti, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, PO Box 240, Clarks Summit, PA 18411.

**ESTATE OF JOSEPHINE DICKEY**, late of Covington Twp., Pennsylvania, (died 06/11/2018). Notice is hereby given that Letters of Testamentary on the above estate have been granted to Rosemary Serena, of Spring Brook Twp, PA, 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.

**ESTATE OF LOIS D. FRITZ**, late of 2309 Stafford Avenue, Scranton, Pennsylvania (died October 3, 2018). No Executor or Administrator has been appointed, thereof, all persons having claims or demands against the decedent shall make them known and present them, and all persons indebted to said decedent shall make payment thereof without delay to Mark W. Fritz, of P.O. Box 27193, Overland Park, KS 66225 and PNC Bank, N.A., P.O. Box 308, 4242 Carlisle Pike, Camp Hill, Pennsylvania 17001, as Co-Trustees of the Lois D. Fritz Trust dated September 23, 1992 as amended, or to James J. Gillotti, of Oliver, Price & Rhodes, Attorney for the Trust, 1212 South Abington Road, PO Box 240, Clarks Summit, PA 18411.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF THOMAS R. HUDAK A/K/A THOMAS R. HUDAK, SR.**, Deceased, late of 365 Arnolds Road, Jermyn, Lackawanna County, Pennsylvania 18433, who died on September 13, 2018. All persons indebted to the Estate are requested to make payment and those having claims or demands are to present same, without delay, to the Executrix, Ann Marie Perkoski, or Michael N. Krisa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447.

**ESTATE OF JOHN KEEFE**, late of Dunmore, Pennsylvania (died November 12, 2018). To Ann Sposto, Executor, or to Ernest A. Sposto Jr, Esquire, Attorney for the Estate 108 North Washington Avenue, Suite 701, Scranton Pa, 18503.

### Third Notice

**ESTATE OF ALAN B BIANCHI**, ESTATE NUMBER, 35-2018-1429, DECEASED, LATE OF SIMPSON, LACKAWANNA COUNTY, PA; DIED NOVEMBER 11, 2018. NOTICE IS HEREBY GIVEN THAT LETTERS OF ADMINISTRATION 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 HELEN BIANCHI, 14 FROBLE ST, SIMPSON, PA 18407.

**ESTATE OF ANN MARIE CORBY**, late of Old Forge Borough, PA (DIED November 10, 2018), Francesca Zavacky, Executrix, or to Donald J. Frederickson, Jr., KOBAL & FREDERICKSON, Attorneys for the Estate, 435 Main Street, Moosic, PA. 18507-1017.

RE: **ESTATE OF RICCARDO GIRELLO, SR.**, late of Scott Township, PA, who died December 1, 2018. Letters Testamentary in the above estate having been granted, all persons having claims or demands against the estate of the decedent shall make them known and present them, and all persons indebted to said decedent shall make payment thereof without delay to: Denise Marie Reinhart, Executrix, or Daniel L. Penetar, Jr., Esquire, 116 North Washington Avenue, Suite 2A, Scranton, PA 18503.

**ESTATE OF GEORGE W HIZNY**, ESTATE NUMBER

35-2018-1470, DECEASED, LATE OF SCRANTON, PA, LACKAWANNA COUNTY, PA; DIED NOVEMBER 12, 2018. 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 CHRISTINE IANNUZZI, 203 N. HIGHLAND DRIVE, SHREWSBURY, PA. 17361.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF ROBERT A. KLIMASH A/K/A ROBERT KLIMASH**, Deceased, late of 615 Cemetery Street, Mayfield, Lackawanna County, Pennsylvania 18433, who died on October 31, 2018. All persons indebted to the Estate are requested to make payment and those having claims or demands are to present same, without delay, to the Executrix, Carlene Klimash, or Michael N. Krisa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447.

**ESTATE OF BARBARA MAKARIOU, AKA BARBARA GURSKY**, ESTATE NUMBER 35-2018-1468, DECEASED LATE OF SCRANTON, LACKAWANNA COUNTY, PA; DIED NOVEMBER 12, 2018. NOTICE IS HEREBY GIVEN THAT LETTERS OF ADMINISTRATION 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 CATHLEEN WALD, 8307 COBDEN ROAD, LAVEROCK, PA 19038.

**ESTATE OF STANLEY A. MARKUNAS**, ESTATE NUMBER 35-2018-1504, DECEASED, LATE OF DALTON, LACKAWANNA COUNTY, PA; DIED DECEMBER 2, 2018 . 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 REBECCA TAYOUN (AKA FRANCES REBECCA TAYOUN), 410 BROOKSIDE ROAD, DALTON, PA. 18414.

NOTICE is hereby given that Letters Testamentary have been granted in the **ESTATE OF JOSEPH G. PREATE**, late of the Borough of Old Forge, Lackawanna County, who died August 24, 2018. All persons indebted to said Estate are requested to make payment and those having claims to present the same, without delay, to the Executrix, Mary O. Preate and her Attorney. DAVID CHERUNDOLO, ESQUIRE, 410 JEFFERSON AVENUE, SCRANTON, PA 18510.

**ESTATE OF HELEN A. STANKOSKI**, ESTATE NUMBER 35-2018-1477, DECEASED, LATE OF MOOSIC, LACKAWANNA COUNTY, PA; DIED OCTOBER 7, 2018. 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 ROBERT J. STANKOSKI, 102 E. DUNN AVENUE, OLD FORGE, PA 18518 AND MARION STANKOSKI, 253 ELM STREET, MOOSIC, PA 18518.

## LACKAWANNA JURIST

**ESTATE OF LUCIANA D. SURACI**, late of Clarks Green, Pennsylvania (died October 22, 2018). Letters Testamentary have been issued to Anthony D. Suraci, Executor of the Estate. All those indebted to said Estate are required to make payment and those having claims to present the same without delay to the Executor or to Patrick Walsh, Esquire, Attorney for the Estate at 715 N. State Street, Clarks Summit, PA 18411.

**ESTATE OF ARLEEN B. SWARTZ** late of Scranton, Lackawanna County, Pennsylvania (died December 23, 2018). Notice is hereby given that Letters Testamentary for the Estate of Arleen B. Swartz have been issued to Joseph Hudachek, 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 Joseph Hudachek, 81 Edie Lane, Jamaica, VT 05343.

### FICTITIOUS NAME

An application for registration of the fictitious name **Designs by Olivia Grey**, 1008 Oak St, Taylor, PA 18517 has been filed in the Department of State at Harrisburg, PA, File Date 11/23/2018 pursuant to the Fictitious Names Act, Act 1982-295. The name and address of the person who is a party to the registration is Jennifer M Oliver, 1008 Oak St, Taylor, PA 18517.

T1-1/25

### CERTIFICATE OF ORGANIZATION

NOTICE IS HEREBY GIVEN THAT Certificate of Organization for **Oak Slab LLC**, a Pennsylvania Limited Liability Company, has been filed and approved by the Department of State of the Commonwealth of Pennsylvania on December 3, 2018 in accordance with the provisions of the Commonwealth of Pennsylvania Limited Liability Company Law of 1994, as amended and supplemented.

Elaine Geroulo Esq  
T1-1/25

### CERTIFICATE OF ORGANIZATION

NOTICE IS HEREBY GIVEN THAT Certificate of Organization-Domestic Limited Liability Company of **JCH Contracting, LLC** were filed with and approved by the Pennsylvania Department of State on December 13, 2018 in accordance with provisions of the Pennsylvania Business Corporation Law of 1988.

KREDER BROOKS HAILSTONE LLP  
T1-1/25

### NOTICE

NOTICE OF PROPOSED PRIVATE SALE #1279

On December 21, 2018, the Lackawanna County Tax Claim Bureau received and approved a private sale offer to purchase the property identified as tax map NO. 13408 010 018 located at 1807 McDonough Ave, Scranton, Pennsylvania 18508 pursuant to the terms and conditions of Section 5860.613 of the Real Estate Tax Sale Law, 72 P.S. § 5860.613, for \$6,500.00 free and clear of all tax claims and tax judgements. An interested party, or a person interested in purchasing the property may, if not satisfied that the sale price approved by the Bureau if sufficient, within forty-five (45) days after notice of the proposed sale, petition the Court of Common Pleas of Lackawanna County to disapprove the sale.

Joseph J. Joyce, III, Acting Director  
Lackawanna County Tax Claim Bureau  
T2-2/1

### NOTICE

NOTICE OF PROPOSED PRIVATE SALE #1284

On December 21, 2018, the Lackawanna County Tax Claim Bureau received and approved a private sale offer to purchase the property identified as tax map number 15615-020-023 located at 330 Birch Street, Scranton City, Pennsylvania 18505 pursuant to the terms and conditions of Section 5860.613 of the Real Estate Tax Sale Law, 72 P.S. § 5860.613, for \$4,500.00 free and clear of all tax claims and tax judgements. An interested party, or a person interested in purchasing the property may, if not satisfied that the sale price approved by the Bureau if sufficient, within forty-five (45) days after notice of the proposed sale, petition the Court of Common Pleas of Lackawanna County to disapprove the sale.

Joseph J. Joyce, III, Acting Director  
Lackawanna County Tax Claim Bureau  
T2-2/1

### NOTICE

NOTICE OF PROPOSED PRIVATE SALE #1285

On December 21, 2018, the Lackawanna County Tax Claim Bureau received and approved a private sale offer to purchase the property identified as tax map number 15709-040-033 located at 429 Prescott Ave, Scranton City, Pennsylvania 18510 pursuant to the terms and conditions of Section 5860.613 of the Real Estate Tax Sale Law, 72 P.S. § 5860.613, for \$18,000.00 free and clear of all tax claims and tax judgements. An interested party, or a person interested in purchasing the property may, if not satisfied that the sale price approved by the Bureau if sufficient, within forty-five (45) days after notice of the proposed sale, petition the Court of Common Pleas of Lackawanna County to disapprove the sale.

Joseph J. Joyce, III, Acting Director  
Lackawanna County Tax Claim Bureau  
T2-2/1