

LACKAWANNA JURIST

SHERIFF'S SALE OF VALUABLE REAL ESTATE ON
TUESDAY, JULY 9, 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, JULY 9, 2019 AT TEN
O'CLOCK IN THE FORENOON OF SAID DAY.

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

SALE 1

By virtue of a Writ of Execution filed to No. 2018-06134
Carrington Mortgage Services, LLC vs. William Wivell; Jean
M. Wivell, owner(s) of property situated in Borough of
Dickson City Lackawanna County, Pennsylvania being 1026
Lincoln Street, Dickson City, PA 18519
Dimensions: 25X165
Assessment Map #: 11316090003
Assessed Value figure: \$12,000.00
Improvement thereon: a residential dwelling
Attorney: Katherine M. Wolf, Esq
Sheriff to Collect: \$121,408.05

SALE 2

By virtue of a Writ of Execution No. 2019-00004 Lakeview
Loan Servicing, LLC v. John W. Montgomery, III owners of
property situate in the LAPLUME TOWNSHIP, Lackawanna
County, Pennsylvania, being RR4 Box 78 North Turnpike
Road, A/K/A 2059 N Turnpike Road, Dalton, PA 18414-9804
Front: 15 feet, Depth: 25 feet, containing
Assessment Map #: 0580304000100
Assessed Value figure: \$10,042.00
Judgment Amount: \$81,810.30
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 3

BY VIRTUE of a Writ of Execution filed to No. 2018-04966
PENNSYLVANIA HOUSING FINANCE AGENCY Vs. KIM
BERKMANN
Real Estate: 1010 Winola Road, Clarks Summit, PA 18411
Municipality: Township of South Abington Lackawanna
County, Pennsylvania
Dimensions: 69 x 126 x 79 x 130
See Instrument 2007-24037
Assessment Map: 10001-010-02609
Assessed Value: \$11,000
Improvements thereon:
A residential dwelling house
Attorney: Leon P. Haller, Esquire Purcell, Krug & Haller
Sheriff to collect: \$81,278.33 (Total amount of Judgment)*
*With costs, interest, late charges and taxes, etc. as may
accrue.

SALE 4

RAS Citron, LLC Attorneys for Plaintiff Robert Crawley, Esq.
ID No. 319712, 133 Gaither Drive, Suite F Mt. Laurel, NJ
08054 855-225-6906 rcrawley@rasnj.com
THE BANK OF NEW YORK MELLON FKA THE BANK OF
NEW YORK AS TRUSTEE FOR THE BENEFIT OF THE
CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-
BACKED CERTIFICATES, SERIES 2004-2 v. MATTHEW S.
SYRYLO; LORI ANN SYRYLO COURT OF COMMON
PLEAS LACKAWANNA COUNTY NO. 2019-00646
ALL THOSE CERTAIN LOTS OR PIECES OF GROUND
SITUATE IN THE CITY OF SCRANTON, LACKAWANNA
COUNTY, PA:
BEING KNOWN AS:
1211 ACADEMY STREET, SCRANTON PA 18504
BEING PARCEL NUMBER: 14517-060-042
TOTAL VALUE: \$7500
DIMENSIONS: 50X75
IMPROVEMENTS: RESIDENTIAL PROPERTY
RAS Citron, LLC Attorneys for Plaintiff
Robert Crawley, Esq. ID No. 319712

SALE 5

By virtue of a Writ of Execution No. 15 CV 3430 Wells Fargo
USA Holdings, Inc v. Wendy E. Doloff, Elijah M. Doloff
owners of property situate in the BLAKELY BOROUGH,
Lackawanna County, PA, being 195 West Mountain Road,
Olyphant, PA 18447-9786
Dimensions: 105 X 304 X 90 X 356
Assessment Map #: 10202-020-00604
Assessed Value figure: \$18,000.00
Judgment Amount: \$112,096.90
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

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SALE 6

By virtue of a Writ of Execution filed to No. 2018-CV-438, US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR CREDIT SUISSE FIRST BOSTON MORTGAGE SECURITIES CORP., HOME EQUITY ASSET TRUST 2005-7, HOME EQUITY PASS-THROUGH CERTIFICATES, SERIES 2005-7 C/O WELLS FARGO BANK, N.A. v. MICHAEL G. POLCHA AKA MICHAEL POLCHA and LISA M. POLCHA AKA LISA POLCHA, owners of property situate in GREENFIELD, Lackawanna County, Pennsylvania, being 195 DECKER ROAD, JERMYN, PA 18433
Dimensions: 14.27 acres
Property ID#: 01201010005
Assessed Value figure: \$29,670
Improvements thereon: Residential property
Attorney: Powers Kim, LLC
Sheriff to collect: \$201,324.24

SALE 7

By virtue of a Writ of Execution filed to No. 5989-CV-2018 The Honesdale National Bank vs Jodaj Properties, LLC, owner(s) of property situate in City of Scranton Lackawanna County, Pennsylvania being 1129-1131 Hampton Street
Dimensions: 55 x 133
Property ID#: 15605 040 055
Assessed Value figure: \$16,000.00
Improvements thereon: Residential Multi Dwelling
Attorney: John J. Martin
Sheriff to collect: \$613,724.33

SALE 8

All that certain piece or parcel of Tract of land situate in the City of Carbondale, Lackawanna County, Pennsylvania, and being known as 103 Belmont Street, Carbondale, Pennsylvania 18407.
TAX MAP AND PARCEL #: 04510-020-024
THE IMPROVEMENTS THEREON ARE: Residential Dwelling
REAL DEBT: \$151,554.25
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Anthony Aileo, Jr., Known Surviving Heir of Anthony J. Aileo, Sr., John Aileo, Known Surviving Heir of Anthony J. Aileo, Sr., and Unknown Surviving Heirs of Anthony J. Aileo, Sr.
McCabe, Weisberg & Conway, LLC 123 South Broad Street, Suite 1400 Philadelphia, PA 19109

SALE 9

By virtue of a Writ of Execution No. 2019-00193 Wells Fargo Bank, N.A. v. Peter J. Glenicki, Jr owners of property situate in the RANSOM TOWNSHIP, Lackawanna County, Pennsylvania, being RR1 1030 Lookout Drive, A/K/A 1030 Lookout Drive, Scranton, PA 18504
Dimensions: 1.005 Acres
Assessment Map #: 1440102000201

Assessed Value figure: \$8,000.00
Judgment Amount: \$35,286.32
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 10

By virtue of a Writ of Execution filed to No. 2018-CV-565, M&T Bank v. Edward J Ruddy Jr. and William C. Conway, owner of property situate in Dunmore, Lackawanna County, Pennsylvania being 1604 Clay Avenue, Dunmore, PA 18512
Dimensions: 37X150X18X91X18X59
Property ID#: 14633020003
Assessed Value figure: \$20,000
Improvements thereon: Residential Real Estate
Attorney: Edward J. McKee, Esq
Sheriff to collect: \$140,897.96

SALE 11

By virtue of a Writ of Execution filed to No. 18 CV 5821, JPMorgan Mortgage Acquisition Corp. vs. Shirley A. Evans owner of property situate in the City of Scranton, Lackawanna County, Pennsylvania, being 1929 Amelia Avenue, Scranton, PA 18509
Dimensions: 61 X 58
Property ID#: 13509-040-026
Assessed Value Figure: \$6,500
Improvements Thereon: Residential Multi Dwelling
Attorney: Emmanuel J. Argentieri/Romano, Garubo & Argentieri
Sheriff to collect: \$92,832.17

SALE 12

By virtue of a Writ of Execution filed to No. 19CV39 M&T BANK vs. TIMOTHY J. RITTER, owner(s) of property situate in Borough of Blakely, Lackawanna County, Pennsylvania, being, 449 Gino Merli Drive Peckville, PA 18452, 10316020001,
Assessment Map #: 10316020001
Assessed Value Figure: \$4,000.00
Improvements thereon:
A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect \$60,797.30
BEING Lot Number Six (6) in Block Number Six (6) of Mrs. Emma A. Plummer's Addition to Peckville, Pennsylvania, said Lot being Fifty (50) feet front and rear, and One Hundred Fifty (150) feet in depth and bounded in front by Gino Merli Drive (formerly Ridge Road and/or Maple Street), Easterly by Crystal Street, in rear by a public alley and westerly by Lot Number Five (5) as reference to Map or Plot of said lots will more fully show.
SUBJECT to the same exceptions and reservations contained in prior deeds forming the chain of title.

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SALE 13

By virtue of a Writ of Execution filed to No. 18 CV 6880 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2006-NC5, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006 NC5 vs. NICOLE SUMMA and MARK J. SUMMA, owner(s) of property situate in Borough of Dunmore, Lackawanna County, Pennsylvania, being, 711 4th Street Dunmore, PA 18512, 14619020005, Assessment Map #: 14619020005 Assessed Value Figure: \$7,700.00 Improvements thereon:
A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect \$67,380.03

BEGINNING at a corner of an alley and fourth street; thence along said alley in an Easterly direction fifty (50) feet to a corner of land of Lorenzo Salvatore; thence in a Southerly direction along the land of Lorenzo Salvatore sixty (60) feet to a corner of land formerly of John J. Gibbons, now John Vidmosko; thence a Westerly direction along the land of John Vidmosko fifty (50) feet to Fourth Street aforesaid; thence in a Northerly direction along Fourth Street aforesaid sixty (60) feet to the place of Beginning.

SALE 14

BY VIRTUE of a Writ of Execution filed to No. 2019-00645 PENNSYLVANIA HOUSING FINANCE AGENCY vs. JOSEPH C. MERCADO
Real Estate: 166 EDGEWOOD DRIVE EAST, SOUTH ABINGTON TOWNSHIP, PA 18411
Municipality: SOUTH ABINGTON TOWNSHIP Lackawanna County, Pennsylvania
Dimensions: 90 x 133
See Instrument No. 201315690.
Assessment Map: 11102-010-03729
Assessed Value: \$24,000.00
Improvements thereon:
A residential dwelling house
Attorney: Leon P. Haller, Esquire Purcell, Krug & Haller
Sheriff to collect: \$203,758.17 (Total amount of Judgment)*
*With costs, interest, late charges and taxes, etc. as may accrue.

SALE 15

By virtue of a Writ of Execution No. 2019-00905 Wells Fargo Bank, N.A. v. Cynthia Ostrowski, Stephen J. Ostrowski owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 431 Ripple Street, Scranton, PA 18505-3227
Dimensions: 40 X 160
Assessment Map #: 16710030013
Assessed Value figure: \$7,000.00
Judgment Amount: \$21,941.12

Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 16

By virtue of a Writ of Execution filed to No. 18 CV 6193 FREEDOM MORTGAGE CORPORATION vs. SAMANTHA STOLARIK and STEPHEN STOLARIK, owner(s) of property situate in City of Carbondale, Lackawanna County, Pennsylvania, being, 198 Belmont Street Carbondale, PA 18407, 04510050006, Assessment Map #: 04510050006 Assessed Value Figure: \$7,000.00 Improvements thereon:
A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect \$72,123.81

SALE 17

By virtue of a Writ of Execution filed to No. 18 CV 6576, Village Capital & Investment, LLC v. Allen Plotkin, owner of property situate in the city of Scranton, Lackawanna county, Pennsylvania being 315 East Locust Street, Scranton, PA 18505
Front: Irregular Depth: Irregular
Property ID #: 15619010032
Assessed Value Figure: \$8,500.00
Improvements Thereon: Residential Real Estate
Attorney: Jessica N. Manis, Esq.
Sheriff to Collect: \$59,642.57

SALE 18

By virtue of a Writ of Execution filed to No. 18CV3788 NATIONSTAR MORTGAGE LLC vs. MARTIN F. STIVALA A/K/A MARTIN STIVALA, owner(s) of property situate in Township of South Abington, Lackawanna County, Pennsylvania, being, 506 Sheridan Street, Clark Summit, PA 18444 aka 506 Sheridan Avenue Clark Summit, PA 18411, 1000602003101, Assessment Map #: 1000602003101 Assessed Value Figure: \$13,000.00 Improvements thereon:
A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect \$53,167.16
Beginning At An Iron Pin On The Northwesterly Line Of Sheridan Avenue Being The Common Corner Of Lot No. 184 and Lot No. 185 As Shown On Plan Of Lots Known As "Summit Park" Surveyed For Wood, Harmon And Company By C.S. Miller, Civil Engineers, And Recorded In Lackawanna County (D.B. 87, Pg. 482); Thence Along The Common Line Dividing Lot No. 184 and Lot No. 185, North Forty-One Degrees And Forty-Two Minutes West (N 41 Degrees 42 Minutes W) One-Hundred Twenty-Five Feet (125.00 Feet) To An Iron Pin Corner On The Southeasterly Line Of Alley "B"; Thence Along The Southeasterly Line Of

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Alley "B" North Forty-Eight Degrees And Eighteen Minutes East (N 48 Degrees 18 Minutes E) Thirty Feet (30.00 Feet) To A Corner; Thence Along Line Of Lot No. 183 South Forty-One Degrees And Forty-Two Minutes East (S 41 Degrees 42 Minutes E) One-Hundred And Twenty-Five Feet (125.00 Feet) Passing Through A Party Wall Of An Existing Building To A Corner On The Northwesterly Line Of Sheridan Avenue; Thence Along The Northwesterly Line Of Sheridan Avenue South Forty-Eight Degrees And Eighteen Minutes West (S 48 Degrees 18 Minutes W) Thirty Feet (30.00 Feet) To The Place Of Beginning. Containing 3,750 Sq. Ft. Of Land. Subject To Restrictions, Reservations, Easements, Covenants, Oil, Gas Or Mineral Rights Of Record, If Any.

SALE 19

By virtue of a Writ of Execution filed to No. 18-CV-4529 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE (CWALT 2004-J5) vs. GEORGE SCHIFTER Solely in His Capacity as Heir of Douglas Schifter Deceased, MATTHEW SCHIFTER Solely in His Capacity as Heir of Douglas Schifter Deceased, PAUL SCHIFTER Solely in His Capacity as Heir of Douglas Schifter Deceased and SELMA SCHIFTER Solely in Her Capacity as Heir of Douglas Schifter Deceased, owner(s) of property situate in Township of Lehigh, Lackawanna County, Pennsylvania, being, 94 Country Club Drive AKA 1091 Country Club Drive Thornhurst, PA 18424, 24500030022, Assessment Map #: 24500030022

Assessed Value Figure: \$17,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect \$99,412.23

ALL that certain lot, piece or parcel of land situate and being in the Township of Lehigh, County of Lackawanna, Commonwealth of Pennsylvania, more particularly designated as Lot 1091, Section III on a plan of lots made as a result of a survey by EBECO ASSOCIATES, INC. as Civil Engineers, which survey is recorded in the Office of the Recorder of Deeds in and for Lackawanna County in Map Book Volume 16A at page 74, and is described as Lots of Pocono Resorts Enterprises, Inc.

SALE 20

By virtue of a Writ of Execution filed to No. 18cv1229 Broad Street Funding Trust I vs. Joan Jaditz, Known Surviving Heir of Helen F. Prezkop, Robert Jaditz, Known Surviving Heir of Helen F. Prezkop, Barbara Lamberski, Known Surviving Heir of Helen F. Prezkop, Susan Dixon, Known Surviving Heir of Helen F. Prezkop, Mary Lou Heron, Known Surviving Heir of Helen F. Prezkop, Stephen Jaditz, Known Surviving Heir of Helen F. Prezkop, Ted Jaditz, Known Surviving Heir of Helen F. Prezkop, and Unknown Surviving Heirs of Helen F. Prezkop owners of property Situate in NEWTON

TOWNSHIP, LACKAWANNA COUNTY, PA BEING 1669 Summit Lake Road, Clarks Summit, Pennsylvania 18411 DWELLING KNOWN AS: 1669 SUMMIT LAKE ROAD, CLARKS SUMMIT, PA 18411.

TAX PARCEL NUMBER: PIN #: 12201010002

Title to said premises is vested in John F. Prezkop and Helen F. Prezkop, husband and wife by deed from Fritz Renner and Ruth M. Renner, husband and wife, dated October 27, 1960 and recorded October 27, 1960 in Deed Book 581, Page 198 Instrument Number 254971. The said John F. Prezkop died on November 23, 2007 thereby vesting title in his surviving spouse Helen F. Prezkop by operation of law. The said Helen F. Prezkop died on September 11, 2017 without a will or appointment of an Administrator, thereby vesting title in Joan Jaditz, Known Surviving Heir of Helen F. Prezkop, Robert Jaditz, Known Surviving Heir of Helen F. Prezkop, Barbara Lamberski, Known Surviving Heir of Helen F. Prezkop, Susan Dixon, Known Surviving Heir of Helen F. Prezkop, Mary Lou Heron, Known Surviving Heir of Helen F. Prezkop, Stephen Jaditz, Known Surviving Heir of Helen F. Prezkop, Ted Jaditz, Known Surviving Heir of Helen F. Prezkop, and Unknown Surviving Heirs of Helen F. Prezkop by operation of law.

Assessment Map #: PIN #: 12201010002

Assessed Value figure: \$15,000.00

Improvements thereon: Residential Dwelling

Attorney: McCabe, Weisberg & Conway, LLC

Sheriff to collect: \$147,291.61

SALE 21

By virtue of a Writ of Execution filed to No. 18-CV-4516 Carrington Mortgage Services, LLC vs. Robert E. Wormuth and Lisa A. Wormuth, owners of property situate in the Borough of Old Forge, Lackawanna County, Pennsylvania being 516 Hickory Street, Old Forge, PA 18518 Property ID #: 17508020016

Assessed Value Figure: \$12,000.00

Improvements Thereon: Residential Property

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

Sheriff to collect: \$148,462.80 plus interest at the per diem rate of \$16.43 from November 20, 2018 until July 9, 2019.

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE BOROUGH OF OLD FORGE, COUNTY OF LACKAWANNA, AND COMMONWEALTH OF PENNSYLVANIA, TO WIT:
ALL THAT CERTAIN PARCEL OF LAND IN THE BOROUGH OF OLD FORGE LACKAWANNA COUNTY, COMMONWEALTH OF PA, AS MORE FULLY DESCRIBED IN BOOK 714 PAGE 405 ID#17508020016, BEING THE SAME FEE SIMPLE PROPERTY CONVEYED BY DEED FROM GLADYS RUSSIN, JERRY Y. RUSSIN, AND LOVIE NESTERAK TO ROBERT E. WORMUTH AND LISA A. WORMUTH, DATED 07/15/2002 RECORDED ON 07/22/2002 IN BOOK 714, PAGE 405 IN LACKAWANNA

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COUNTY RECORDS, COMMONWEALTH OF
PENNSYLVANIA

SALE 22

By virtue of a Writ of Execution filed to No. 14 CV 6538 U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2006-EQ1, c/o Wells Fargo Bank, NA v Allen J. Exeter, Jr. owner(s) of property situate in Borough of Moosic, Lackawanna County, being 1310 Springbrook Avenue, Taylor, PA 18517
Dimensions: 6793 (SQFT)
Property ID #: 18503-030-01301
Assessed Value Figure: \$6,500.00
Improvements thereon: single family dwelling
Attorney: Meredith H. Wooters, Esquire; Scott A. Dietterick, Kimberly J. Hong, Michael E. Carleton, Justin F. Kobeski, Matthew P. Curry, Cristina L. Connor, Holly N. Wolf and Karina Velter
Sheriff to collect: \$146,358.01

SALE 23

By virtue of a Writ of Execution filed to No. 19 CV 1242, PENNYMAC LOAN SERVICES, LLC v. JASON TUTINO, owner of property situate in SCRANTON, Lackawanna County, Pennsylvania, being 1607 COURT STREET, SCRANTON, PA 18504.
Dimensions: 0.20 Acres
Property ID #: 1341504000156
Assessed Value figure: \$24,575
Improvements thereon: Residential property
Attorney: POWERS KIRN, LLC
Sheriff to collect: \$228,803.71

SALE 24

By virtue of a Writ of Execution filed to No. 18 CV 3719, HSBC Bank USA, N.A., as Trustee on behalf of ACE Securities Corp. Home Equity Loan Trust and for the Registered Holders of ACE Securities Corp. Home Equity Loan Trust, Series 2005-HE6, Asset Backed Pass-Through Certificates c/o Ocwen Loan Servicing, LLC v. Eugene E. Majewski and Mari J. Majewski a/k/a Mari Majewski., owner of property situate in Old Forge, Lackawanna County, Pennsylvania being 128 Seneca Drive, Old Forge, PA 18518.
Dimensions: 102X123X102X123
Property ID #: 17519070017
Assessed Value figure: \$28,500
Improvements thereon: Residential Real Estate
Attorney: Edward J. McKee, Esq
Sheriff to collect: \$256,824.23

SALE 25

RAS Citron, LLC Attorneys for Plaintiff Robert Crawley, Esq. ID No. 319712, 133 Gaither Drive, Suite F Mt. Laurel, NJ 08054 855-225-6906 rcrawley@rasnj.com
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF AEGIS ASSET BACKED SECURITIES TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-2 v. Brenda Jefferson a/k/a Brenda K. Jefferson COURT OF COMMON PLEAS LACKAWANNA COUNTY NO. 14CV2213
ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE GOULDSBORO, LACKAWANNA COUNTY, PA:
BEING KNOWN AS:
95 CC DELBERT DRIVE GOULDSBORO, PA 18424
BEING PARCEL NUMBER: 22803-040021
PIN #: 22803040021
DIMENSIONS: 160 X 282 X 160 X 282
TOTAL VALUE: \$18375
IMPROVEMENTS: RESIDENTIAL PROPERTY
RAS Citron, LLC Attorneys for Plaintiff
Robert Crawley, Esq. ID No. 319712

SALE 26

By virtue of a Writ of Execution No. 2019-00005 Lsf10 Master Participation Trust v. Mary Wesoloski owners of property situate in the SCRANTON CITY, 24TH, Lackawanna County, Pennsylvania, being 112 Penwood Drive, a/k/a 112 Penn Wood Drive, Scranton, PA 18505-3634
Dimensions: 65 X 119 X 65 X 115
Assessment Map #: 17706020001
Assessed Value figure: \$18,000.00
Judgment Amount: \$120,473.97
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 27

By virtue of a Writ of Execution No. 2019-00194 Wells Fargo Bank, N.A. v. Carolyn D. Shay owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 1306 South Irving Avenue, Scranton, PA 18505-2450
Front: 27 feet, Depth: 150 feet
Assessment Map #: 16711060057
Assessed Value figure: \$5,000.00
Judgment Amount: \$30,572.22
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 28

By virtue of a Writ of Execution No. 18-CV-4543 Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing LP v. Megan E. McCabe, Brian M. McCabe owners of property situate in the OLD FORGE BOROUGH, Lackawanna

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County, PA, being 161 Taroli Street, Old Forge, PA 18518-1952
Dimensions: 80 X 96 X 80 X 94 and 70 X 99 X 71 X 96
Assessment Map #: 17520-030-009 and 17520-030-00902
Assessed Value figure: \$22,600.00
Judgment Amount: \$126,274.65
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 29

By virtue of a Writ of Execution No. 2015-51357 Scott Township Sewer and Water Authority vs. Michael G. Mellner Rhoda O. Mellner United States of America. Michael G. Mellner, Rhoda O. Mellner and United States of America, owner(s) of property situate in Scott Township, Lackawanna County, Pennsylvania, being: 103 Evelyn Avenue
Dimensions: 48X100
Property ID#: 06210-020-019
Assessed Value Figure: \$4,748.00
Improvements thereon: RESIDENTIAL PROPERTY
Attorney: ROBERT P. DADAY, Esquire, Portnoff Law Associates, Ltd., (866)211-9466
Sheriff to Collect: \$5,144.99

SALE 30

By virtue of a Writ of Execution No. 2014-52420 Scott Township Sewer and Water Authority vs. James Munley Carol Munley. James Munley and Carol Munley, owner(s) of property situate in Scott Township, Lackawanna County, Pennsylvania, being: 6 Blakely Street
Dimensions: 60X85
Property ID#: 06215-030-036
Assessed Value Figure: \$7,500.00
Improvements thereon: RESIDENTIAL PROPERTY
Attorney: ROBERT P. DADAY, Esquire, Portnoff Law Associates, Ltd., (866)211-9466
Sheriff to Collect: \$4,709.82

SALE 31

By virtue of a Writ of Execution No. 2017-51746 Carbondale Area School District vs. Charles J. Lowe. Charles J. Lowe, owner(s) of property situate in Fell Township, Lackawanna County, Pennsylvania, being: 349 Mill Street
Dimensions: 60X125
Property ID#: 04507-010-018
Assessed Value Figure: \$7,300.00
Improvements thereon: RESIDENTIAL PROPERTY
Attorney: ROBERT P. DADAY, Esquire, Portnoff Law Associates, Ltd., (866)211-9466
Sheriff to Collect: \$5,115.34

SALE 32

By virtue of a Writ of Execution No. 2017-52474 Carbondale Area School District vs. Linda Jacobino Samantha Snyder. Linda Jacobino and Samantha Snyder, owner(s) of property

situate in Carbondale, Lackawanna County, Pennsylvania, being: 96 Birkett Street
Dimensions: 30X60
Property ID#: 04514-010-04501
Assessed Value Figure: \$5,500.00
Improvements thereon: RESIDENTIAL PROPERTY
Attorney: ROBERT P. DADAY, Esquire, Portnoff Law Associates, Ltd., (866)211-9466
Sheriff to Collect: \$4,863.11

SALE 33

By virtue of a Writ of Execution No. 2019-01190 Freedom Mortgage Corporation v. Gary J. Delena, Jr owners of property situate in the THORNHURST TOWNSHIP, Lackawanna County, Pennsylvania, being 34 Magnolia Drive, a/k/a Magnolia Drive L-428, Thornhurst, PA 18424-8023
Dimensions: 80X140
Assessment Map #: 24103100012
Assessed Value figure: \$17,000.00
Judgment Amount: \$65,027.00
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

NOTICE TO ALL PARTIES IN INTEREST AND CLAIMANTS:

A SCHEDULE OF DISTRIBUTION OF ONLY HIGH BID SALES WILL BE FILED BY THE SHERIFF NOT LATER THAN AUGUST 9, 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
APRIL 15, 2019**

ESTATES

First Notice

ESTATE OF ALAN R. JONES, late of the City of Scranton, Died February 4, 2019, Administratrix, Judith R. Jones; Danielle M. Mulcahey, Attorney for the Estate, Wright, Reihner and Mulcahey, 148 Adams Avenue, Scranton, PA 18503. Notice is hereby given that Letters of Administration have been granted. All persons indebted to the said estate are required to make payment and those having claims or demands are to present the same without delay to the Administratrix named.

Estate Notice is Hereby Given that Letters of Testamentary have been Granted to Matthew J. Ludovici in the **ESTATE OF MATTHEW M. LUDOVICI**, late of the City of Scranton, Lackawanna County, Pennsylvania, who died March 7, 2019. All persons indebted to said Estate are requested to make payment and those having claims to present the same, without delay, to Justin J. Sulla, Esq., 1144 E Drinker Street, Dunmore, Pennsylvania, 18512 or Executor, Matthew J. Ludovici, 77 Oak Grove Drive, Dallas, Georgia 30157.

Notice is hereby given that, in the estate of the decedent set forth below, the Register of Wills has granted letters, testamentary or of administration to the persons named. All persons having claims against said estate are requested to make known the same to them or their attorneys and all person indebted to said decedent are requested to make payment without delay to the executors or administrators named below. **ESTATE OF MICHAEL S. MASICH**, Deceased, late of Clarks Summit Borough, Executrix Joan Masich, 706 Lilac Lane, Clarks Summit, PA 18411. Attorney Kenneth R. Bachman, Esq., 1063 Mosser Road, T-204, Breinigsville, PA 18031.

ESTATE OF LOUIS J. ROSE, JR., late of Dickson City, PA (Died: December 21, 2018). Louis J. Rose, III, a/k/a Lou Rose, a/k/a Louis Rose, Executor or Barbara J. O'Hara, Attorney for the Estate, 1421 E. Drinker Street, Dunmore, Pennsylvania 18512.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted to Jane Maxwell, Executor of the **ESTATE OF NICHOLAS G. SCARAMASTRO**, deceased, who died on May 18, 2019, late of Moosic, Pennsylvania. All persons indebted to the estate are required to make payment and those having any claims or demands are to present the same, without delay, to the Executor, Jane Maxwell, c/o her attorney Carlo A. LaMonica, Esquire, LaMonica Law Firm LLC, 3218 Pittston Avenue, Scranton, PA 18505.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF PETE A. SHEERER, A.K.A PETE AUSTIN SHEERER**, County of Lackawanna, Pennsylvania, who died March 16, 2018. All persons indebted to the said estate are required to make payment, and those having claims or demands to present the same without delay to the Executor, William James Sheerer or James P. Phillips, Jr., Esquire, at 731 Cliff Drive, Lake Ariel, PA 18436.

ESTATE OF ELEANOR T. STRONY, Letters Testamentary, c.t.a., have been granted in the above-named estate to executor Ann Marie Seasock. All persons indebted to the estate are requested to make immediate payment and those having claims are directed to present the same without delay to the executor by (a) contacting her attorney within (4)

months from the date hereof and (b) filing with the Clerk of the Court of Common Pleas of Lackawanna County, Orphans Court Division, a particular statement of claim, duly verified by an affidavit setting forth an address within the county where notice may be given to claimant. Glenn M. Cashuric, Esq., Law Offices of Glenn M. Cashuric, 805 Susquehanna Avenue, Olyphant, PA 18447. glenncashuric@gmail.com.

Second Notice

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF MARTIN W. BATERIDGE**, Deceased, late of 538 Henry Street, Dickson City, Lackawanna County, Pennsylvania 18519, who died on April 16, 2019. All persons indebted to the Estate are requested to make payment and those having claims or demands are to present same, without delay, to the Executrix, Noreen Bateridge Logan, or Michael N. Krisa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447.

In re: **ESTATE OF EUGENE ERNEST BUDZINSKI, A/K/A EUGENE BUDZINSKI**, late of Scott Township, Pennsylvania, 01/30/2019. Letters in the above Estate having been granted, all person having claims or demands against the Estate of the Decedent shall make them known and present them, and all persons indebted to the said Decedent shall make payment thereof, without delay, to Eric Budzinski, Personal Representative, or to Joseph S. Toczydlowski, Jr., Esquire of the Toczydlowski Law Office, 392 North Main Street, Archbald, PA 18403.

ESTATE OF MARK J. DEANTONIO, late of Carbondale, Pennsylvania (died 01/21/2019). Notice is hereby given that Letters of Administration on the above estate have been granted to Angela M. DeAntonio of Mountain Top, PA 18707, Administratrix. All persons indebted to the said estate are required to make payment and those having claims to present the same without delay to the Administratrix named herein, or to Patrick N. Coleman, Esquire, Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

ESTATE OF RUTH A. DEANTONIO, late of Carbondale, Pennsylvania (died 11/01/2013). Notice is hereby given that Letters of Testamentary on the above estate have been granted to Angela DeAntonio of Mountain Top, PA 18707, 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.

In re: **ESTATE OF PAUL DUBEE**, late of Scott Township, Pennsylvania, 05/04/2019. Letters in the above Estate having been granted, all person having claims or demands against the Estate of the Decedent shall make them known and present them, and all persons indebted to the said Decedent shall make payment thereof, without delay, to Judith Manasek, Personal Representative, or to Joseph S. Toczydlowski, Jr., Esquire of the Toczydlowski Law Office, 392 North Main Street, Archbald, PA 18403.

ESTATE OF JOSEPH D. EBOLI, late of Dunmore, Lackawanna County, Pennsylvania, (died May 1, 2019). Notice is hereby given that Letters of Administration C.T.A., on the estate have been issued to Christopher Eboli, Administrator C.T.A., of the Estate. MARIANNE M. STIVALA, ESQUIRE, BRIAN J. CALI & ASSOCIATES, 103 EAST DRINKER STREET, DUNMORE, PENNSYLVANIA 18512.

LACKAWANNA JURIST

ESTATE OF RICHARD J. EVANS, late of Scranton, Lackawanna County, PA (died April 7, 2019). Notice is hereby given that Letters Testamentary in the above Estate have been issued to Karen Evans Norton, Executrix. Creditors shall present claims and Debtors shall make payments to Karen Evans Norton c/o Arthur J. Rinaldi, Esquire, Rinaldi & Rinaldi, 2 West Olive Street, Scranton, PA 18508.

RE: **ESTATE OF MARGARET A. FETCH**, late of Taylor, PA, who died April 3, 2019. 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: George Fetch, Jr., Executor, or Daniel L. Penetar, Jr., Esquire, 116 North Washington Avenue, Suite 2A, Scranton, PA 18503.

ESTATE OF MARY ELIZABETH FRABLE a/k/a LISA FRABLE, deceased, late of 310 Willow Street, Scranton, Lackawanna County, PA 18505. (Died May 5, 2019). Letters of Administration having been granted, creditors shall make demand and debtors shall make payment to Marguerite McLane, Administratrix, or John T. McLane, Attorney, 1208 Schlager Street, Scranton, PA 18504-1547.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF BARBARA C. HARVEY**, Deceased, late of 107 West Street, Eynon, Lackawanna County, Pennsylvania 18403, who died on March 8, 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, Barbara Cunningham, or Michael N. Krisa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447.

RE: **ESTATE OF JEANNE MARIANI**, late of Scranton, PA, who died May 2, 2019. 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: James Caravelli, Executor, or Daniel L. Penetar, Jr., Esquire, 116 North Washington Avenue, Suite 2A, Scranton, PA 18503.

ESTATE OF PAUL D. MAOPOLSKI, ESTATE NUMBER 35-2019-704, DECEASED, LATE OF OLD FORGE, LACKAWANNA COUNTY, PA: DIED FEBRUARY 11, 2014. 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 PAULA MAOPOLSKI, AKA PAULA BARCHAK, 2206 SUMMIT POINTE DRIVE, SCRANTON, PA 18508.

ESTATE OF JOHN J. McDERMOTT, late of Scranton, Lackawanna County, PA (died April 15, 2019). Notice is hereby given that Letters Testamentary in the above Estate have been issued to Sasha McLain, Executrix. Creditors shall present claims and Debtors shall make payments to Sasha McLain, c/o Arthur J. Rinaldi, Esquire, Rinaldi & Rinaldi, 2 West Olive Street, Scranton, PA 18508.

ESTATE OF JOHN P. MORGAN, deceased, late of Old Forge, Lackawanna County, Pennsylvania (died April 26, 2019). Letters Testamentary have been granted to Sara Ann (Marta) Morgan, who requests all persons having claims or demands against the Estate of the Decedent to make known the same, and all persons indebted to the Decedent to make payments without delay to: Sara Ann (Marta) Morgan,

Executrix c/o Hon. Leonard N. Zito, Florio Perrucci Steinhardt & Cappelli, LLC, 60 West Broad Street, Suite 102, Bethlehem, PA, 18018.

ESTATE OF ELIZABETH A. NARVID, DECEASED, late of 142 EAST STREET, EYNON, PA 18403, (Died November 8, 2018) GREGORY B. NARVID, Administrator; Dante A. Cancelli, Suite 401, 400 Spruce Street, Scranton, Pennsylvania 18503, Attorney.

ESTATE NOTICE JOHN D. ORGILL, late of Blakely, Lackawanna County, Pennsylvania, died on August 6, 2018. Notice is hereby given that Letters of Administration on the above estate have been issued to Deborah Orgill, Executrix of the Estate. All persons indebted to said estate are required to make payment and those having claims or demands to present the same without delay to the Executrix named above. JOHN P. NOVAK, ESQUIRE, 429 South Main Street, Suite 10, 1st Floor, Old Forge, Pennsylvania 18518.

ESTATE OF GEORGE SCHAFFER, late of Madisonville, Lackawanna County, Pennsylvania (date of death: May 6, 2019). Letters of Administration have been granted in the Estate of George Schaffer, Deceased, to Mildred D. Schieber, Administratrix, or Powell Law Attorneys, 527 Linden Street, Scranton, PA 18503.

NOTICE IS HEREBY GIVEN that Letters of Testamentary have been granted to Nicholas Mussari of the **ESTATE OF STEPHEN M. STACOVIAK**, late of Olyphant, but formerly of Lackawanna County, Pennsylvania, date of death September 23, 2017. Creditors are to present claims and debtors are to make payments to Anne Marie Howells, Esquire (Attorney for the Estate), 307 West Market Street, Suite #1, Scranton, PA 18508-2783. (570)344-1088.

ESTATE OF DIANE CORBY STOMBAUGH, ESTATE NUMBER 35-2019-710, DECEASED, LATE OF DICKSON CITY, LACKAWANNA COUNTY, PA: DIED APRIL 12, 2019. NOTICE IS HEREBY GIVEN THAT LETTERS TESTAMENTARY HAVE BEEN GRANTED IN THE ABOVE ESTATE. ALL PERSONS INDEBTED TO SAID ESTATE ARE REQUIRED TO MAKE PAYMENTS, AND THOSE HAVING CLAIMS OR DEMANDS ARE TO PRESENT THE SAME WITHOUT DELAY TO JESSE CORBY, 12 FALLS LANE, BLAKELY, PA, 18447 AND DIANE CORBY TEEVAN, 603 S VALLEY AVENUE, OLYPHANT, PA, 18447.

ESTATE OF GREGORY M. SUCHESKI, AKA GREGORY SUCHESKI, ESTATE NUMBER 35-2019-713 , DECEASED LATE OF PECKVILLE, LACKAWANNA COUNTY, PA: DIED APRIL 27, 2019. NOTICE IS HEREBY GIVEN THAT LETTERS TESTAMENTARY HAVE BEEN GRANTED IN THE ABOVE ESTATE. ALL PERSONS INDEBTED TO SAID ESTATE ARE REQUIRED TO MAKE PAYMENTS, AND THOSE HAVING CLAIMS OR DEMANDS ARE TO PRESENT THE SAME WITHOUT DELAY TO DONNA CONNOR, 2600 KRIEBEL ROAD, HARLEYSVILLE, PA 19438.

ESTATE OF ANTHONY MICHAEL SUSI, SR., late of Scott Township, Pennsylvania (Died March 19, 2019). Letters Testamentary having been granted to Anthony Michael Susi, Jr., and Catherine Kobeski, Co-Executor. All persons having claims against the Estate or indebted to the Estate shall make payment or present claims to Douglas P. Thomas, Attorney for the Estate, 345 Wyoming Avenue, Suite 200, Scranton, PA 18503.

ESTATE OF MARY V. TRACY, late of Scranton, Lackawanna County, Pennsylvania. Letters of Administration in the above Estate having been granted to the undersigned, all persons indebted to the Estate are requested to make payment, and those having claims to present the same,

LACKAWANNA JURIST

without delay to: Tracy Whitman, 5 Alpha Street, Scranton, PA 18508. Or to the Attorney: Latisha B. Schuenemann, Leisawitz Heller Abramowitch Phillips, P.C., 2755 Century Boulevard, Wyoming, PA 19610.

Third Notice

ESTATE OF MARJORIE A. BATTAGLIA, file number 2019-00496, late of Scranton, Lackawanna County, PA (Date of death: 12/02/2016). Fred Battaglia was appointed Executor on April 12, 2019. Jeffrey A. Levine, Esquire, Herlands & Levine, 27 North Main Street, Suite 301, Carbondale, PA 18407.

ESTATE OF MARK A. BATTAGLIA, file number 2019-00415, late of Scranton, Lackawanna County, PA (Date of death: 12/27/2018). Fred Battaglia was appointed Executor on April 12, 2019. Jeffrey A. Levine, Esquire, Herlands & Levine, 27 North Main Street, Suite 301, Carbondale, PA 18407.

ESTATE OF PAUL BAZINK, file number 35-17-01280, late of Jermyn, Lackawanna County, PA (Date of death: 10/12/2017). Joseph Bazink was appointed Executor on October 31, 2017. Jeffrey A. Levine, Esquire, Herlands & Levine, 27 North Main Street, Suite 301, Carbondale, PA 18407.

ESTATE OF GEORGE J. CHERMAK, file number 3519-161, late of Scranton, Lackawanna County, PA (Date of death: 01/17/2019). Joan Yontas was appointed Executrix on February 1, 2019. Jeffrey A. Levine, Esquire, Herlands & Levine, 27 North Main Street, Suite 301, Carbondale, PA 18407.

ESTATE OF WESLEY J. DION, DECEASED, late of 2309 STAFFORD AVE., SCRANTON, PA 18505, (Died January 18, 2019) MARCIA DION LOUGHMAN, Executrix; Dante A. Cancelli, Esquire, Suite 401, 400 Spruce Street, Scranton, Pennsylvania 18503, Attorney.

ESTATE OF MARGARET GRIFFIN, Deceased (died on 4/7/2019). Late of Carbondale, Lackawanna County, PA. Letters Testamentary have been granted and all creditors shall make demand and all debts shall make payment without delay to SALLY KANE, C/O HARRY T. COLEMAN, ESQUIRE, 41 N. Main Street, Carbondale, PA 18407.

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted to Jeremy Jones, Administrator of the **ESTATE OF SHARON JONES aka SHARON P. JONES**, late of Avoca, Lackawanna County, Pennsylvania who died on March 16, 2019. All persons indebted to the Estate are required to make payment and those having claims or demands to present the same without delay to the Administrator in c/o Gregory S. Skibitsky, Jr., Esquire, Skibitsky & Molino, 457 North Main Street, Suite 101, Pittston, PA 18640.

ESTATE OF LORRAINE M. KOLCUN, file number 2018-01527, late of Fell Township, Lackawanna County, PA (Date of death: 12/11/2018). John M. Kolcun was appointed Executor on December 28, 2018. Jeffrey A. Levine, Esquire, Herlands & Levine, 27 North Main Street, Suite 301, Carbondale, PA 18407.

ESTATE OF GRACE LOUISE LEZINSKI, late of Scott Township. Notice is hereby given that Letters of Administration have been granted by the Register of Wills of Lackawanna County, Pennsylvania, upon the estate of the following named Decedent, and all persons indebted to said estate are requested to make immediate payment, and those having claims against the estate shall make them known

without delay to the Co-Administrators, at c/o 135 North George Street, York, PA, 17401. Stephen T. Lezinski and Aimee G. Sweeney, Co-Administrators, CGA Law Firm, PC, Brent C. Diefenderfer.

RE: **ESTATE OF EDWARD SNELL**, late of Newton Township, Lackawanna County, and State of Pennsylvania, deceased, who died on the 25th day of January, 2019. Letters of Administration having been granted, all persons having claims or demands against the estate of the decedent shall make them known and present them, and all persons indebted to the decedent shall make payment thereof without delay to the Administratrix, Deborah Snell, 421A Powell Avenue, Clarks Summit, PA 18411, or to Mattes & Mattes, P.C., 324 North Washington Ave., Scranton, PA 18503.

ESTATE OF DONNA WYANDT aka DONNA M. WYANDT, late of the Borough of Moosic, Lackawanna County, Pennsylvania, (died August 11, 2018). Notice is hereby given that Letters Testamentary on the above estate have been issued to Charisse D. Kimble and Marc J. Wyandt, Personal Representatives of the Estate. All persons indebted to the said Estate are required to make payment and those having claims or demands to present the same without delay to the Personal Representatives or to Guy N. Valvano, Esquire, 117 W. Drinker Street, Dunmore, PA 18512, Attorney for the Estate.

ESTATE OF SABINE A. YANTORN, file number 2018-00602, late of Olyphant, Lackawanna County, PA (Date of death: 03/28/2018). Danielle F. Lennartz was appointed Administratrix on May 16, 2018. Jeffrey A. Levine, Esquire, Herlands & Levine, 27 North Main Street, Suite 301, Carbondale, PA 18407.

FICTITIOUS NAME

An application for registration of the fictitious name **Milo's Tax and Accounting**, 17 Frank St., Carbondale, PA 18407 has been filed in the Department of State at Harrisburg, PA, File Date 04/18/2019 pursuant to the Fictitious Names Act, Act 1982-295. The name and address of the person who is a party to the registration is James Bradley, 17 Frank St., Carbondale, PA 18407.

T1-6/14

CHANGE OF NAME

Notice is given that on May 2, 2019, the Petition for a Change of Name was filed in the Court of Common Pleas of Lackawanna County by Michael Kovach to change his son's name from Asher Creek to Asher Kovach. The Court has fixed June 28th at 9am as the date and time of the Hearing.

T1-6/14

CERTIFICATE OF ORGANIZATION

Notice is hereby given that A Certificate of Organization for Domestic Limited Liability Company for **Plush Innovations, LLC**, a Pennsylvania Limited Liability Company, was filed on April 23, 2019, and accepted by the Commonwealth of Pennsylvania, Department of State in accordance with the provisions of the Pennsylvania Limited Liability Company Law of 1994, as amended.

Glenn M. Cashuric, Esq.,

T1-6/14

LACKAWANNA JURIST

CERTIFICATE OF ORGANIZATION

NOTICE IS HEREBY GIVEN THAT a Certificate of Organization for **Livingston Rental, LLC**, a Limited Liability Company, was filed with and approved by the Department of State, Commonwealth of Pennsylvania, on November 27, 2018, for the purpose of forming a Limited Liability Company pursuant to the provisions of the Limited Liability Company Law of 1994, as amended and/or supplemented.

T1-6/14

NOTICE

NOTICE OF DETERMINATION OF TITLE TO DECEDENT'S INTEREST IN REAL ESTATE UNDER SECTION 3546 OF PEF CODE

TO: All Persons Claiming Any Legal or Equitable Right, Title, Estate, Lien.

You are hereby notified that Donna Biscontini has filed her Petition for an ORDER adjudging that the title to the decedent, FRANCES BISCONTINI AKA FRANCESCA BISCONTINI'S interest in the real estate is in the Petitioner under Section 3546 of Pennsylvania Estates and Fiduciary Code; File No. 19-735, setting forth that she claims interest in the following described parcel of land, to wit:

A vacant parcel of land located in the Borough of Old Forge, Lackawanna County, designated as PIN Number: 184.01-010-026 in the Lackawanna County Tax Assessor's Office. BEING the same premises which The Lehigh Valley Coal Company by deed dated June 1, 1945 conveyed to Frances Biscontini, widow, recorded in Lackawanna County Recorder of Deeds, Deed Book No. 452 at Page 517.

If you wish to respond, you must enter a written appearance personally or by attorney and file your response or objections in writing with the Court within twenty (20) days herefrom. If you fail to do so, the case may proceed without you and an ORDER adjudging that the title to the decedent's interest in the real estate is in the petitioner may issue by Court without further notice for the relief requested by Petitioner.

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

NORTHERN PA. LEGAL SERVICES, INC.
33 North Main Street
Pittston, Pa. 18640
(570) 299-4100

LAWYER REFERRAL SERVICE
Lackawanna Bar Association
233 Penn Avenue
Scranton, Pennsylvania 18503
(570) 969-9161

Attorney name and address:
Donna M. DeVita, Esq.
1209 Marion St.,
Dunmore, Pa. 18509
570-343-9597
T2-6/21

NOTICE

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF LACKAWANNA
CIVIL ACTION NO. 2019-03075

THOMAS GATES
Plaintiff

v.

PATRICIA OGRDOSKI
Defendant

TO: PATRICIA OGRDOSKI

You are notified that THOMAS GATES has commenced an action in equity against you which you are required to defend.

NOTICE

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

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

Northeastern Pennsylvania Legal Services
33 N. Main Street, Suite 200
Pittston, PA 18640
Telephone (570) 299-4100

Thomas Gates, Pro Se Plaintiff
743 Garnet Lane, East Stroudsburg, PA 18301
T1-6/14

NOTICE

NOTICE OF FILING ARTICLES OF AMENDMENT

Notice is hereby given that on June 11, 2019, FNCB Bank, with its principal place of business located at 102 E. Drinker Street, Dunmore, PA 18512, filed Articles of Amendment with the Pennsylvania Department of Banking and Securities pursuant to the provisions of Chapter 15 of the Banking Code of 1965, as amended.

The purpose of the amendment is to change its principal place of business to 100 S. Blakely Street, Dunmore, PA 18512. FNCB Bank's current principal place of business shall be used for bank office purposes.

All interested persons may file comments regarding this amendment, in writing, with the Pennsylvania Department of Banking and Securities, Corporate Applications Division, 17 North Second Street, Suite 1300, Harrisburg, PA 17101-2290.

In order to be considered, comments regarding this amendment must be received by the Department of Banking and Securities no later than thirty (30) days after the date that notice of the filing of this amendment is published in the *Pennsylvania Bulletin*. Publication in the *Pennsylvania Bulletin* may or may not appear contemporaneously with this notice. Please check the *Pennsylvania Bulletin* Web site at www.pabulletin.com to determine the due date for filing comments.

T1-6/14

LACKAWANNA JURIST

NOTICE

IN THE COURT OF COMMON PLEAS
OF LACKAWANNA COUNTY
CIVIL ACTION-LAW
ACTION IN DIVORCE
No.: 2019-FC- 40668

MUHAMMET FETHULLAH
KAHRAMAN
Plaintiff
vs.
HOLLY SUE HOFFMAN
Defendant

NOTICE TO DEFEND AND CLAIM RIGHTS

TO: Holly Sue Hoffman, Defendant

You have been sued in court. If you wish to defend against the claims set forth, you must take prompt action within twenty (20) days after this Notice of Complaint in Divorce are served to you. You are warned that if you fail to do so, a case may proceed without you and a Decree of Divorce or Annulment may be entered against you by the court without further notice. A judgment may also be entered against you by the court. A judgment may also be entered against you for any other claim or relief requested above by the plaintiff. You may lose money or property or other rights important to you.

You are further notified that under the Divorce Code you may request that the court direct you and your spouse to attend marriage counseling. A list of professional marriage counselors is available at the Office of the Prothonotary, Lackawanna County Governmental Center, 123 Wyoming Avenue, Scranton, Pennsylvania. This list can be made available to you upon request.

If you desire to pursue counseling, you must make your request for counseling within twenty (20) days of the date on which you receive this Notice. This request must be made upon proper motion filed with the court. Failure to do so will constitute a waiver of your right to request counseling.

IF YOU DO NOT FILE A CLAIM FOR ALIMONY, MARITAL PROPERTY, COUNSEL FEES OR EXPENSES BEFORE THE FINAL DECREE OR ANNULMENT IS ENTERED, YOU WILL LOSE THE RIGHT TO CLAIM ANY OF THEM.

**NOTICE OF INTENTION TO REQUEST ENTRY
OF § 3301(d) DIVORCE DECREE**

TO: Holly Sue Hoffman, Defendant

You have been sued in an action for divorce. The plaintiff has also filed an affidavit stating that (1) you and he separated on August 1, 2006 and have continued to live separate and apart for a period of at least one year; (2) the marriage is irretrievably broken; and (3) I understand that I may lose rights concerning alimony, division of property, lawyer's fees or expenses if I do not claim them before a divorce is granted. If you fail to answer the complaint or file a counter-affidavit to the § 3301(d) affidavit within thirty days from your receipt of this notice, the plaintiff can request the court to enter a final decree in divorce.

If you do not file with the prothonotary of the court an answer with your signature notarized or verified or a counter-affidavit by the above date, the court can enter a final decree in divorce. A counter-affidavit which you may file with the prothonotary of the court is located at Pa.R.C.P. 1920.72 and can be accessed at www.pacode.com.

Unless you have already filed with the court a written claim for economic relief, you must do so by the above date or the court may grant the divorce and you will lose forever the right to ask for economic relief. The filing of the form counter-affidavit alone does not protect your economic claims.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

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

or

Lawyer Referral Service
Lackawanna Bar Association
233 Penn Avenue
Scranton, PA 18503
(570) 969-9161

Submitted: James P. Gregorowicz
Attorney for Plaintiff
SNB Plaza, 4th Floor
108 N. Washington Avenue
Scranton, PA 18503-1878
Phone: (570) 969-9050
Fax: (570) 969-9055

S. Ct. ID# 77054 attvjimreg@gmail.com

