

LACKAWANNA JURIST

JUDICIAL OPINION

CASE NAME AND NUMBER: Pennsylvania Trust Company v. Wilkes-Barre Hospital Company, LLC,
2019 WL 96060 (Lacka. Co. 2019)

DATE OF DECISION: January 3, 2019

JUDGE: Terrence R. Nealon

ATTORNEYS INVOLVED:

Matthew A. Casey, Esquire, John Pinto, Esquire, Counsel for Plaintiff
Stuart T. O'Neal, Esquire, M. Sean Maravich, Esquire, Courtney C. Barbacane, Esquire, Counsel for Defendants, Wilkes-Barre Hospital Company, LLC d/b/a Wilkes-Barre General Hospital, Commonwealth Health Physician Network, Commonwealth Health Network, and Commonwealth Health Systems, James A. Doherty, Jr., Esquire, Grace Doherty Hillebrand, Esquire, Counsel for Defendants, OB-GYN Associates, LLC, and John Frye, M.D., Michael P. Perry, Esquire, Michael O. Pitt, Esquire, O'Brien & Ryan, LLP, Counsel for Defendant, Moses Taylor Hospital

SUMMARY OF OPINION:

In this malpractice action alleging obstetrical, pediatric, nursing, and institutional negligence in connection with the birth and neonatal treatment of a baby, the defendant-hospital filed a motion seeking to strike plaintiff's objections to the 40 records subpoenas that the hospital served upon non-parties for the production of the medical, educational, and employment records of the infant's parents. While it is generally true that discovery should be liberally allowed, fishing expeditions are not to be countenanced under the guise of discovery, and discovery requests may be disallowed on the basis of unreasonable annoyance, embarrassment, oppression, burden or expense. Since the parents did not advance individual claims, their medical records dating back to their births were presumably relevant, and the hospital was entitled only to those records concerning any genetic testing and its results, and all other medical records sought by the hospital remained irrelevant and privileged. Furthermore, inasmuch as the only maternal smoking history that was conceivably relevant related to the mother's smoking during the pregnancy, and the hospital was already in possession of those prenatal records, the hospital's desire to explore a possible connection between the mother's smoking and placental insufficiency did not warrant access to her lifetime of medical records. As to the hospital's demand for the parents' employment and educational records, including disciplinary actions, incident reports, attendance records, and workers compensation claims, the hospital's motion was denied due to the fact that it already possessed the parents' documented earnings histories from the Social Security Administration, and the parents had testified under oath regarding their respective educational and employment backgrounds. Thus, with the exception of those medical records relating to genetic testing or disorders, the hospital's motion to strike the objections was denied.

JUDICIAL OPINION

CASE NAME AND NUMBER: Mandarano v. Plink, 2019 WL 134080 (Lacka. Co. 2019)

DATE OF DECISION: January 8, 2019

JUDGE: Terrence R. Nealon

ATTORNEYS INVOLVED:

Tullio DeLuca, Esquire, Counsel for Plaintiff
Harry T. Coleman, Esquire, Counsel for Defendant, Tina Plink
Frank A. Marcin, Esquire, Counsel for Defendant, Zacharellis Garden, LLC

SUMMARY OF OPINION:

Plaintiff filed this premises liability action one day prior to the expiration of the statute of limitations, and personally served the president of the defendant-limited liability company (LLC) with original process at its principal place of business on a timely basis, albeit by a private detective agency rather than the sheriff. After the LLC filed a preliminary objection asserting improper service of process, plaintiff reinstated the complaint and had it served by the sheriff upon the LLC's president at the same principal place of business. The LLC contended in its preliminary objection that the suit was time-barred due to plaintiff's alleged failure to make a good faith effort to effectuate proper service of original process.

To warrant the dismissal of an action based upon untimely service of original process, the record must reflect that either (1) plaintiff demonstrated an intent to stall the judicial machinery by delaying the proper service of process, or (2) defendant was prejudiced by plaintiff's failure to comply with the procedural rules governing service. The record did not contain any indication that plaintiff intentionally acted in a manner that was designed to stall the judicial machinery, and the LLC did not identify any prejudice that it allegedly suffered as a result of plaintiff's defective service of process by a detective instead of the sheriff. Moreover, since the LLC's officer was furnished with timely notice of the filing of the suit, the purpose of the statute of limitations was satisfied. Therefore, the LLC's preliminary objection seeking its dismissal based upon improper service was overruled.

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SHERIFF'S SALE OF VALUABLE REAL ESTATE ON
TUESDAY, MARCH 12, 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, **MARCH 12, 2019** AT TEN
O'CLOCK IN THE FORENOON OF SAID DAY.

**A DEPOSIT OF 10% OF THE BID PRICE IS TO BE PAID
IN CASH, CASHIER'S CHECK OR CERTIFIED CHECK
IMMEDIATELY TO THE SHERIFF AT THE TIME OF THE
BID. IN THE EVENT THAT 10% IS NOT PAID
IMMEDIATELY, THE PROPERTY WILL BE SOLD AGAIN
AT THE END OF THE CURRENT SALE. SAID DEPOSIT
WILL BE FORFEITED IN THE EVENT THE BALANCE OF
THE BID PRICE IS NOT PAID BY 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. 2018-03857, WELLS
FARGO BANK, N.A. v. YVONNE CAUDULLO, owner(s) of property
situate in SOUTH ABINGTON, Lackawanna County, Pennsylvania,
being 454 WILLOWBROOK ROAD, SOUTH ABINGTON TWP, PA
18411.

Dimensions: 119x107x96x128

Property ID#: 09103030024

Assessed Value figure: \$19,000

Improvements thereon: Residential property

Attorney: Powers, Kim & Associates, LLC

Sheriff to collect: \$156,820.49

SALE 2

By virtue of a Writ of Execution No. 17-CV-4032 Mid America
Mortgage Inc v. Sheila M. McDonnell owners of property situate in
the SOUTH ABINGTON TOWNSHIP, Lackawanna County,
Pennsylvania, being 302 Sunnyside Avenue, Clarks Summit, PA
18411

Dimensions: 138 X 73 X 200 X 153

Assessment Map #: 10113030009

Assessed Value figure: \$14,000.00

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 3

BY VIRTUE OF A WRIT OF EXECUTION PEOPLES SECURITY
BANK & TRUST successor in interest to PEOPLES NATIONAL BANK,
Docket No. 18-cv-4791. Gina Marie Comorie is the owner of property

situate in the Borough of Olyphant, Lackawanna County, Pennsylvania.
Being 525 Park Street, Olyphant, PA
Assessment Map #: 11411 060 024

Assessed Value Figure: 6,900

Improvements Thereon: improved real estate

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

Sheriff to collect: \$50,117.86 (plus costs)

SALE 4

By virtue of a Writ of Execution filed to No. 2018-03356
Nationstar Mortgage LLC d/b/a Mr. Cooper vs. David Nash;
Marlene Nash a/k/a Marlene O. Nash, owner(s) of property
situated in Throop Lackawanna County, Pennsylvania being
527 Charles Street, Throop, PA 18512

Dimensions: 44X140X46X85X150

Assessment Map #: 12513020041

Assessed Value figure: \$7,000.00

Improvement thereon:

A residential dwelling

Attorney: Samantha Gable, Esq

Sheriff to Collect: \$72,745.88

SALE 5

By virtue of a Writ of Execution No. 17-CV-3289 U.S. Bank
National Association, as Trustee for Residential Asset Mortgage
Products, Inc., Mortgage Asset-Backed Pass-Through
Certificates, Series 2006-NC1 v. Frederick J. Becchetti, III owners
of property situate in the DUNMORE BOROUGH, Lackawanna
County, Pennsylvania, being 307 West Elm Street a/k/a, 307 Elm
Street, Dunmore, PA 18512-3024

Dimensions: 60 X 150

Assessment Map #: 1461903001

Assessed Value figure: \$15,000.00

Judgment Amount: \$282,561.16

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 6

By virtue of a Writ of Execution filed to No. 2018-CV-1027
LAKEVIEW LOAN SERVICING, LLC vs. STEPHEN J.
KONDRAT, owner(s) of property situate in Township of
Greenfield, Lackawanna County, Pennsylvania, being, 206
Pleasant View Drive AKA 206 Pleasant Drive Greenfield
Township, PA 18407, 02304060011,

Assessment Map #: 02304060011

Assessed Value Figure: \$14,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$169,673.16

BEGINNING at an iron pin corner; said pin being on the
Southwest corner of the intersection of High Point Street and
Pleasant View Drive; thence South sixteen degrees and
thirty-four minutes West (S. 16° 34' W.) a distance of ninety-

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nine (99) feet to an iron pin corner; thence North seventy-two degrees and thirty-one minutes West (N. 72° 31' W.) a distance of one hundred twenty-five and two hundredths (125.02) feet to an iron pin corner; thence North sixteen degrees and thirty-four minutes East (N. 16° 34' E.) a distance of ninety-seven (97) feet to an iron pin corner; thence along High Point Street South seventy-three degrees and twenty-six minutes East (S. 73° 26' E.) a distance of one hundred and twenty-five (125) feet to an iron pin corner the place of BEGINNING.

BEING Lot Number twenty-six (26) as shown on map entitled Finch Hill Development.

SALE 7

By virtue of a Writ of Execution filed to No. 2018-03207 Deutsche Bank National Trust Company, as Indenture Trustee for New Century Home Equity Loan Trust 2004-1 vs. John P. Byron and Andrea Byron, owners of property situate in Dickson City Borough, Lackawanna County, Pennsylvania being 1213 Breaker Creek Drive, Dickson City, PA 18519 Assessment Map #: 1131208000115 Assessed Value figure: \$19,000.00 Improvements thereon: Residential Dwelling Attorney: Roger Fay, Esquire Sheriff to collect: \$

SALE 8

By virtue of a Writ of Execution filed to No. 18CV2351 DITECH FINANCIAL LLC vs. SYLVESTER H. CYBROSKI and ROBERT J. RUTHKOSKY, owner(s) of property situate in Borough of Moosic, Lackawanna County, Pennsylvania, being, 17 Washington Street Moosic, PA 18507, 17612040023 Assessment Map #: 17612040023 Assessed Value Figure: \$10,000.00 Improvements thereon: A Residential Dwelling Attorney: KML Law Group, P.C. Sheriff to collect: \$117,894.71 BEGINNING at the Easterly corner of Lot No. 1 Block "D" on Greenwood Plot of Lots, the place of beginning also being in the southwesterly line of Main Street; THENCE South forty (40) degrees thirty-five (35) minutes East along said Main Street fifty (50) feet to the Northerly corner of Lot No 3; THENCE South forty-nine (49) degrees twenty-five (25) minutes West along the Northwesterly line of said Lot No. 3 one hundred fifty (150) feet to a corner in the Northeasterly line of Scott Street; THENCE North forty (40) degrees thirty-five (35) minutes West along said Scott Street fifty (50) feet to the Southerly corner of Lot No 1; THENCE North forty-nine (49) degrees twenty-five (25) minutes East along the Southeasterly line of said Lot No. 1 one hundred fifty (150) feet to the place of beginning. CONTAINING an area of seven thousand five hundred (7,500) square feet of land, more or less, and being Lot No.

2, Block "D" as shown on map of the Greenwood Plot of Lots in possession of the aforesaid Trustees

SALE 9

By virtue of a Writ of Execution filed to No. 18 CV 2835 WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR MFRA TRUST 2014-2 vs. KIMBERLY DAVIS and ROBERT DAVIS II, owner(s) of property situate in Borough of Olyphant, Lackawanna County, Pennsylvania, being, 662 East Lackawanna Avenue, Olyphant, PA 18447 a/k/a 662 East Lackawanna Street Olyphant, PA 18447, 11415020050, Assessment Map #: 11415020050 Assessed Value Figure: \$7,500.00 Improvements thereon: A Residential Dwelling Attorney: KML Law Group, P.C. Sheriff to collect: \$71,933.64 KNOWN as lot number forty (No. 40) in square or block number one (No. 1) and fronting on Hill Street, being fifty (50) feet in front by one hundred and fifty (150) feet in depth according to a plan or map entitled "Throop's Addition to Olyphant". Subject to the same conditions, exceptions, restrictions and reservations as are contained in prior deeds forming the chain of title.

SALE 10

By virtue of a Writ of Execution filed to No. 2018-04272 Wells Fargo Bank, NA v Omar Alberto Frometa; Cecilia A. Vasquez, AKA Cecilia Vasquez owner(s) of property situated in City of Scranton, Lackawanna County, Pennsylvania being 917 South 9th Avenue, Scranton, PA 18504 Dimensions: 40X111 Property ID#: 15613070049 Assessed Value Figure: \$8,000.00 Improvements thereon: single family dwelling Attorney: Kimberly A. Bonner, Esquire; Scott A. Dietterick, Kimberly J. Hong, Michael E. Carleton, Meredith H. Wooters, Justin F. Kobeski, Matthew P. Curry, Cristina L. Connor, Holly N. Wolf and Karina Velter Sheriff to collect: \$84,742.55

SALE 11

By virtue of a Writ of Execution No. 2018-CV-518 PHH Mortgage Corporation v. Carrie A. Granche, Daniel J. Granche owners of property situate in the OLD FORGE BOROUGH, Lackawanna County, Pennsylvania, being 331 Flower Street, A/K/A 331 Flower Street L. 3, Old Forge, PA 18518 Dimensions: 50 X 182 Assessment Map #: 16502050017 Assessed Value figure: \$6,500.00 Judgment Amount: \$105,101.05 Improvements thereon: Residential Property Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

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SALE 12

By virtue of a Writ of Execution No. 18-CV-4632 Wells Fargo Bank, N.A. v. Mary Claire O'Boyle a/k/a Mary Clair O'Boyle owners of property situate in the SCRANTON CITY, 24TH, Lackawanna County, Pennsylvania, being 2606 South Webster Avenue, A/K/A 2606 South Webster Avenue L4, Scranton, PA 18505-3429

Dimensions: 65 X 140 X 65 X 136

Assessment Map #: 16718010038

Assessed Value figure: \$16,000.00

Judgment Amount: \$44,680.86

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 13

By virtue of a Writ of Execution filed to No. 18-CV-4317, Village Capital & Investment, LLC vs. Michael J. Slater, owner of property situate in the Borough of Moscow, and Lackawanna County, Pennsylvania being 130 Spring Garden Street, Moscow, PA 18444.

Front: irregular Depth: irregular

Property ID#: 19811-040-030

Assessed Value figure: \$6,714.00

Improvements thereon: Residential Real Estate

Attorney: Jessica N. Manis, Esq.

Sheriff to collect: \$125,871.21

SALE 14

By virtue of a Writ of Execution No. 18-CV-2547 New Penn Financial LLC d/b/a Shellpoint Mortgage Servicing v.

Gregory A. Germain, Esq, in His Capacity as CO-Administrator of The Estate of Regina Urell a/k/a Regina M. Urell, Theresa A. Burd, in Her Capacity as CO-Administrator of The Estate of Regina Urell a/k/a Regina M. Urell, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Regina Urell a/k/a Regina M. Urell, Deceased owners of property situate in the CLARKS SUMMIT BOROUGH, Lackawanna County, PA, being 1018 Sleepy Hollow Road, Clarks Summit, PA 18411

Dimensions: 91 x 175 x 77 x 175

Assessment Map #: 1001402003100

Assessed Value figure: \$28,000.00

Judgment Amount: \$197,219.28

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 15

By virtue of a Writ of Execution No. 18-CV-3775 Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association v. Shirley Birtel a/k/a Shirley J. Birtel, Hazel Share owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 1218 Crown Avenue, Scranton, PA 18505-2436

Dimensions: 40 X 150

Assessment Map #: 16712010036

Assessed Value figure: \$4,500.00

Judgment Amount: \$30,362.50

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 16

By virtue of a Writ of Execution in Case Number: 18 CV 2791 J.P. Morgan Mortgage Acquisition Corp. (Plaintiff) vs. Michael Fashouer (Defendant) Owner of the property situate in the City of Scranton, Lackawanna County, Pennsylvania being 1131 Farr Street, Scranton, PA 18504

Dimensions: 40 X 136

Property ID#: 14507020043

Assessed Value Figure: \$10,500.00

Improvements thereon: Residential Dwelling

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

Sheriff to Collect: \$121,477.01 plus costs, expenses, attorneys' fees and additional interest.

SALE 17

By virtue of a Writ of Execution filed to No. 2018-01937 Wells Fargo Bank, National Association, as Trustee for Lehman Mortgage Trust Mortgage Pass-Through Certificates, Series 2007-5 vs. Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Mary Holley, Deceased, owner(s) of property situated in City of Scranton 5th Ward Lackawanna County, Pennsylvania being 132 South Lincoln Avenue, Scranton, PA 18504

Dimensions: 25 x 150

Assessment Map #: 14517050030

Assessed Value figure: \$10,500.00

Improvement thereon:

A residential dwelling

Attorney: Samantha Gable, Esquire

Sheriff to Collect: \$74,962.01

SALE 18

By virtue of a Writ of Execution filed to No. 2017-02096 LSF9 Master Participation Trust vs. John A. Mecca and Linda A. Mecca. John A. Mecca and Linda A. Mecca, owners of property situate in Borough of Dunmore Lackawanna County, Pennsylvania being 318 Elizabeth Street, Dunmore, PA 18512

Dimensions: 81X40X87X14X88, Residential Single Dwelling

Property ID#: 1461602002601

Assessed Value figure: \$9,000.00

Improvement thereon: Residential Single Dwelling

Attorney: Michelle Pierro, Esquire, PA ID# 317454, Weltman, Weinberg & Reis Co., L.P.A.

Sheriff to Collect: \$110,444.02

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SALE 19

By virtue of a Writ of Execution filed to No. 18-CV-3939 New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing vs. Jennifer Wudarski, Executrix of the Estate of Marlene Mikula Phillips owner of property Situate in Borough of Dickson City, LACKAWANNA COUNTY, PA BEING 911 Scott Road, Dickson City, Pennsylvania 18519
DWELLING KNOWN AS: 911 SCOTT ROAD, DICKSON CITY, PENNSYLVANIA 18519.

TAX PARCEL NUMBER: PIN #: 11312060003

Title to said premises is vested in Marlene Mikula Phillips by deed from Marlene Mikula Phillips, Co-Administratrix of the Estate of Michael Mikula and John Mikula, Co-Administrator of the Estate of Michael Mikula dated May 7, 1981 and recorded May 8, 1981 in Deed Book 1028, Page 657. The said Marlene Mikula Phillips died on November 18, 2016. On December 13, 2016, Letters of Testamentary were granted to Jennifer Wudarski, nominating and appointing her as the Executrix of the Estate of Marlene Mikula Phillips. (Dimensions of parcel, square footage and/or acreage) Assessment Map #: PIN #: 11312060003
Assessed Value figure: \$
Improvements thereon: Residential Dwelling
Attorney: McCabe, Weisberg & Conway, LLC
Sheriff to collect: \$41,952.88

SALE 20

By virtue of a Writ of Execution filed to No. 18-CV-4155 Carrington Mortgage Services, LLC vs. Eric Peoples, owners of property situate in Scott Township, Lackawanna County, Pennsylvania being 187 Peaceful Valley Road, Clarks Summit, PA 18411.

Property ID#: 10201010013

Assessed Value Figure: \$11,515

Improvements Thereon: Residential Property
Attorney: Jill M. Fein, Esquire Hill Wallack, LLP
Sheriff to collect: \$155,286.89 plus interest at the per diem rate of \$15.24 from November 2, 2018 until March 12, 2019.

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

ALL THAT CERTAIN PARCEL OF LAND IN TOWNSHIP OF SCOTT, LACKAWANNA COUNTY, COMMONWEALTH OF PA, AS MORE FULLY DESCRIBED IN BOOK 1571 PAGE 127 ID#10201010013, BEING THE SAME FEE SIMPLE PROPERTY CONVEYED BY DEED FROM GLADYS PEOPLES, WIDOW, ET AL TO ERIC PEOPLES, DATED 09/13/1996 RECORDED ON 12/18/1996 IN BOOK 1571, PAGE 127 IN LACKAWANNA COUNTY RECORDS, COMMONWEALTH OF PENNSYLVANIA

SALE 21

By virtue of a Writ of Execution filed to No. 2018-01222 Federal National Mortgage Association ("Fannie Mae") v.

Martin Lynott, in His Capacity as Heir of Debra A. Lynott, Deceased and Nicole Hughes, in his Capacity as Heir of Debra A. Lynott, Deceased and Shawn Hughes, in his Capacity as Heir of Debra A. Lynott, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Debra A. Lynott, Deceased owner(s) of property situate in Dunmore Lackawanna County, Pennsylvania Being 1109 North Irving Avenue, Dunmore, PA 18512 ALL that certain lot, piece, or parcel of land situate, lying and being in the Borough of Dunmore, County of Lackawanna and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Northwesterly side of North Irving Avenue, said point being on the Southwesterly corner of property now or late of Andrew and Mary Petras; thence South fifty-two (52) degrees West forty (40) feet along North Irving Avenue to a point which is the Southeasterly corner of property now or late of Victor Schmidt (or Smith); thence North thirty-eight degrees West (N. 38 degrees West) a distance of one hundred five (105) feet along the line of said Smith property to a point in line of land conveyed by Stephen and Eleanor Pendrak to James D. Matzo and Julia A. Matzo, his wife, by Deed dated January 24, 1949 recorded in Deed Book 486, page 342, and by corrective deed dated August 9, 1955, and recorded in Deed Book 534, Page 177; thence North fifty-two (52) degrees East along the property line conveyed to James D. Matzo and Julia Matzo as aforesaid, a distance of forty (40) feet more or less to a point on the Southwesterly line of lands now or formerly of Andrew and Mary Petras aforesaid; thence South thirty-seven (37) degrees forty-seven (47) minutes East and along the property line of Andrew and Mary Petras aforesaid a distance of one hundred five (105) feet to the Northwesterly line of North Irving Avenue, the place of beginning.

BEING known as Lot Number ten (10) in block number fifty-four (54) of the Third Ward Dunmore Assessment Map.

Property ID#: 14618090025

Assessed Value figure: \$6,000.00

Improvements thereon: Residential Dwelling

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

Sheriff to collect: \$39,491.78, plus interest and costs

SALE 22

By virtue of a Writ of Execution filed to No. 2017-04437 The Bank of New York Mellon as Indenture Trustee for Nationstar Home Equity Loan Trust 2009-A v Maureen Gurnari and John P. Gurnari, AKA John Gurnari owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 326 Hiller Avenue, Scranton, PA 18505 Dimensions: 45x144x45x137

Property ID#: 16805040030

Assessed Value Figure: \$7,000.00

Improvements thereon: single family dwelling

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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: \$104,339.05

SALE 23

By virtue of a Writ of Execution No. 16-CV-4087 Lakeview Loan Servicing, LLC v. Dawn M. Mead owners of property situate in the FELL TOWNSHIP, Lackawanna County, Pennsylvania, being 621 1ST Street, Richmondale, PA 18421-9610
Dimensions: 120 X 150
Assessment Map #: 00719010016
Assessed Value figure: \$12,000.00
Judgment Amount: \$176,344.94
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 24

By virtue of a Writ of Execution No. 18CV3902 NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE SERVICING vs. MARY ANN PIETROWSKI and EDWARD F.V. PIETROWSKI, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being, 128 Crane Street Scranton, PA 18505, 16620010015,
Property ID#: 16620010015
Assessed Value Figure: \$17,000.00
Improvements thereon: A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$115,773.24
Being Lot No. One (1) In Square of Block No. Thirty (30) And Situate On Crane Street On The Plot Of Lots Of The Meadow Brook Land Company In The City of Scranton And In The Township of Lackawanna, Now The 24th Ward Of The City Of Scranton, Intended To Be Recorded. Said Lot Being One Hundred Forty (140) Feet Wide In Front On Crane Street And Fifty-One And Two Tenths (51-2/10) Feet In Rear, And One Hundred Seventy-Five (175) Feet In Depth On The Southerly Side And One Hundred And Fifty (150) Feet In Depth On The Northerly Side.

SALE 25

By virtue of a Writ of Execution filed to No. 15-Civil-3470 CNB Realty Trust, Assignee of NBT Bank NA f/k/a Pennstar Bank, a division of NBT Bank NA vs. Lori A. Kishel owner of property situate in Township of Jefferson, Lackawanna County, Pennsylvania, being: 120 Debbie Drive, Lake Ariel, PA 18436
Dimensions: 100 x 200 x 100 x 200
Assessed Map #: 15004-010-03311
Assessed Value figure: \$21,000.00
Improvements thereon:
Single Dwelling
Attorney: David M. Gregory, Esq

Sheriff to collect: \$39,099.93

SALE 26

By virtue of Writ of Execution in Case Number: 18 CV 3851 U.S. Bank National Association, as trustee, on behalf of the holders of the Bear Stearns Asset Backed Securities I Trust 2005-AC6, Asset-Backed Certificates, Series 2005-AC6 (Plaintiff) vs. Kelly Bender (Defendant) Owner of the property situate in the Township of Clifton, Lackawanna County, Pennsylvania being 55 Sheffick Drive f/k/a Sheffick Drive West E-723, Clifton Township, PA 18424
Dimensions: 100 X 218
Property ID#: 23301020023
Assessed Value Figure: \$18,000.00
Improvements thereon: Residential Dwelling
Attorney: Hladik Onorato and Federman, LLP, Stephen M. Hladik, Esquire 298 Wissahickon Avenue, North Wales, PA 19454
Sheriff to Collect: \$90,578.88 plus costs, expenses, attorneys' fees and additional interest.

SALE 27

By virtue of Writ of Execution in Case Number: 18-CV-3286 Deutsche Bank National Trust Company, as Trustee, in trust for registered holders of Long Beach Mortgage Loan Trust 2006-3, Asset-Backed Certificates, Series 2006-3 (Plaintiff) vs. Laura M. Wasko (Defendant) Owner of the property situate in the City of Scranton, Lackawanna County, Pennsylvania being 200 Dale Avenue, Scranton, PA 18504
Dimensions: 60 x 100 x 73 x 102
Property ID#: 14402-050-046
Assessed Value Figure: \$17,500.00
Improvements thereon: Residential Dwelling
Attorney: Hladik Onorato and Federman, LLP, Stephen M. Hladik, Esquire 298 Wissahickon Avenue, North Wales, PA 19454
Sheriff to Collect: \$210,649.49 plus costs, expenses, attorneys' fees and additional interest.

SALE 28

By virtue of a Writ of Execution filed to No. 2018-02047 CIT Bank, N.A. vs. Terry Hosie, known Heir of Francis T. Conserette a/k/a Francis Conserette, deceased; Francis Conserette, Jr., known Heir of Francis T. Conserette a/k/a Francis Conserette, deceased; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Francis T. Conserette a/k/a Francis Conserette, deceased, owner(s) of property situated in Archbald Borough Lackawanna County, Pennsylvania being 311 Spring Street, Archbald, PA 18403
Dimensions: 85x135
Assessment Map #: 09517040005
Assessed Value figure: \$5,000.00
Improvement thereon:
A residential dwelling

LACKAWANNA JURIST

Attorney: Katherine M. Wolf, Esquire
Sheriff to Collect: \$107,603.54

SALE 29

By virtue of a Writ of Execution filed to No. 2018-03604 JPMorgan Chase Bank, National Association vs. Mary Ann Murray, known Heir of Joseph Murray, Deceased; Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Joseph Murray, deceased; Ann Marie Sabia a/k/a Annmarie Sabia, Known Heir to Joseph Murray, Deceased; Kimberly Kuehner, known Heir to Joseph Murray, Deceased, owner(s) of property situated in 10th Ward of the City of Scranton Lackawanna County, Pennsylvania being 949 Paul Avenue, Scranton, PA 18510
Dimensions: 36X155X36X150
Assessment Map #: 15706070023
Assessed Value figure: \$12,500.00
Improvement thereon: a residential dwelling
Attorney: Katherine M. Wolf, Esquire
Sheriff to Collect: \$102,149.02

SALE 30

By virtue of a Writ of Execution filed to No. 18-CV-4832, Caliber Home Loans, Inc. f/k/a Vericrest Financial, Inc. v. Amy A. McConnell and Gerard P. McConnell, 193 Cemetery Street a/k/a 193 Cemetery Street f/k/a 193 White Oak Street, Archbald, PA 18403, owner of property situate in Borough of Archbald, Lackawanna County, Pennsylvania, being known as 193 Cemetery Street a/k/a 193 Cemetery Street f/k/a 193 White Oak Street, Archbald, PA 18403.
Property ID#: 09518020001
Assessed Value Figure: \$11,500
Improvements thereon:
Single Family Residence
Attorney: Richard M. Squire & Associates, LLC
Sheriff to collect: \$2000.00

SALE 31

By virtue of a Writ of Execution No. 2016-55360 Abington Heights School District vs. Patricia A. Godlewski, Executrix of the Estate of William M. Donvito. Patricia A. Godlewski, Executrix of the Estate of William M. Donvito, owner(s) of property situate in Clarks Summit, Lackawanna County, Pennsylvania, being: 202 Nichols Street
Dimensions: 90X125
Property ID#: 09019-010-01400
Assessed Value Figure: \$6,500.00
Improvements thereon: RESIDENTIAL PROPERTY
Attorney: ROBERT P. DADAY, Esquire, Portnoff Law Associates, Ltd., (866) 211-9466
Sheriff to Collect: \$4,257.04

SALE 32

By virtue of a Writ of Execution No. 2017-51820 Carbondale Area School District vs. James Fitzgerald Margaret Fitzgerald. James Fitzgerald and Margaret Fitzgerald, owner(s) of property situate in Fell Township, Lackawanna County, Pennsylvania, being: 328 Jefferson Street
Dimensions: 50X150
Property ID#: 02504-020-025
Assessed Value Figure: \$5,000.00
Improvements thereon: RESIDENTIAL PROPERTY
Attorney: ROBERT P. DADAY, Esquire, Portnoff Law Associates, Ltd., (866) 211-9466
Sheriff to Collect: \$4,784.20

SALE 33

By virtue of a Writ of Execution No. 2017-52218 Abington Heights School District vs. Cleroy Johnston, Jr. Janice Johnston. Cleroy Johnston, Jr. and Janice Johnston, owner(s) of property situate in S. Abington Township, Lackawanna County, Pennsylvania, being: 545 Woodcrest Drive
Dimensions: 90X120X125X120
Property ID#: 09103-020-01703
Assessed Value Figure: \$21,000.00
Improvements thereon: RESIDENTIAL PROPERTY
Attorney: ROBERT P. DADAY, Esquire, Portnoff Law Associates, Ltd., (866) 211-9466
Sheriff to Collect: \$6,816.27

SALE 34

By virtue of a Writ of Execution No. 2017-51727 Carbondale Area School District vs. Lonnie Hunter, Judith Hunter. Lonnie Hunter and Judith Hunter, owner(s) of property situate in Carbondale, Lackawanna County, Pennsylvania, being: 78 Terrace Street
Dimensions: 30X75
Property ID#: 05505-010-025
Assessed Value Figure: \$10,000.00
Improvements thereon: RESIDENTIAL PROPERTY
Attorney: ROBERT P. DADAY, Esquire, Portnoff Law Associates, Ltd., (866) 211-9466
Sheriff to Collect: \$5,218.56

SALE 35

By virtue of a Writ of Execution No. 2017-52793 Carbondale Area School District vs. James A. Sposito. James A. Sposito, owner(s) of property situate in Fell Township, Lackawanna County, Pennsylvania, being: 523 Main Street
Dimensions: 58X500X525
Property ID#: 03519-020-006
Assessed Value Figure: \$11,700.00
Improvements thereon: COMMERCIAL PROPERTY
Attorney: ROBERT P. DADAY, Esquire, Portnoff Law Associates, Ltd., (866) 211-9466
Sheriff to Collect: \$6,223.09

LACKAWANNA JURIST

SALE 36

By virtue of a Writ of Execution No. 2017-51731 Carbondale Area School District vs. Beth Ann Baker. Beth Ann Baker, owner(s) of property situate in Carbondale, Lackawanna County, Pennsylvania, being: 14 10th Avenue
Dimensions: 72X75X33X90
Property ID#: 05509-040-004
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: \$4,823.42

SALE 37

By virtue of a Writ of Execution No. 2017-51795 Carbondale Area School District vs. Frank Maddage, Gloria Maddage. Frank Maddage and Gloria Maddage, owner(s) of property situate in Carbondale, Lackawanna County, Pennsylvania, being: 11 Sand Street
Dimensions: 62X45X79X8X79X37X76
Property ID#: 05509-010-004
Assessed Value Figure: \$8,650.00
Improvements thereon: RESIDENTIAL PROPERTY
Attorney: ROBERT P. DADAY, Esquire, Portnoff Law Associates, Ltd., (866) 211-9466
Sheriff to Collect: \$4,809.28

SALE 38

By virtue of a Writ of Execution No. 2014-52874 Scott Township Sewer and Water Authority vs. Roy C. Petch, Donna Buckingham, Nancy Conrad. Roy C. Petch, Donna Buckingham and Nancy Conrad, owner(s) of property situate in Scott Township, Lackawanna County, Pennsylvania, being: 368 Green Grove Road
Dimensions: 72X480
Property ID#: 08303-010-004
Assessed Value Figure: \$8,500.00
Improvements thereon: RESIDENTIAL PROPERTY
Attorney: ROBERT P. DADAY, Esquire, Portnoff Law Associates, Ltd., (866) 211-9466
Sheriff to Collect: \$5,694.28

SALE 39

By virtue of a Writ of Execution No. 2017-52192 Carbondale Area School District vs. My House, L.L.C. My House, L.L.C., owner(s) of property situate in Carbondale, Lackawanna County, Pennsylvania, being: 81 Rear Powderly Road
Dimensions: 48X41
Property ID#: 05412-060-028
Assessed Value Figure: \$5,600.00
Improvements thereon: RPROPERTY
Attorney: ROBERT P. DADAY, Esquire, Portnoff Law Associates, Ltd., (866) 211-9466
Sheriff to Collect: \$4,839.33

SALE 40

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

SALE 41

By virtue of a Writ of Execution No. 2017-51998 Carbondale Area School District vs. Daniel Rickert, Dawn Brister. Daniel Rickert and Dawn Brister, owner(s) of property situate in Carbondale, Lackawanna County, Pennsylvania, being: 156 Wyoming Street
Dimensions: 29X75
Property ID#: 05505-050-018
Assessed Value Figure: \$7,000.00
Improvements thereon: RESIDENTIAL PROPERTY
Attorney: ROBERT P. DADAY, Esquire, Portnoff Law Associates, Ltd., (866) 211-9466
Sheriff to Collect: \$4,752.80

SALE 42

By virtue of a Writ of Execution No. 2017-51923 Carbondale Area School District vs. Thomas A. Brown. Thomas A. Brown, owner(s) of property situate in Carbondale, Lackawanna County, Pennsylvania, being: 43 S. Church Street
Dimensions: 50X75
Property ID#: 05505-040-003
Assessed Value Figure: \$10,000.00
Improvements thereon: RESIDENTIAL PROPERTY
Attorney: ROBERT P. DADAY, Esquire, Portnoff Law Associates, Ltd., (866) 211-9466
Sheriff to Collect: \$5,517.08

SALE 43

By virtue of a Writ of Execution No. 2017-51739 Carbondale Area School District vs. James J. Perri, Patricia A. Perri. James J. Perri and Patricia A. Perri, owner(s) of property situate in Carbondale, Lackawanna County, Pennsylvania, being: 27 Villa Street
Dimensions: 35X128X35X135
Property ID#: 04513-030-020

LACKAWANNA JURIST

Assessed Value Figure: \$5,942.00
Improvements thereon: RESIDENTIAL PROPERTY
Attorney: ROBERT P. DADAY, Esquire, Portnoff Law Associates, Ltd., (866) 211-9466
Sheriff to Collect: \$4,930.50

SALE 44

By virtue of a Writ of Execution No. 2016-55160 Jefferson Township Sewer Authority vs. William J. Miles. William J. Miles, owner(s) of property situate in Jefferson Township, Lackawanna County, Pennsylvania, being: 28 Harkins Lane
Dimensions: 200X200X199X200
Property ID#: 13902-010-01302
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: \$5,485.21

SALE 45

By virtue of a Writ of Execution No. 2017-51799 Carbondale Area School District vs. Cynthia Ann Cobb. Cynthia Ann Cobb, owner(s) of property situate in Carbondale, Lackawanna County, Pennsylvania, being: 72 Spring Street
Dimensions: 30X75
Property ID#: 05505-030-003
Assessed Value Figure: \$6,500.00
Improvements thereon: RESIDENTIAL PROPERTY
Attorney: ROBERT P. DADAY, Esquire, Portnoff Law Associates, Ltd., (866) 211-9466
Sheriff to Collect: \$4,991.80

SALE 46

By virtue of a Writ of Execution No. 2017-51895 Carbondale Area School District vs. Susan Helen Messick. Susan Helen Messick, owner(s) of property situate in Carbondale, Lackawanna County, Pennsylvania, being: 70 Grove Street
Dimensions: 30X108X30X105
Property ID#: 05506-020-014
Assessed Value Figure: \$7,000.00
Improvements thereon: RESIDENTIAL PROPERTY
Attorney: ROBERT P. DADAY, Esquire, Portnoff Law Associates, Ltd., (866) 211-9466
Sheriff to Collect: \$4,835.19

SALE 47

By virtue of a Writ of Execution No. 2017-51946 Carbondale Area School District vs. Mary Ellen Pettinato. Mary Ellen Pettinato, owner(s) of property situate in Fell Township, Lackawanna County, Pennsylvania, being: 138 Tuttle Street, L. 22
Dimensions: 50X150
Property ID#: 03515-030-025
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: \$5,137.26

SALE 48

By virtue of a Writ of Execution No. 2017-51722 Carbondale Area School District vs. John D. Novobilski. John D. Novobilski, owner(s) of property situate in Carbondale, Lackawanna County, Pennsylvania, being: 12 Powderly Road
Dimensions: 60X47X60X54
Property ID#: 05412-050-019
Assessed Value Figure: \$9,700.00
Improvements thereon: RESIDENTIAL PROPERTY
Attorney: ROBERT P. DADAY, Esquire, Portnoff Law Associates, Ltd., (866) 211-9466
Sheriff to Collect: \$5,153.20

SALE 49

By virtue of a Writ of Execution No. 2017-51943 Carbondale Area School District vs. My Properties 1 L.L.C. My Properties 1 L.L.C., owner(s) of property situate in Carbondale, Lackawanna County, Pennsylvania, being: 1-3 Parnell Street
Dimensions: 71X120X76X145
Property ID#: 05412-060-024
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: \$5,136.07

SALE 50

By virtue of a Writ of Execution filed to No. 2017-CV-5239, Fidelity Deposit & Discount Bank, Plaintiff, vs. William J. Notarianni, II, and Laura R. Notarianni, Defendants and Owners of the property situate in the Township of South Abington, Lackawanna County, Pennsylvania, being known as 105 Noble Road, Clarks Summit, PA 18411.
Dimensions: 4.992 acres more or less
Property ID#: 09003-010-01501
Assessed Value: \$58,000.00
Improvements Thereon: Residential Single Dwelling
Attorney: Rocco Haertter, Esq
Sheriff to Collect: \$971,629.25

LACKAWANNA JURIST

SALE 51

By virtue of a Writ of Execution No. 2017-51948 Carbondale Area School District vs. Bruno Vadala. Bruno Vadala, owner(s) of property situate in Carbondale, Lackawanna County, PA, being: 164 S. Terrace Street
Dimensions: 45X100
Property ID#: 05509-070-047
Assessed Value Figure: \$7,000.00
Improvements thereon: RESIDENTIAL PROPERTY
Attorney: ROBERT P. DADAY, Esquire, Portnoff Law Associates, Ltd., (866) 211-9466
Sheriff to Collect: \$5,062.69

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 APRIL 12, 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 16, 2018**

ESTATES

First Notice

ESTATE OF ROSALIE BASSETTI, late of Thornhurst Township, Lackawanna County, PA (January 31, 2019). Notice is hereby given that Letters Testamentary on the above Estate have been granted to Amelia Tancredi. All persons indebted to the said estate are required to make payment and those having claims to present the same without delay to the Executrix named above or to Timothy B. Fisher II, Esquire, Fisher & Fisher Law Offices LLC, Attorneys for the Estate, 525 Main Street, PO Box 396, Gouldsboro, PA 18424.

ESTATE OF PATRICIA L. BUCK, deceased January 23, 2019, late of South Abington Twp., Lackawanna County, Pennsylvania. Letters Testamentary in the above-named estate having been granted to the undersigned, 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 undersigned or their attorney within four (4) months from the date hereof and to file with the Clerk of the Court of Common Pleas of Lackawanna County, Orphans' Court Division, a particular statement of claim, duly 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. **BRIAN G. BYRNES AND CAROLYN D. DIRESE**, Co-Executors, 3 Greenridge Avenue, Apt. B7, White Plains, NY 10605. John J. McGee, Esq., Ste 302, 400 Spruce Street, Scranton PA 18503.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF RICHARD M. CUNNINGHAM**, late of Carbondale, Lackawanna County, Pennsylvania (died January 16, 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 Executor, James A. Tolan, or John J. Lawler, Jr., Attorney for the Estate, 25 North Main Street, Suite Two, Carbondale, Pennsylvania 18407.

Notice is hereby given that Letters of Administration have been granted to Amy L. Freeman of 1503 Dundaff St., Dickson City, PA 18519, in the **ESTATE OF DAVID J. CUCURA**, late of Dickson City, Lackawanna County, PA, who passed away September 25, 2018. All persons indebted to said Estate are requested to make payment and those having claims or demands to present the same without delay to the Administrator named or to the attorney for said estate: Patrick A. Kane, Esq., 960 Scranton-Carbondale Hwy., Archbald, PA 18403.

ESTATE OF GLORIA DYSON DEY, DECEASED, late of Scranton, Lackawanna County, Pennsylvania, (died February 3, 2019). Notice is hereby given that Letters Testamentary having 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 Gayle Dyson Moran, c/o Stephen J. Evers, Esq., Attorney for the Estate, 213 R. North State Street, Clarks Summit, PA, 18411.

ESTATE OF JOAN M. GOWER, DECEASED, late of 2323 COMEGYS AVE., SCRANTON, PA 18509, (Died December 25, 2018) Sharon Marie Musser and Michael Robert Gower, Co-Executors; Dante A. Cancelli, Suite 401, 400 Spruce Street, Scranton, Pennsylvania 18503, Attorney

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted to Christopher J. Ratchford, Executor of the **ESTATE OF JANET A. GRANDE**, late of Peckville, Lackawanna County, Pennsylvania, who died on July 19, 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 the Executor, c/o Biagio V. Musto, II, Esquire, 171 William Street, Pittston, PA 18640.

RE: **ESTATE OF DAVID L. HOLZMAN**, Late of Dunmore, Pennsylvania (died December 25, 2018). Notice is hereby given that Letters of Administration for the ESTATE OF DAVID L. HOLZMAN, have been issued to JAMIE MICHELLE HOLZMAN, Administratrix 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 Administratrix, or to MICHAEL C. COWLEY, COWLEY LAW OFFICES, LLC, Attorney for the Estate, 114 North Abington Road, Clarks Green, PA 18411.

ESTATE OF ELEANORE LISOWSKI A/K/A ELEANOR LISOWSKI A/K/A ELEANORE L. LISOWSKI, late of Dickson City, PA (died 1/3/2019). Letters Testamentary in the above estate having been granted, all creditors shall make demand and all debtors shall make payment without delay to Ronald Lisowski, Executor, of John E.V. Pieski, Attorney for the Estate, 610 Maplewood Drive, Olyphant Post Office, Dickson City, PA 18447.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF JOAN L. LUBASH**, Deceased, late of 415 Delaware Street, Mayfield, Lackawanna County, Pennsylvania 18433, who died on January 21, 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 Co-Executors, Joseph Lubash or Theresa Lubash, or Michael N. Krisa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted to Martha Doran, Executrix of the **ESTATE OF ROBERT W. PERRINS**, late of Old Forge, Lackawanna County, Pennsylvania who died on December 25, 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 the Executrix in c/o Gregory S. Skibitsky, Jr., Esquire, Skibitsky & Molino, 457 North Main Street, Suite 101, Pittston, PA 18640.

ESTATE OF DANIEL J. SHEERIN, late of Scranton, Pennsylvania, (died December 3, 2018). Letters of Administration have been granted to Patricia A. Sheerin, Executrix of the Estate, 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 the Executrix named herein or to James J. Conaboy, Esquire, attorney for the Estate, at 1006 Pittston Avenue, Scranton, PA 18505.

NOTICE IS HEREBY GIVEN that Letters of Administration in the **ESTATE OF CHARLES S. SZLACHETKA**, late of Elmhurst Township, Lackawanna County, Pennsylvania, (Date of Death: November 23, 2018) have been granted to the undersigned. All persons indebted to said estate are required to make immediate payment and those having claims shall present them for settlement to: Cynthia Schneider, Administrator, C/O MATTHEW J. PARKER, ESQUIRE, MARSHALL, PARKER & WEBER, LLC, 1065 Highway 315, Suite 402, Wilkes-Barre, PA 18702.

LACKAWANNA JURIST

ESTATE OF LEONARD H. ZINN, DECEASED, late of South Abington Township, Lackawanna County, Pennsylvania, (died June 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 Loretta James and Dolores Cillo, c/o Stephen J. Evers, Esq., Attorney for the Estate, 213 R. North State Street, Clarks Summit, PA, 18411.

Second Notice

NOTICE IS HEREBY GIVEN that Letters of Administration have been issued to Stephen Bieryla, Administrator of the **ESTATE OF VICTORIA BIERYLA**, Deceased, who died on June 3, 2018, late of Old Forge, Lackawanna County, Pennsylvania. All creditors are requested to present their claims and all persons indebted to the decedent will make payment to the aforementioned Administrator or his attorney. ROSENN, JENKINS & GREENWALD, LLP, 15 South Franklin Street, Wilkes-Barre, PA 18711-0075.

ESTATE OF DALE ANN CEGELKA, who died on August 13, 2017, late of Covington Township, Lackawanna County, Pennsylvania. Letters of Administration have been granted to Bernard Cegelka. All persons indebted to said estate are required to make immediate payment and those having claims shall present them for settlement to: Bernard Cegelka, c/o Kerri N. Savage, Esq., 410 Jefferson Avenue, Scranton, PA 18510.

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted in the **ESTATE OF JAMES COUGHLIN**, late of the City of Scranton, Lackawanna County, Pennsylvania, who died on January 11, 2019. All persons indebted to said estate are requested to make payment and those having claims or demands to present the same without delay to Colette Russoniello, Administratrix c/o Michael J. Kizis, Esquire, 61 N. Washington Street, Wilkes-Barre, PA 18701.

NOTICE IS HEREBY GIVEN that Letters of Administration in the **ESTATE OF JANICE M. GASTINGER A/K/A JANICE MARY GASTINGER**, (date of death: May 24, 2018) late of Dickson City, Lackawanna County, Pennsylvania, have been granted to the undersigned. All persons indebted to said estate are required to make immediate payment and those having claims shall present them for settlement to: TINA MARIE SHIMO, EXECUTRIX, KEVIN R. GREBAS, Esquire, COLBERT & GREBAS, P.C., 210 Montage Mountain Road – Suite A, Moosic, PA 18507.

ESTATE OF ERNEST P. GENTILE, late of Dunmore Borough, Pennsylvania, (died December 13, 2018). Notice is hereby given that Letters of Administration on the above Estate have been granted to Marybeth Gentile, of Dunmore, PA. All persons indebted to the said estate are required to make payment and those having claims to present the same without delay to the Personal Representative named herein, or to Nicholas D. Tellie, Esquire, Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

In the **ESTATE OF ELIZABETH A. GILBOY**, (Died 01/01/2019) late of Jefferson Township, PA, all persons indebted to or having claims against Decedent should contact Gerald J. Butler, Attorney for the Estate, P.O. Box 234, 116 N. Washington Ave., Suite 400, Scranton, PA 18501-0234.

NOTICE IS HEREBY GIVEN that Letters Testamentary in the **ESTATE OF JOSEPH KOZEL**, (Date of Death: December 25, 2018), late of Dunmore, Lackawanna County, Pennsylvania, have been granted to the undersigned. All persons indebted to said estate are required to make immediate payment and those having claims shall present them for settlement to: JOSEPH G. KOZEL, EXECUTOR, C/O MATTHEW J. PARKER, ESQUIRE, MARSHALL, PARKER & WEBER, LLC, 49 EAST FOURTH STREET, STE. 105, WILLIAMSPORT, PA 17701.

RE: ESTATE OF DOMINICK A. MANDARANO, late of Dunmore, PA, who died January 23, 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: Michael Mandarano, Executor, or Daniel L. Penetar, Jr., Esquire, 116 North Washington Avenue, Suite 2A, Scranton, PA 18503.

ESTATE OF MARY LOU MATOUSHEK, late of Peckville, Pennsylvania (Died: December 19, 2018). Joseph R. Matoushek, Executor or Albert E. Nicholls, Jr., Attorney for the Estate, 1421 E. Drinker, Street, Dunmore, Pennsylvania 18512.

NOTICE IS HEREBY GIVEN that Letters Testamentary in the **ESTATE OF ROBERT J. MOSCHORAK**, (date of death: November 26, 2018) late of the City of Scranton, Lackawanna County, Pennsylvania, have been granted to the undersigned. All persons indebted to said estate are required to make immediate payment and those having claims shall present them for settlement to: ROBERT R. MOSCHORAK, EXECUTOR, KEVIN R. GREBAS, Esquire, COLBERT & GREBAS, P.C., 210 Montage Mountain Road – Suite A, Moosic, PA 18507.

ESTATE OF FRANCES M. RASIELESKI, Deceased, late of Scranton, Pennsylvania (Died October 30, 2017). All persons indebted to said Estate are required to make payment, and those having claims or demands to present the same, without delay, to Lori Bowen, Administratrix, c/o Attorney Joseph F. Gaughan, 300 Mulberry Street, Suite 303, Scranton, PA 18503.

ESTATE OF JOSEPH M. ROGAN, deceased, late of Scranton, PA (died January 31, 2019). Letters Testamentary having been granted, all persons having claims or demands against the estate of the decedent shall make them known and present them, and all persons indebted to the decedent shall make payment thereof to David Wasko or to Raymond W. Ferrario, Attorney for the Estate, Suite 528, Scranton Life Building, 538 Spruce Street, Scranton, PA 18503-1816.

ESTATE OF WILLIAMS E. SHERMAN, late of West Abington Township, Pennsylvania (died January 24, 2019). Notice is hereby given that Letters of Administration have hereby granted to Beverly Sherman, Administratrix. All persons indebted to the Estate are required to make payment, and those having claims or demand to present same without delay to the Administratrix, or to Edward A. Monsky, Esquire, The Belt Law Firm, PC 100 West Union Street, Kingston, PA 18704, attorney for Estate.

ESTATE OF RITA A. WESNAK, late of Scranton, PA (died May 19, 2018). Notice is hereby given that Letters Testamentary for the Estate of Rita A. Wesnak have been issued to William Wesnak, Jr., Executor of the Estate. All those having claims or demands against the Estate shall present claims or remit payment without delay to Mark J. Conway, Attorney for the Estate, 502 South Blakely Street, Dunmore, Pennsylvania 18512.

LACKAWANNA JURIST

ESTATE OF WILLIAM E. WESNAK, late of Scranton, PA (died June 10, 2018). Notice is hereby given that Letters Testamentary for the Estate of William E. Wesnak have been issued to William Wesnak, Jr., Executor of the Estate. All those having claims or demands against the Estate shall present claims or remit payment without delay to Mark J. Conway, Attorney for the Estate, 502 South Blakely Street, Dunmore, Pennsylvania 18512.

Third Notice

RE: ESTATE OF JACQUELINE C. BILARDI, late of Old Forge, Lackawanna County, PA (died January 15, 2019), Letters Testamentary have been granted to the undersigned, 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 payment without delay to: Christopher R. Bilardi, Executor, or to his attorney: Thomas J. Jones, Jr., Esquire, 410 Spruce Street, Suite 301, Scranton, Pennsylvania 18503.

ESTATE OF PETER P. CUPPLE, late of Scranton City, Pennsylvania, (died January 06, 2019). Notice is hereby given that Letters Testamentary on the above Estate have been granted to Josephine A. Cupple and Flora M. Cupple, of Scranton, PA. All persons indebted to the said estate are required to make payment and those having claims to present the same without delay to the Executrices named herein, or to Nicholas D. Tellie, Esquire, Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

ESTATE OF JANE KAVULICH late of the City of Scranton, Lackawanna County, Pennsylvania (died December 27, 2018). Personal Representatives are Cheryl VanFleet, 848 N. Sumner Avenue, Scranton PA 18504 and Paul Kavulich, 1415 W. Locust Street, Scranton PA 18504. Attorney for the Estate is Nancy M. Barrasse, Esquire, 224 Adams Avenue, Scranton, Pennsylvania 18503.

ESTATE OF JOSEPH KOZAR, late of the Borough of Jessup, Lackawanna County, Pennsylvania, (died January 15, 2019). Letters Testamentary were granted to Steven Portonova. Creditors present claims and debtors make payments to John P. Pesota, Esquire, Suite 702 SNB Plaza, 108 North Washington Avenue, Scranton, PA 18503.

In re: **ESTATE OF WILLIAM F. LUCAS**, late of Peckville, Pennsylvania, 12/22/2018. 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 Kurt Lucas, Personal Representative, or to Joseph S. Toczydlowski, Jr., Esquire of the Toczydlowski Law Office, 392 North Main Street, Archbald, PA 18403.

The **ESTATE OF JOSEPH RESNICK**, late of the Borough of Clarks Summit, County of Lackawanna, Commonwealth of Pennsylvania (died December 5, 2018). Notice is hereby given that Letters of Administration have been granted in the above Estate to Diane E. James and Justin A. Resnick, Administrators. 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 Bolock Law, Frank J. Bolock, Jr., Esquire, 212 Front Street, Clarks Summit, PA 18411, Attorney for the Estate.

ESTATE OF EVAN E. SCHRECK, late of Madison Twp, Pennsylvania (died 01/14/2018). Notice is hereby given that Letters of Testamentary on the above estate have been granted to Gary E. Schreck, of Lake Ariel, PA 18436, Executor. All persons indebted to the said estate are required to make payment and those having claims to present the same without delay to the Executor named herein, or to Patrick N. Coleman, Esquire, Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

ESTATE OF GRACE E. SCHWENKER, late of Scranton, PA (died November 18, 2018) Letters Testamentary were granted to Wayne Beck and Karen Lutz, Executors. Elaine C. Geroulo, Esq., Attorney for the Estate 411 Jefferson Avenue, Scranton, PA 18510.

ESTATE OF SANDRA STEINBERG, late of South Abington Township, Pennsylvania (died January 24, 2019). Notice is hereby given that Letters Testamentary have hereby granted to Hilary Steinberg, Executrix. All persons indebted to the Estate are required to make payment, and those having claims or demand to present same without delay to the Executrix, or to Edward A. Monsky, Esquire, The Belt Law Firm, PC 100 West Union Street, Kingston, PA 18704, attorney for Estate.

NOTICE IS HEREBY GIVEN that Letters Testamentary in the **ESTATE OF DOMINICK MICHAEL TOTARO**, late of the Borough of Old Forge, Lackawanna County, Pennsylvania, have been granted to the undersigned. All persons indebted to said estate are required to make immediate payment and those having claims shall present them for settlement to: MARY THERESA MAZUR AND DIANE NARDELLA, EXECUTORS, BRENDA D. COLBERT, Esquire, COLBERT & GREBAS, P.C., 210 Montage Mountain Road – Suite A, Moosic, PA 18507.

Notice is hereby given that Letters Testamentary have been granted in the **ESTATE OF JOHN F. TURON, A/K/A JOHN FRANCIS TURON**, late of the Borough of Moosic, Lackawanna County, who died August 5, 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, PATRICIA CARDINALE and her Attorneys, **SAPORITO, FALCONE & WATT**, 490 North Main Street, Pittston, PA 18640.

NOTICE IS HEREBY GIVEN that Letters of Administration have been issued to Lori Yahn, Administratrix of the **ESTATE OF TIMOTHY JAMES YAHN**, Deceased, who died on September 10, 2018, late of Clarks Summit, Lackawanna County, Pennsylvania. All creditors are requested to present their claims and all persons indebted to the decedent will make payment to the aforementioned Administratrix or her attorney. **ROSENN, JENKINS & GREENWALD, LLP**, 15 South Franklin Street, Wilkes-Barre, PA 18711-0075.

ARTICLES OF INCORPORATION

NOTICE is hereby given that **MOUNTAIN SKY FOUNDATION** was incorporated under the Pennsylvania Nonprofit Corporation Law of 1988, as amended, on December 12, 2018 to engage in research, education and awareness of natural resources and sustainability through music and the arts.

T1-3/1

LACKAWANNA JURIST

ARTICLES OF INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation- Nonprofit have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about January 30, 2019 for: **Impact Capital Management**, 298 Union Mill Road, Covington Township, PA 18444. The corporation has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

T1-3/1

FICTITIOUS NAME

An application for registration of the fictitious name R. Jarosh Contracting, 308 Cleveland St., Rear Olyphant, PA 18447 has been filed in the Department of State at Harrisburg, PA, File Date 06/26/2018 pursuant to the Fictitious Names Act, Act 1982-295. The name and address of the person who is a party to the registration is Randy Jarosh, 308 Cleveland St., Rear Olyphant, PA 18447.

T1-3/1

FICTITIOUS NAME

Notice is hereby given that an application for registration of the Fictitious Name **Free Wheel Motion Apparel Company**, 3380 North Main Avenue, Scranton, PA 18508 was filed in the Department of State of the Commonwealth of Pennsylvania on February 1, 2019. The name and address of each individual interested in the business is Adam Reese, 108 Townhouse Pl, Roaring Brook Township, PA 18444, and Jonathan Hudzik, 909 West Lackawanna Avenue, Blakely, PA 18447. This document was filed in accordance with 54 Pa. C. S. 311.

T1-3/1

CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on February 25, 2019, the Petition for Change of Name, filed by Petitioner Moriah H. Talarico, in the Court of Common Pleas of Lackawanna County and prays for a Decree to change her name to Moriah Harding. The Court has fixed April 26, 2019 at 9:00 a.m. as the date and time of the Hearing.

T1-3/1

CHANGE OF NAME

IN THE MATTER OF PETITION FOR CHANGE OF NAME OF MARGARET CAROL ROSENSTEIN IN THE COURT OF COMMON PLEAS OF LACKAWANNA COUNTY. DOCKET NO. 19 CV 78. Notice is hereby given that on the 9th day of January, 2019, the Petition of Margaret Carol Rosenstein was filed in the above named court, requesting an Order changing her name from Margaret Carol Rosenstein to Carole Margaret Rosenstein. The Court has fixed the 31st day of May, 2019, at 9:00 a.m. in Court Room No.3 of Lackawanna County Courthouse, Scranton, Pennsylvania as the time and place for the hearing on said Petition, when and where all interested parties may appear, and show cause, if any they have, why the petition should not be granted by the Court. Geroulo, J.

T1-3/1

NOTICE

Court of Common Pleas
Lackawanna County, Pennsylvania
Civil Action-Law
No. 2018-06592
Notice of Action in Mortgage Foreclosure

Bank of New York Mellon Trust Company, N.A. as Trustee
for Mortgage Assets Management Series I Trust,
Plaintiff
vs.
Unknown Heirs, Successors, Assigns and All Persons, Firms
or Associations claiming right, Title or Interest from or under
Rudalee Redican a/k/a Rudalee A. Redican, Deceased and
Kathleen O'Brien, Known Heir of Rudalee Redican a/k/a
Rudalee A. Redican, Deceased,
Defendant(s)

To the Defendant(s), Unknown Heirs, Successors, Assigns
and All Persons, Firms or Associations claiming right, Title or
Interest from or under Rudalee Redican a/k/a Rudalee A.
Redican, Deceased and Kathleen O'Brien, Known Heir of
Rudalee Redican a/k/a Rudalee A. Redican,
Deceased: TAKE NOTICE THAT THE Plaintiff, Bank of New
York Mellon Trust Company, N.A. as Trustee for Mortgage
Assets Management Series I Trust, has filed an
action Mortgage Foreclosure, as captioned above.

NOTICE:

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN
APPEARANCE PERSONALLY OR BY ATTORNEY AND
FILE YOUR DEFENSES OR OBJECTIONS WITH THE
COURT. YOU ARE WARNED THAT IF YOU FAIL TO DO
SO THE CASE MAY PROCEED WITHOUT YOU AND A
JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT
FURTHER NOTICE FOR THE RELIEF REQUESTED BY
THE PLAINTIFF. YOU MAY LOSE MONEY OR PROPERTY
OR OTHER RIGHTS IMPORTANT TO YOU. YOU SHOULD
TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU
DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE
OFFICE SET FORTH BELOW. THIS OFFICE CAN
PROVIDE YOU WITH INFORMATION ABOUT HIRING A
LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER,
THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH
INFORMATION ABOUT AGENCIES THAT MAY OFFER
LEGAL SERVICES TO ELIGIBLE PERSONS AT A
REDUCED FEE OR NO FEE.

Lackawanna County Lawyer Referral Service
/North Penn Legal Services,
33 N. Main St., Ste. 200,
Pittston, PA 18640.

Christopher A. DeNardo, Kristen D. Little, Kevin S. Frankel,
Samantha Gable, Nicole B. LaBletta, Leslie J. Rase, Alison H.
Tulio & Katherine M. Wolf, Attys. for Plaintiff, Shapiro &
DeNardo, LLC, 3600 Horizon Dr., Ste. 150, King of Prussia,
PA 19406, 610-278-6800. T1-3/1

