

LACKAWANNA JURIST

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 FRIDAY, **JUNE 10, 2022** 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. 2019-3277 ARGOLICA, LLC vs. JASON HURLEY and KRISTEN M. PREVISH AKA KRISTIN M. PREVISH, owner(s) of property situate in Borough of Dunmore, Lackawanna County, PA. Being: 169 East Pine Street, Dunmore, PA 18512
Assessment Map #: 14615060024
Assessed Value Figure: \$6,500.00
Improvements thereon:
A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$80,544.78

SALE 2

By virtue of a Writ of Execution filed to No. 18-CV-771, Citizens Savings Bank vs. Linda A. McHale, a/k/a Linda McHale, owner of property situate in City of Scranton, Lackawanna County, PA, being 630 East Market Street:
Dimensions: 41 x 140
Property ID #: 135.13-030-010
Assessment Value: \$11,000.00
Improvements thereon:
Single Dwelling
Attorney: David K. Brown, Esq
KREDER BROOKS HAILSTONE LLP
220 Penn Avenue, Suite 200
Scranton, PA 18503
(570)346-7922
Sheriff to collect: \$74,453.82*
*Plus additional interest, costs, escrow advances, late charges, attorneys' fees and other costs through date of payment

SALE 3

By virtue of a Writ of Execution filed to No. 21-CV-1675 WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF JUNIPER MORTGAGE LOAN TRUST A vs. THE UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER TIMOTHY WENTOVICH, DECEASED owner of property situate in the Fell Township, Lackawanna County, PA being 708 Morse Ave., Carbondale, PA 18407
Property ID #: 04507040012
Assessed Value Figure: \$5,300.00
Improvements Thereon:
Residential Property
Attorney: Jill M. Fein, Esquire Hill Wallack, LLP
Sheriff to collect: \$115,118.12 plus interest at the per diem rate of \$12.35 from February 1, 2022 until June 10, 2022
THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN FELL TOWNSHIP, COUNTY OF LACKAWANNA, AND

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COMMONWEALTH OF PA, TO WIT: ALL THAT CERTAIN PARCEL OF LAND IN FELL TOWNSHIP, LACKAWANNA COUNTY, COMMONWEALTH OF PA BEING THE SAME FEE SIMPLE PROPERTY CONVEYED BY DEED WHICH NANCY H. NOTCHICK AND ANDREW J. NOTCHICK BY DEED DATED SEPTEMBER 22, 1998 AND RECORDED OCTOBER 8, 1998 IN THE COUNTY OF LACKAWANNA IN BOOK 1640, PAGE 539 CONVEYED UNTO TIMOTHY WENTOVICH.

SALE 4

BY VIRTUE OF A WRIT OF EXECUTION, COMMUNITY BANK, N.A., DOCKET No. 21-CV-2673
JEFFREY MURPHY and JACQUELINE MURPHY are the owners of property situate in the Borough of Moosic, County of Lackawanna, Commonwealth of PA,
Being 633 Minooka Ave, Moosic, PA 18507
Assessment Map #: 18509 010 030
Assessed Value Figure: 11,000
Improvements Thereon:
Improved real estate with a residential single family dwelling
Attorney: HOURIGAN, KLUGER & QUINN, PC
600 Third Avenue, Kingston, PA 18704
Sheriff to collect: \$88,738.06 (plus costs)

SALE 5

By virtue of a Writ of Execution filed to No. 2011-cv-03348, CitiBank, N.A., as Trustee for WAMU Asset-Backed Certificates, WAMU Series 2007-HE2 Trust v. Sara Stranieri, Owner of property situate in Scranton, Lackawanna County, PA, being 1309-1311 Division Street, Scranton, PA 18504
Dimensions: 0
Property ID #: 145-17-020-056
Assessed Value Figure: \$8,500.00
Improvements thereon:
Residential Dwelling
Atty: Richard J. Nalbandian, Esq.,
Eckert Seamans Cherin & Mellott LLC

Sheriff to collect: \$205,952.78

SALE 6

By virtue of a Writ of Execution filed to No. 21-CV-2672 PA Housing Finance Agency vs. All Heirs of John Andrew Simone, Deceased, Known or Unknown
All Heirs of John Andrew Simone, Deceased, Known or Unknown, owner(s) of property situate in the Borough of Dunmore, Lackawanna County, PA being 111 Allen Street, Dunmore, PA 18512
Dimensions: 45 X 116
Property ID #: 14709-050-015
Assessed Value Figure: \$7,200.00
Improvements thereon:
Residential single dwelling
Attorney: Lois M. Vitti, Esquire
Vitti Law Group, Inc.
663 Fifth Street, Oakmont, PA 15139
412-281-1725
Sheriff to collect: \$105,877.91 plus interest, taxes and costs

SALE 7

By virtue of a Writ of Execution No. 2018-2896 WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I v. BRIAN J. YOUSHOCK owner(s) of property situate in the BOROUGH OF DICKSON CITY, LACKAWANNA County, PA, being 811 LINK STREET A/K/A 811 LIND STREET L4, DICKSON CITY, PA 18519-1228
Tax ID #: 114-09-010-018
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$149,726.79
Attorneys for Plaintiff
Brock & Scott, PLLC

SALE 8

By virtue of a Writ of Execution No. 21 CV 4371 AMOS FINANCIAL LLC v. DAVID R SCOPELLITI owner(s) of property situate in the ARCHBALD BOROUGH, LACKAWANNA County, PA being

LACKAWANNA JURIST

214 LAWRENCE ST. ARCHBALD, PA 18403

Tax ID #: 0951704001401

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$39,550.52

Attorneys for Plaintiff

Brock & Scott, PLLC

Being: 1513 Swetland Street, Scranton, PA 18504

Assessment Map #: 14514010049

Assessed Value Figure: \$7,600.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$100,078.36

SALE 9

By virtue of a Writ of Execution filed to No.

2019-6008 QUICKEN LOANS INC. vs.

DEBORAH CRAVATH and MICHAEL

CRAVATH, owner(s) of property situate in

Borough of Throop, Lackawanna County, PA.

Being: 24 Emerald Drive, Throop, PA 18512

Assessment Map #: 1241603000127

Assessed Value Figure: \$31,940.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$284,575.71

SALE 10

By virtue of a Writ of Execution filed to No.

2016-2050 NATIONSTAR MORTGAGE LLC

D/B/A CHAMPION MORTGAGE

COMPANY vs. PAMELA K. JACKSON,

owner(s) of property situate in Township of

Benton, Lackawanna County, PA.

Being: Rr 2 Box 2237 Aka 16204 Sr 407,

Factoryville, PA 18419

Assessment Map #: 0290102000401

Assessed Value Figure: \$20,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$134,040.00

CONTAINING in all 1.37 acres of land, more or less.

SALE 11

By virtue of a Writ of Execution filed to No.

2021-04993 FREEDOM MORTGAGE

CORPORATION vs. HOLLY LISS AKA

HOLLY ANN LISS, owner(s) of property

situate in City of Scranton, Lackawanna

County, PA.

SALE 12

By virtue of a Writ of Execution filed to No.

2021-03716 MidFirst Bank v David S.

McDermott owner(s) of property situate in

Township of Elmhurst, Lackawanna County,

PA being 101 Front Street, AKA 2297 Front

Street, Elmhurst, PA 18416

Dimensions: 165x165x165x170

Property ID #: 18012010007

Assessed Value Figure: \$170,000.00

Improvements thereon:

Single family dwelling

Attorney: Katherine M. Wolf, Esquire; Scott A.

Dietterick, Kimberly J. Hong, Michael E.

Carleton, Meredith H. Wooters, Matthew P.

Curry, Holly N. Wolf, Alyk L. Oflazian and

Cristina L. Connor

Sheriff to collect: \$192,364.00

SALE 13

By virtue of a Writ of Execution filed to No.

15-1157 Bank of NY Mellon vs Sara & John

Stranieri, III, owner(s) of property situate in

Scranton. 811-813 W. Elm St. Scranton, PA

18504 Lackawanna County, PA being 811-813

W. Elm St. Scranton, PA 18504

Dimensions:

Property ID #: 15610040062

Assessed Value figure:

Improvements thereon:

Atty: Pincus Law Group, PLLC

Sheriff to collect: \$196,517.85

SALE 14

By virtue of a Writ of Execution filed to No. 20

CV 3888, ITDRP, LLC v. Duane Griffiths a/k/a

D. Griffiths and Christine Kuchwara, owner of

property situate in the Archbald, Lackawanna

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COUNTY, PA being 541 1st Street, Archbald
a/k/a Eynon, PA 18403.
Front: 60 Depth: 150
Property ID #: 09414030008
Assessed Value Figure: \$13,000.00
Improvements Thereon:
Residential Single Dwelling
Attorney: Edward J. McKee, Esq.
Sheriff to Collect: \$74,192.60

SALE 15

By virtue of a Writ of Execution filed to No.
2019-05876 NATIONSTAR MORTGAGE
LLC D/B/A MR. COOPER vs. MADELYN
BENDER Solely in Her Capacity as Heir of
Helen R. Mushinski Deceased and MARIA
MUSHINSKI Solely in Her Capacity as Heir of
Helen R. Mushinski Deceased, owner(s) of
property situate in City of Scranton,
Lackawanna County, PA.

Being: 1175 West Elm Street, Scranton, PA
18504

Assessment Map #: 15609050003
Assessed Value Figure: \$8,000.00
Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.
Sheriff to collect: \$54,185.91

Being Lot Number twenty four (24) in square or
block number five hundred and fifteen (515),
(City Assessment Block No. 52) and situate on
Street called and known as West Elm Street
upon a plot entitled the "Fairview Park Land
Company's Addition to the City of Scranton,
recorded in the Recorder of Deeds Office,
Lackawanna County, PA, said lot being forty
(40) feet in front and forty (40) feet in rear, and
one hundred and twenty nine (129) feet in
depth, extending to an alley in the rear of said
lot, together with the improvements thereon.
Subject to the exceptions and reservations
contained in prior deeds in the chain of title.

SALE 16

By virtue of a Writ of Execution filed to No. 17
CV 6296 Lakeview Loan Servicing, LLC vs.
Heather Shaffer owner of property situate in

Borough of Moscow, LACKAWANNA
COUNTY, PA BEING 210 Market Street,
Moscow, PA 18444

DWELLING KNOWN AS: 210 MARKET
STREET, MOSCOW, PA 18444.

TAX PARCEL #: 198.02-050-014.01

Title to said premises is vested in Heather
Shaffer by deed from Stacy Mason,
Administratrix of the Estate of William John
Mason, Sr., also known as William J. Mason,
Sr. dated October 28, 2014 and recorded
November 7, 2014 in Instrument Number
201417499.

Assessment Map #: 198.02-050-014.01

Assessed Value figure: \$7,000.00

Improvements thereon:

Residential Dwelling

Attorney: McCabe, Weisberg & Conway, LLC
Sheriff to collect: \$90,107.53

SALE 17

U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS INDIVIDUAL
CAPACITY BUT SOLELY AS OWNER
TRUSTEE FOR LEGACY MORTGAGE
ASSET TRUST 2020-GS3 P.O. Box 10826-
0826 Greenville, SC 29630-0826 v. ROBERT
P. KOVALESKI and NANCY L. KOVALESKI
COURT OF COMMON PLEAS OF
LACKAWANNA COUNTY NO. 20-CV-4265
CIVIL ACTION – MORTGAGE
FORECLOSURE

By virtue of a Writ of Execution to Case #:
20CV-4235

Issued to Plaintiff: U.S. Bank Trust National
Association, Not in Its Individual Capacity but
Solely as Owner Trustee for Legacy Mortgage
Asset Trust 2020-GS3

Property being known as: 816 Woodmere
Avenue, Dickson City, PA 18519

Parcel ID #: 114.05-060-011

Seized and taken in execution as the Property of
Joseph Catania

Judgment: \$150,596.71

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SALE 18

By virtue of a Writ of Execution filed to No. 16 CV 5490 LAKEVIEW LOAN SERVICING, LLC vs. DOMINICK TALARICO A/K/A DOMINICK JOSEPH TALARICO, owner(s) of property situate in City of Scranton, Lackawanna County, PA.
Being: 128 Hennessy Court, Scranton, PA 18504

Assessment Map #: 14518030027
Assessed Value Figure: \$9,000.00
Improvements thereon:
A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$74,923.42

Beginning at a point, being the westerly corner of land late of Carlucci; thence extending along line of lands of said Carlucci southeasterly one hundred thirty-five (135) feet, more or less, to line of lands late of T. Cavanaugh; thence southwesterly along line of said Vavanaugh's land thirty-four and seven-tenths (34.7) feet, more or less, to a corner in line of lands, now or late, of the Co-Operative Association of Hyde Park No. 1; thence northerly along line of lands of said Association one hundred twenty-eight (128) feet, more or less, to said Hennessy Court, and thence northeasterly along said Hennessy Court forty and five-tenths (40.5) feet to the place of beginning.

SALE 19

By virtue of a Writ of Execution No. 2019-CV-06490 U.S. BANK NATIONAL ASSOCIATION v. LAURA HORVATH-KELLER; MICHAEL D. KELLER owner(s) of property situate in the BOROUGH OF THROOP, LACKAWANNA County, PA, being 208 CHARLES ST. THROOP, PA 18512
Tax ID #: 12420-020-002
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$174,613.43
Attorneys for Plaintiff
Brock & Scott, PLLC

SALE 20

By virtue of a Writ of Execution No. 21 CV 4176 FREEDOM MORTGAGE CORPORATION v. BARBARA A. MACKIE owner(s) of property situate in the SCOTT TOWNSHIP, LACKAWANNA County, PA being 34 JOES LANE, SCOTT TOWNSHIP, PA 18433
Tax ID #: 0720102000825
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$99,338.75
Attorneys for Plaintiff
Brock & Scott, PLLC

SALE 21

By virtue of a Writ of Execution filed to No. 18-CV-1241 First National Bank, et.al. vs. Fredrick J. Mancuso, a/k/a Frederick J. Mancuso. Fredrick J. Mancuso, a/k/a Frederick J. Mancuso, owner(s) of property situate in Township of Fell, Lackawanna County, PA being RR1 Box 1382, Carbondale, PA 18407
Dimensions: 1.9783 acres
Assessment Map #: 03404-020-008.03
Assessed Value figure: \$25,000.00
Improvements thereon:
A single family dwelling
Attorney: Kristine M. Anthon
Sheriff to collect: \$355,220.60

SALE 22

By virtue of a Writ of Execution filed to No. 2018-02176 PNC Bank, National Association vs All Unknown Heirs of Mary B. Boyko a/k/a Mary B. Lapi, owner(s) of property situate in South Abington Township Lackawanna County, PA being 301 Maggies Road, South Abington Township, PA 18411
Dimensions: .66 acres
Property ID #: 08102060028
Assessed Value figure: \$282,620.00
Improvements thereon:
Residential Single Dwelling
Attorney: Tucker Arensberg, P.C.
Sheriff to collect: \$

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SALE 23

BY VIRTUE of a Writ of Execution filed to No. 2014-05010 Plaintiff: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PA HOUSING FINANCE AGENCY Vs. Defendant(s): MELANIE A. ETTEL AND CHARLES J. ETTEL, IV Real Estate: 16 Victoria Circle, Lake Ariel, PA 18436 Municipality: Township of Jefferson Lackawanna County, PA Dimensions: 125x214x125x219 Lot A10 Lake Loretta Development See Deed Book/Page: Instrument #: 200434481 Assessment Map: 1400101000210 Assessed Value: \$20,300 Improvements thereon: A residential dwelling house Attorney: Leon P. Haller, Esquire Purcell, Krug & Haller Sheriff to collect: \$164,544.40 (Total amount of Judgment)*
*With costs, interest, late charges and taxes, etc. as may accrue

SALE 24

By virtue of a Writ of Execution filed to No. 2019-03085 JPMorgan Chase Bank, National Association vs. Gretchen A. Rood, owner(s) of property situated in Borough of Jermyn Lackawanna County, PA being 508 Washington Avenue, Jermyn 18433 Dimensions: 50X255X40X95X26X140 Assessment Map #: 0731608001700 Assessed Value figure: \$14,500.00 Improvements thereon: A residential dwelling Attorney: Christopher A. DeNardo, Esquire Sheriff to Collect: \$122,180.03

SALE 25

By virtue of a Writ of Execution filed to No. 21-CV-1825 CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR NEW RESIDENTIAL MORTGAGE LOAN TRUST

2018-3 vs. PAUL BOBERSKY owner of property situate in the City of Scranton, Lackawanna County, PA being 1252 Philo Street, Scranton, PA 18508 Property ID #: 13415030036 Assessed Value Figure: \$5,500.00 Improvements Thereon: Residential Property Attorney: Jill M. Fein, Esquire Hill Wallack, LLP Sheriff to collect: \$106,388.96 plus interest at the per diem rate of \$6.86 from December 18, 2021 until June 10, 2022 THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE CITY OF SCRANTON, COUNTY OF LACKAWANNA, AND COMMONWEALTH OF PA, TO WIT: ALL THAT CERTAIN PARCEL OF LAND IN THE CITY OF SCRANTON, LACKAWANNA COUNTY, COMMONWEALTH OF PA BEING THE SAME FEE SIMPLE PROPERTY CONVEYED BY DEED FROM PAUL BOBERSKY AND LEANNE BOBERSKY BY DEED DATED JULY 19, 2011 AND RECORDED AUGUST 26, 2013 IN THE COUNTY OF LACKAWANNA IN INSTRUMENT NO. 201318047 CONVEYED UNTO PAUL BOBERSKY.

SALE 26

By virtue of a Writ of Execution file to No. 2021-03989, HSBC Bank USA, N.A. et. al. vs. Megan Gilman et. al., owners of property situate in City of Scranton, Lackawanna County, PA, being 1017 Quincy Avenue, Scranton, PA 18510 Dimensions: 40X160 Property ID #: 14614050020 Assessed Value Figure: \$11,450.00 Improvements thereon: Residential Single Dwelling Attorney: Patrick J Wesner/Parker McCay PA Sheriff to collect: \$69,742.02

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SALE 27

By virtue of a Writ of Execution filed to No. 2019-6194
AMERIHOM MORTGAGE COMPANY, LLC vs. DAWN SLATER and SCOTT SLATER, owner(s) of property situate in Township of Jefferson, Lackawanna County, PA. Being: 436 Cortez Road, Jefferson Township, PA 18436
Assessment Map #: 15003-020-034 and 15004-010-037
Assessed Value Figure: \$10,000.00
Improvements thereon:
A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$122,955.98

SALE 28

By virtue of a Writ of Execution filed to No. 2018-CV-1871 PENTAGON FEDERAL CREDIT UNION vs. SUZANNE M. MURRAY-SMITH situate in Madison Township, PA being 52 Chipmunk Lane, L4, Madison Township, PA
Dimensions: 1.004 acres
Assessment Map #: 20702.010.001
Assessed Value figure: \$18,600.00
Improvements thereon:
SINGLE FAMILY RESIDENCE
Attorney: John R. O'Brien, Oliver, Price & Rhodes
Sheriff to Collect: \$113,399.69

SALE 29

By virtue of a Writ of Execution filed to No. 2022-cv-387, THE FIDELITY DISCOUNT AND DEPOSIT BANK vs Christopher Jones, owner(s) property situate in Scranton, Lackawanna County, PA being 406 Jefferson Avenue, Scranton, PA 18509
PARCEL I
All that certain piece or parcel of land situate, lying and being in the City of Scranton, Lackawanna County, PA described as follows:
The following described lot of land situate in the City of Scranton aforesaid, same being contiguous portions of Lots Numbered Fourteen

(14) and Fifteen (15) in Square or Block Numbered One hundred Eight (108) upon the Town Plot of Scranton thirty (30') feet of Lot Fourteen (14) and twenty-five (25') feet of Lot Fifteen (15) together being fifty-five (55') feet in the rear and one hundred fifty (150') feet in depth, the measurement of the depth being ten (10') feet inside the sidewalk. The party of the second part having the right to enclose, use and occupy ten (10') feet in front of said land for cellarway, porch, portico, bay window of shrubbery but not the right to erect any building thereon.

TAX MAP #: 156.28-020-014
Assessment Map #: 156.28-020-014
Assessed Value figure: \$26,000.00
Improvements thereon:
Residential Single Dwelling
Sheriff to collect: \$147,091.23
Attorney: Vincent S. Cimini, Esq
538 Spruce Street, Ste 800
Scranton, PA 18503
(570)346-0745
(570)346-0776 (f)

SALE 30

By virtue of a Writ of Execution filed to No. 2021-04503 ATLANTICA, LLC vs. MARITA ELLEN GORDON, owner(s) of property situate in Borough of Jermyn, Lackawanna County, PA. Being: 146 Buttonwood Street, Jessup, PA 18434
Assessment Map #: 10418010033
Assessed Value Figure: \$7,000.00
Improvements thereon:
A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$68,163.89

SALE 31

By virtue of a Writ of Execution filed to No. 4961-CV-2021 Wayne Bank, successor by merger with North Penn Bank vs. Thomas M. Jones and Linda S. Jones aka Linda F. Jones, owner(s) of property situate in City of Scranton, Lackawanna County, PA being (1) 2008 Price

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Street aka R 2008 Price Street (2) 2001 Price Street

Dimensions:

(1) 25x150x50x75x20 29x5x47

(2) 50x95

Property ID #: (1) 14509010038

(2) 14513010020

Assessed Value figure: (1) 3048 (2) 6857

Improvements thereon:

(1) Residential Single Dwelling

(2) Residential Multi Dwelling

Attorney: John J. Martin, Esquire

Sheriff to collect: \$53,388.45

SALE 32

By virtue of a Writ of Execution filed to No. 2022-cv-386, THE FIDELITY DISCOUNT AND DEPOSIT BANK vs Christopher Jones, owner(s) of property situate in Scranton, Lackawanna County, PA being 1900 North Washington Avenue, Scranton, PA 18509 PARCEL I

All that certain piece of land situate, lying and being in the City of Scranton, Lackawanna County and State of Pennsylvania, described as follows:

BEGINNING at the intersection of the Southeasterly side of North Washington Avenue with the Northeasterly side of Evelyn Street, distant twenty (20) feet in a Northeasterly direction from line of lands of The PA Oral School for the Deaf and distant two hundred six (206) feet Southwesterly from the intersection of the Southeasterly side of North Washington Avenue and Southwesterly side of Richmond Street; thence in a Southeasterly direction along the Northeasterly side of Evelyn Street, parallel with and distant twenty (20) feet Northeasterly from the line of lands of The PA Oral School for the Deaf a distance of one hundred twenty-five (125) feet to a corner of lands now or formerly of John D. Woodland and Mary G. Woodland, his wife, formerly the Northwesterly side of an alley later abandoned; thence in a Northeasterly direction along the line of said lands a distance of forty (40) feet to a corner; thence in a Northwesterly

direction parallel with the Northeasterly side of Evelyn Street a distance of one hundred twenty-five feet (125) to a corner in the Southeasterly side of North Washington Avenue; and thence in a Southwesterly direction along North Washing Avenue a distance of forty (40) feet to the place of beginning.

SAID premise are designated as Lot Number 1 on the Map of the Addition to the Tambly & Rymer Plot by E.S. Peck, recorded in Map Book 3, at Page 49 in the Office of the Recorder of Deeds of Lackawanna County.

Being the same premises conveyed by Joseph F. Hennessey, M.D. to Thomas M. McGrath, by deed dated February 10, 1994 and recorded in the office of the Recorder of Deeds in and for Lackawanna County in Deed Book 1461, pages 622-625.

TAX MAP #: 13514-070-001

Assessment Map #: 13514-070-001

Assessed Value figure: \$16,000.00

Improvements thereon:

Residential Single Dwelling

Sheriff to collect: \$82,960.72

Attorney: Vincent S. Cimini, Esq

538 Spruce Street, Ste 800

Scranton, PA 18503

(570)346-0745

(570)346-0776 (f)

SALE 33

By virtue of a Writ of Execution filed to No. 19CV5861 M&TBANK vs. CATHERINE A. ZURASKI and RICHARD G. ZURASKI, owner(s) of property situate in City of Carbondale, Lackawanna County, PA. Being: 30 Clark Avenue, Carbondale, PA 18407 Assessment Map #: 04510040025 Assessed Value Figure: \$8,500.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$106,632.34

ALL that certain piece or parcel of land in the Sixth Ward of the City of Carbondale, County of Lackawanna and Commonwealth of PA, bounded and described as follows: to wit:

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BEGINNING at a corner in line of Lot No. 7, next to lot heretofore sold by E.T. Cure to George W. Norris; thence southerly along line of Lot No. 7 seventy-five (75) feet to the northerly line of Clark Avenue; thence westerly along said line of Clark Avenue fifty (50) feet to a corner of Lot No. 5 of the Reynolds and Lathrope Allotment, now or formerly of Charles O. Mellon; thence northerly along line of said Lot No 5 seventy-five (75) feet to the southerly line of land now or formerly of George W. Norris; thence in an easterly direction along line of land now or formerly of said George W. Norris fifty (50) feet to the place of beginning. Reference PIN #:045.10-040-025

SALE 34

By virtue of a Writ of Execution filed to No. 19CV7245 ROCKET MORTGAGE, LLC, F/K/A QUICKEN LOANS, LLC FKA QUICKEN LOANS INC. vs. SHANE P. NICHOLSON, SR Solely in His Capacity as Heir of Harold E. Nicholson Deceased, owner(s) of property situate in Borough of Throop, Lackawanna County, PA. Being: 518 Dunmore Street, Throop, PA 18512
Assessment Map #: 12513050042
Assessed Value Figure: \$6,000.00
Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$63,922.57

All That Certain Lot of Ground in the Borough of Throop Lackawanna County, PA, Known As Lot No. 16 In Block J, Being Fifty (50) Feet in Front on Dunmore Road By one hundred and sixty five (165) feet in Depth, According to a Plan Entitled Price-Pancoast and Throops, Map of Throop

SALE 35

By virtue of a Writ of Execution No. 20-1883 U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of LSF9 Master Participation Trust v John A. Mecca, Linda A. Mecca
Docket #: 2020-01883

Property to be sold is situated in the borough/township of Dunmore, County of Lackawanna and State of PA.

Commonly known as 318 Elizabeth Street, Dunmore, PA 18512

Parcel #: 1461602002601

Improvements thereon of the residential dwelling or lot (if applicable):

Judgment Amount: \$110,300.02

Attorneys for Plaintiff:

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212)471-5100

Adam Friedman, Esq.

Dated: December 10, 2021

SALE 36

By virtue of a Writ of Execution filed to No. 21-4208 Wells Fargo Bank vs Kevin Frederick, Marie Frederick, owner(s) of property situate in Clarks Summit Lackawanna County, PA being 13024 Lower Maple Drive
Dimensions: 1.08 A
Property ID #: 1200401003205
Assessed Value figure: \$20,000.00
Improvements thereon:
Single Family Dwelling
Attorney: Manley, Deas, Kochalski, LLC
Sheriff to collect: \$274,121.68

SALE 37

By virtue of a Writ of Execution filed to No. 20CV1361, U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT v. Thomas Carl Conroy, 1216 Beech Street, Scranton, PA 18505, owner of property situate in City of Scranton, Lackawanna County, PA, being known as 1216 Beech Street, Scranton, PA 18505.

Property ID #: 16809020013

Assessed Value Figure: \$0.00

Improvements thereon:

Single Family Residence

Attorney: Richard M. Squire & Associates, LLC

Sheriff to collect: \$2,000.00

LACKAWANNA JURIST

SALE 38

By virtue of a Writ of Execution filed to No. 19 Civil 6878, Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2018-2 v. Wayne Grzech, owner of property situate in the Borough of Dickson City, Lackawanna County, PA being 1227 Main Street, Dickson City, PA 18519.

Front: 50 ft. Depth: 165 ft.

Property ID #: 11409060023

Assessed Value figure: \$5,000.00

Improvements thereon:

Residential Real Estate

Attorney: Andrew J. Marley, Esq

Sheriff to collect: \$104,217.65

SALE 39

By virtue of a Writ of Execution filed to No. 2021-00034 THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR REGISTERED HOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-19 vs. THE UNKNOWN HEIRS OF PATRICK J. GILLESPIE, DECEASED, owner(s) of property situate in City of Scranton, Lackawanna County, PA. Being: 1722

Dorothy Street, Scranton, PA 18504

Assessment Map #: 13418040002

Assessed Value Figure: \$13,500.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$87,866.36

ALSO the surface or right of soil of the following described lots of land situate on the Northeasterly side of Dorothy Street, and fronting on said Dorothy Street, in the Twenty-first (21) Ward of the City of Scranton, County of Lackawanna and State of Pennsylvania, being known as Lots Numbers Two and Three (2 & 3) in Block or Square "P" upon plot of lots known as "The Tripp Farm Land Company's Plot of Lots", recorded in the Recorder's Office of Lackawanna County in Deed Book 165 page

2. Said lots being each Twenty-five (25) feet in front, same in rear, and One hundred twelve feet in depth, to a Court known as Reuben Court, Fourteen (14) feet wide for public use.

SALE 40

By virtue of a Writ of Execution filed to No. 2020-00211 ROCKET MORTGAGE, LLC, F/K/A QUICKEN LOANS, LLC FKA QUICKEN LOANS INC. vs. RUBEN BARREIRO, owner(s) of property situate in City of Scranton, Lackawanna County, PA. Being: 1125 Ash Street, Scranton, PA 18510
Assessment Map #: 14618010030
Assessed Value Figure: \$8,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$67,739.51

BEING LOT "C" IN ISADORE GOODMAN'S SUBDIVISION OF LOTS THIRTEEN (13) AND FOURTEEN (14) IN SQUARE OR BLOCK NUMBER ONE HUNDRED AND FORTY (140), ACCORDING TO MAP OF LACKAWANNA IRON AND COAL COMPANY OF A PART OF SCRANTON, SAID SUBDIVISION BEING RECORDED IN MAP BOOK NO. 2, AT PAGE 17, IN THE RECORDER'S OFFICE OF LACKAWANNA COUNTY. SAID LOT "C" BEING THIRTY-FIVE (35) FEET IN WIDTH IN FRONT ON ASH STREET, AND EIGHTY (80) FEET IN DEPTH WITH THE PRIVILEGE OF USING TEN (10) FEET IN FRONT OF THE FRONT LINE OF SAID LOT ON ASH STREET FOR YARD, PORCH, PIAZZA, CELLARWAY, AND BAY WINDOW, BUT FOR NO OTHER PURPOSE.

SALE 41

By virtue of a Writ of Execution filed to No. 20CV1084, Rocket Mortgage, LLC v. Unknown Heirs, Personal Representative, and Devises of Jeanette Surridge, deceased and Carolyn Marie Zupon, 308 Kennedy Street, Old Forge, PA 18518, owner of property situate in City of Old Forge, Lackawanna County, PA,

LACKAWANNA JURIST

being known as 308 Kennedy Street, Old Forge,
PA 18518.

Property ID #: 18415020012

Assessed Value Figure: \$6,000.00

Improvements thereon:

Single Family Residence

Attorney: Richard M. Squire & Associates,
LLC

Sheriff to collect: \$2,000.00

SALE 42

By virtue of a Writ of Execution No. 2013-
06775 SANTANDER BANK, N.A. v.

GERALD G. GAWRON, MARCELLA A.

GAWRON A/K/A MARCELLA GAWRON
owner(s) of property situate in the BOROUGH
OF THROOP, LACKAWANNA County, PA,
being 846 ADAMS COURT, THROOP, PA
18512

Tax ID #: 1250301002801

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$370,163.11

Attorneys for Plaintiff

Brock & Scott, PLLC

SALE 43

By virtue of a Writ of Execution No. 2018-
50361 Carbondale Area School District vs.
Nadine Staples. Nadine Staples, owner(s) of
property situate in Carbondale, Lackawanna
County, PA, being: 15 Sand Street

Dimensions: 56X76X34X79X122X19X147

Property ID #: 05509-010-005

Assessed Value Figure: \$8,942.00

Improvements thereon:

RESIDENTIAL PROPERTY

Attorney: ROBERT P. DADAY, Esquire,
DAVID D. DUGAN, Esquire, Portnoff Law
Associates, Ltd., (866)211-9466

Sheriff to Collect: \$5,687.69

SALE 44

By virtue of a Writ of Execution No. 2017-
52100 Abington Heights School District vs.
Timothy D. Rowland, Patricia A. Rowland.
Timothy D. Rowland and Patricia A. Rowland,

owner(s) of property situate in Clarks Summit,
Lackawanna County, PA, being: 618 Sunset
Avenue

Dimensions: 2.20A

Property ID #: 10014-020-01600

Assessed Value Figure: \$32,000.00

Improvements thereon:

RESIDENTIAL PROPERTY

Attorney: ROBERT P. DADAY, Esquire,
DAVID D. DUGAN, Esquire, Portnoff Law
Associates, Ltd., (866)211-9466

Sheriff to Collect: \$8,903.58

SALE 45

By virtue of a Writ of Execution No. 2017-
51726 Carbondale Area School District vs. John
Lasavage, Delores Lasavage. John Lasavage
and Delores Lasavage, owner(s) of property
situate in Carbondale, Lackawanna County, PA,
being: 53 Wayne Street

Dimensions: 112X94X112

Property ID #: 05510-010-002

Assessed Value Figure: \$10,000.00

Improvements thereon:

RESIDENTIAL MULTI DWELLING
PROPERTY

Attorney: ROBERT P. DADAY, Esquire,
DAVID D. DUGAN, Esquire, Portnoff Law
Associates, Ltd., (866)211-9466

Sheriff to Collect: \$4,870.17

SALE 46

By virtue of a Writ of Execution No. 2020-
51369 Abington Heights School District vs.
Silvia C. Delvalle Jurado. Silvia C. Delvalle
Jurado, owner(s) of property situate in Clarks
Green, Lackawanna County, PA, being: 499 N.
Abington Road

Dimensions: 1.08A

Property ID #: 09002-010-00801

Assessed Value Figure: \$42,300.00

Improvements thereon:

RESIDENTIAL PROPERTY

Attorney: ROBERT P. DADAY, Esquire,
DAVID D. DUGAN, Esquire, Portnoff Law
Associates, Ltd., (866)211-9466

Sheriff to Collect: \$10,223.12

LACKAWANNA JURIST

SALE 47

By virtue of a Writ of Execution No. 2019-51900 Abington Heights School District vs. Joseph Dandrea, Mary Ellen Dandrea. Joseph Dandrea and Mary Ellen Dandrea, owner(s) of property situate in Waverly Township, Lackawanna County, PA, being: 100 School Street

Dimensions: .64A

Property ID #: 08001-060-012

Assessed Value Figure: \$36,000.00

Improvements thereon:

RESIDENTIAL PROPERTY

Attorney: ROBERT P. DADAY, Esquire, DAVID D. DUGAN, Esquire, Portnoff Law Associates, Ltd., (866)211-9466
Sheriff to Collect: \$9,909.73

SALE 48

By virtue of a Writ of Execution No. 2014-51838 Abington Heights School District vs. Savana Properties LLC. Savana Properties LLC, owner(s) of property situate in S. Abington Township, Lackawanna County, PA, being: Fawn Hill Estates

Dimensions: 0.45AC

Property ID #: 10119-030-00535

Assessed Value Figure: \$4,000.00

Improvements thereon:

RESIDENTIAL VACANT LOT

Attorney: ROBERT P. DADAY, Esquire, DAVID D. DUGAN, Esquire, Portnoff Law Associates, Ltd., (866)211-9466
Sheriff to Collect: \$5,080.80

SALE 49

By virtue of a Writ of Execution No. 2019-51542 Carbondale Area School District vs. Joseph Brennan. Joseph Brennan, owner(s) of property situate in Carbondale, Lackawanna County, PA, being: 212 Belmont Street

Dimensions: 3.7A

Property ID #: 04510-050-001

Assessed Value Figure: \$60,000.00

Improvements thereon:

COMMERCIAL PROPERTY

Attorney: ROBERT P. DADAY, Esquire, DAVID D. DUGAN, Esquire, Portnoff Law Associates, Ltd., (866)211-9466
Sheriff to Collect: \$27,282.71

SALE 50

By virtue of a Writ of Execution No. 2013-52754 Scott Township Sewer and Water Authority vs. Susan Jane Krajewski, Elizabeth Doris Taylor. Susan Jane Krajewski and Elizabeth Doris Taylor, owner(s) of property situate in Scott Township, Lackawanna County, PA, being: 417 Country Club Road

Dimensions: 32x200

Property ID #: 05203-020-018

Assessed Value Figure: \$3,000.00

Improvements thereon:

RESIDENTIAL PROPERTY

Attorney: ROBERT P. DADAY, Esquire, DAVID D. DUGAN, Esquire, Portnoff Law Associates, Ltd., (866)211-9466
Sheriff to Collect: \$7,332.61

SALE 51

By virtue of a Writ of Execution No. 2018-51083 Abington Heights School District vs. Ronald E. Sniegocki. Ronald E. Eniegocki, owner(s) of property situate in Waverly Township, Lackawanna County, PA, being: 325 Carbondale Road

Dimensions: 24.48A

Property ID #: 07003-010-00901

Assessed Value Figure: \$59,800.00

Improvements thereon:

AGRICULTURAL IMPROVED PROPERTY

Attorney: ROBERT P. DADAY, Esquire, DAVID D. DUGAN, Esquire, Portnoff Law Associates, Ltd., (866)211-9466
Sheriff to Collect: \$12,640.54

SALE 52

By virtue of a Writ of Execution No. 2019-51682 Abington Heights School District vs. Lee David Jamison. Lee David Jamison, owner(s) of property situate in Newton Township, Lackawanna County, PA, being: 1671 Falls Road

LACKAWANNA JURIST

Dimensions: 2.57 A L2

Property ID #: 10902-020-012

Assessed Value Figure: \$17,500.00

Improvements thereon:

RESIDENTIAL PROPERTY

Attorney: ROBERT P. DADAY, Esquire,
DAVID D. DUGAN, Esquire, Portnoff Law
Associates, Ltd., (866)211-9466
Sheriff to Collect: \$6,619.14

SALE 53

By virtue of a Writ of Execution No. 2018-50963 Abington Heights School District vs. Lisa Miller, Ryan McDonnell. Lisa Miller and Ryan McDonnell, owner(s) of property situate in S. Abington Township, Lackawanna County, PA, being: 814 Fairview Road

Dimensions: 100x133

Property ID #: 09101-020-00124

Assessed Value Figure: \$26,000.00

Improvements thereon:

RESIDENTIAL PROPERTY

Attorney: ROBERT P. DADAY, Esquire,
DAVID D. DUGAN, Esquire, Portnoff Law
Associates, Ltd., (866)211-9466
Sheriff to Collect: \$8,496.97

SALE 54

By virtue of a Writ of Execution No. 2017-52579 Abington Heights School District vs. Joseph E. Struchko, Joanne Bennie, Marilyn Iiams, Jeanne Rosencrance. Joseph E. Struchko, Joanne Bennie, Marilyn Iiams and Jeanne Rosencrance, owner(s) of property situate in Clarks Summit, Lackawanna County, PA, being: 110 Maple Avenue

Dimensions: 50x150

Property ID #: 10012-020-01400

Assessed Value Figure: \$10,500.00

Improvements thereon:

RESIDENTIAL PROPERTY

Attorney: ROBERT P. DADAY, Esquire,
DAVID D. DUGAN, Esquire, Portnoff Law
Associates, Ltd., (866)211-9466
Sheriff to Collect: \$4,613.35

SALE 55

By virtue of a Writ of Execution No. 2020-51368 Abington Heights School District vs. Silvia C. Delvalle Jurado. Silvia C. Delvalle Jurado, owner(s) of property situate in Clarks Summit, Lackawanna County, PA, being: 1022 Sleepy Hollow Road

Dimensions: 138x28x216x168

Property ID #: 10014-020-03400

Assessed Value Figure: \$22,000.00

Improvements thereon:

RESIDENTIAL PROPERTY

Attorney: ROBERT P. DADAY, Esquire,
DAVID D. DUGAN, Esquire, Portnoff Law
Associates, Ltd., (866)211-9466
Sheriff to Collect: \$7,052.78

SALE 56

By virtue of a Writ of Execution No. 2018-50992 Abington Heights School District vs. Mary B. Lapi. Mary B. Lapi, owner(s) of property situate in S. Abington Township, Lackawanna County, PA, being: 301 Maggies Road

Dimensions: 0.66A

Property ID #: 08102-060-028

Assessed Value Figure: \$26,000.00

Improvements thereon:

RESIDENTIAL PROPERTY

Attorney: JEFFREY P. KELLY, Esquire,
Portnoff Law Associates, Ltd., (866)211-9466
Sheriff to Collect: \$8,380.01

SALE 57

By virtue of a Writ of Execution No. 2018-50394 Abington Heights School District vs. William D. Thompson, Lorissa Senczakowicz. William D. Thompson and Lorissa Senczakowicz, owner(s) of property situate in Clarks Summit, Lackawanna County, PA, being: 3 Front Street

Dimensions: 50x156

Property ID #: 10008-040-00200

Assessed Value Figure: \$19,000.00

Improvements thereon:

RESIDENTIAL PROPERTY

LACKAWANNA JURIST

Attorney: ROBERT P. DADAY, Esquire,
DAVID D. DUGAN, Esquire, Portnoff Law
Associates, Ltd., (866)211-9466
Sheriff to Collect: \$7,349.65

**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 JULY 10,
2022 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
MARCH 14, 2022**

LACKAWANNA JURIST

JUDICIAL OPINION

CASE NAME AND NUMBER: Koloras v. Dollar Tree Stores, Inc. 2022 WL 1529191 (Lacka. Co. 2022) (Apr. 19, 2022)

DATE OF DECISION: April 19, 2022

JUDGE: Terrence R. Nealon

ATTORNEYS INVOLVED:

Michael J. Sowinski, II, Esquire, Counsel for Plaintiff

Robert J. Balch, Esquire, Brendan S. Reilly, Esquire, Counsel for Defendant

SUMMARY OF OPINION:

The commercial landowner in this premises liability action filed preliminary objections seeking to dismiss plaintiff's allegations of recklessness and claim for punitive damages on the ground that the complaint did not contain sufficient facts to support a finding of recklessness and an award of punitive damages. Rule 1019 provides that "material facts on which a cause of action . . . is based shall be stated in a concise and summary form," while averments of fraud or mistake must "be averred with particularity." Pa.R.Civ.P. 1019(a)-(b). However, it further states that "malice, intent, knowledge, and other conditions of mind may be averred generally." Pa.R.Civ.P. 1019(b).

In *Archibald v. Kemble*, 971 A.2d 513, 519 (Pa. Super. 2009), *app. denied*, 605 Pa. 678, 989 A.2d 914 (2010), the Superior Court of Pennsylvania held that "an example of a condition of mind that may be averred generally is wanton conduct," and that "because recklessness is also known as 'wanton and willful misconduct,' 'recklessness' is a condition of the mind that may be averred generally." Moreover, the Supreme Court of Pennsylvania has held that a claim for punitive damages "does not constitute a cause of action in and of itself" and instead "is only an element of damages" that is incidental to an underlying cause of action. Therefore, the factual specificity requirement in Rule 1019(a) was applicable only to plaintiff's independent cause of action in the complaint, which the commercial landowner did not challenge, and plaintiff's averments of recklessness could be averred generally under Rule 1019(b) as a condition of the mind. Any derivative for punitive damages did not constitute "a cause of action" that was subject to the "materials facts" standard under Rule 1019(a).

Since the allegations of recklessness were governed by Rule 1019(b) and could be averred generally, and any concomitant request for punitive damages was not "a cause of action" subject to Rule 1019(a), the preliminary objections to the allegations of recklessness and attendant claim for punitive damages were overruled. Defendant could revisit the sufficiency of plaintiff's recklessness allegations and claim for punitive damages by way of a motion for partial summary judgment following the completion of discovery, and in the interim, plaintiff could not obtain financial wealth discovery under Pa.R.Civ.P. 4003.7 without establishing a *prima facie* basis for the recovery of punitive damages under Pennsylvania law.

JUDICIAL OPINION

CASE NAME AND NUMBER: Van Auken v. Saud, 2022 WL 1295287 (Lacka. Co. 2022) (Apr. 29, 2022)

DATE OF DECISION: April 29, 2022

JUDGE: Terrence R. Nealon

ATTORNEYS INVOLVED:

Patrick E. Dougherty, Esquire, Brian G. Price, Esquire, Counsel for Plaintiffs

Andrew Foulkrod, Esquire, Eric Laureman, Esquire, Counsel for Defendant, Helmi A. Saud, D.O.

SUMMARY OF OPINION:

The parents of the minor decedent instituted this malpractice action and asserted a wrongful death claim seeking damages for their own losses, including the pecuniary value of the services that the decedent would have provided to them, and a separate survival claim on behalf of the decedent's estate seeking to recover damages for the decedent's loss of her future earnings, less her personal maintenance expenses, during her estimated working life span. Defendant produced the report of a forensic economist who (1) excluded health insurance from his fringe benefits calculation for the decedent's loss of future earnings based upon the rationale that the decedent's family members did not lose health insurance as a result of her death; and (2) included costs for "transportation" and "personal care products and services" in his estimation of the decedent's personal maintenance expenses even though Pennsylvania case law does not recognize those costs as components of a decedent's personal maintenance expense. The parents filed a motion *in limine* seeking to compel the defense economist to either revise his report to properly estimate fringe benefits and personal maintenance expenses, or be barred from testifying for failing to do so.

To recover for the loss of the decedent's services in a wrongful death claim, a surviving family member must establish that the decedent would have rendered those services to a particular survivor if the decedent had lived, such that the qualifying relative has experienced a loss of those services as a result of the death. However, for the decedent's estate to recover for the decedent's loss of future earnings, less personal maintenance expenses, in the survival action, it need not prove that some surviving family member would have received those earnings if the decedent had not died. By excluding health insurance from his fringe benefits assessment based solely upon his conclusion that no family member "has lost health insurance" as a result of the decedent's demise, the defense economist fundamentally misconstrued wrongful death and survival damages and imposed a condition to recovery that is not recognized by Pennsylvania law. Furthermore, by calculating personal maintenances which incorporated costs for "transportation" and "personal care products and services," the defense economist improperly included expenses for items other than those limited personal maintenance costs - - "food, clothing, shelter, medical attention, and some recreation" - - established by Supreme Court precedent. Therefore, the expert was directed to issue an amended report that complied with the applicable law by including health insurance benefits in his fringe benefits estimation and excluding "transportation" and "personal care products and services" costs from his personal maintenance computation, or be precluded from testifying at trial if he failed to do so.

LACKAWANNA JURIST

ESTATES

First Notice

Notice is hereby given that Letters of Administration have been granted to Danielle A. Spano and Dan Antonio Blasi, Co-Administrators of the **ESTATE OF DANIEL A. BLASI a/k/a DANIEL ANGELO BLASI**, late of Scranton, PA, who died on April 6, 2022. All persons indebted to Estate are requested to make payment and those having claims or demands are to present the same without delay to the Administrator or to Raymond C. Rinaldi, II, Esquire, Rinaldi & Poveromo, P.C., P.O. Box 826, Scranton, PA, 18501.

ESTATE OF JOHN R. CONABOY, JR., late of Moosic, Pennsylvania (died April 15, 2022). Letters of Administration have been granted to Cheryl Conaboy, Administrator 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 Administrator named herein or to the attorney for the Estate at: James J. Conaboy, Esquire, 1006 Pittston Avenue, Scranton, PA 18505.

RE: ESTATE OF LAURENCE CZBIK, late of Scranton, Lackawanna County, Pennsylvania (died April 7th, 2022). Notice is hereby given that Letters of Administration for the Estate have been issued to Susan Olewnik and Sandra Czibik, Administrators 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 Administrator, or to John J. McGovern, Jr., Attorney for the Estate, 321 Spruce Street – Suite 201, Scranton, PA 18503.

Estate of **ROBERT T. GILROY**, late of Taylor, Pennsylvania (Died February 15, 2022). Notice is hereby given that Letters Testamentary on the above estate have been granted to Peter Boyko, Executor. All persons having claims or demands against the estate of decedent shall make them known and present them, and all persons indebted to said decedent shall make payment thereof without delay to the Executor named herein, or to Jill M. Spott, Esquire, Sheils Law Associates, P.C., Attorney for Estate, 108 North Abington Road, Clarks Summit, Pennsylvania 18411.

NOTICE is hereby given that Letters Testamentary have been given in the **ESTATE OF STEVE HRICENAK**, late of Old Forge, Lackawanna County, Pennsylvania, who died February 14, 2022. 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, Steven M. Hricenak, c/o Hourigan, Kluger & Quinn, P.C. 600 Third Avenue, Kingston, PA 18704.

ESTATE OF ROBERTA K. KEITER, late of Dalton, Lackawanna County, Pennsylvania (died April 2, 2022). Letters Testamentary having been granted, all persons having claims or demands against estate of decedent shall make them known and present them, and all persons indebted to said decedent shall make payment thereof without delay to Jacquelyn Ross, Executor, 105 Washington Street, Dalton, Pennsylvania 18414 or to Jenna Kraycer Tuzze, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, P.O. Box 240, Clarks Summit, Pennsylvania 18411.

RE: ESTATE OF ROBERT KOZLOSKI, a/k/a ROBERT KOZLOSKI SR., late of Scranton, Lackawanna County, Pennsylvania (died February 9th, 2022). Notice is hereby given that Letters of Administration for the Estate have been issued to Robert Kozloski and Susan Loscombe,

Administrators 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 Administrator, or to John J. McGovern, Jr., Attorney for the Estate, 321 Spruce Street - Suite 201, Scranton, PA 18503.

Notice is hereby given that Letters of Administration have been granted in the **ESTATE OF NANCY T. KRUPINSKI**, late of Vandling Borough, Lackawanna County, Pennsylvania. All persons indebted to the Estate are requested to make payment, and those having claims or demands are to present same, without delay, to the Executrix, Karen Zita, 42 Rock Hill Road, Clifton, NJ 07013 or Joseph R. Rydzewski, Attorney for the Estate, 709 N. State Street, Clarks Summit, Pennsylvania 18411. **JOSEPH R. RYDZEWSKI, ESQUIRE**

Estate of **WILLIAM J. MANGAN**, late of Scranton, Pennsylvania (Died March 2, 2022). Notice is hereby given that Letters of Administration on the above estate have been granted to Wendy Mangan, Administratrix. All persons having claims or demands against the estate of decedent shall make them known and present them, and all persons indebted to said decedent shall make payment thereof without delay to the Administratrix named herein, or to Jill M. Spott, Esquire, Sheils Law Associates, P.C., Attorney for Estate, 108 North Abington Road, Clarks Summit, Pennsylvania 18411.

ESTATE OF JAMES J. MCKANE, DECEASED, late of 103 DAYSTROM AVE., ARCHBALD, PA 18403, (Died MARCH 9, 2022). **JAMES P. MCKANE**, Executor; Mark G. Rudalavage, 171 Scranton-Carbondale Highway, Eynon, Pennsylvania 18403-1027, Attorney. **MARK G. RUDALAVAGE, ESQUIRE**

RE: Notice is hereby given that Letters Testamentary have been granted in the **ESTATE OF KEVIN J. O'HARA**, late of Greenfield Township, Lackawanna County, Commonwealth of Pennsylvania (died November 8, 2021). All persons indebted to the Estate are requested to make payments and all those having claims or demands are to present same, without delay to Tina M. O'Hara, Executrix of the Estate or Sean P. McGraw, Esquire, Attorney for the Estate, 41 N. Main Street, 4th Floor, Carbondale, PA 18407.

ESTATE OF MATTHEW SANTAMOURIS, Deceased. Late of Scranton Borough, Lackawanna County, PA. Letters of Administration on the above Estate have been granted to the undersigned, who request 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 Steven Santamouris, Administrator, 55 Gould Terrace, Clifton, NJ 07013. Or to his Atty.: Latisha Bernard Schuenemann, Barclay Snyder, LLP, 2755 Century Blvd., Wyoming, PA 19610.

ESTATE OF JAY S. SCHECTMAN, late of Scranton, Pennsylvania (Died March 17, 2022). Letters Testamentary have been granted to Mr. Gary Schectman, Administrator. 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 NANCY S. SINGER, late of Clarks Summit, Lackawanna County, PA, (died March 30, 2022). Letters Testamentary were granted to Todd G. Singer. Creditors present claims and debtors make payment to the Executor or to Kim A. Giombetti, Esq., The Ritz Building, 222 Wyoming Avenue, Scranton, PA 18503, Attorney for the Estate.

LACKAWANNA JURIST

GORDON B. TROWBRIDGE, deceased, late of Covington Twp., PA (died March 23, 2022). 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 to Kathleen Trowbridge Schloss, Administratrix, or to Raymond W. Ferrario, Attorney for the Estate, Suite 528, Scranton Life Building, 538 Biden Street, Scranton, PA 18503-1816. **RAYMOND W. FERRARIO, P.C.**

JAMIE LYNN UCHIC, deceased, late of Jermyn, PA (died April 2, 2022). 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 to Jacqueline Kurilla, Administratrix, or to Raymond W. Ferrario, Attorney for the Estate, Suite 528, Scranton Life Building, 538 Biden Street, Scranton, PA 18503-1816. **RAYMOND W. FERRARIO, P.C.**

RE: ESTATE OF GAIL VAN HORN, a/k/a GAIL H. VAN HORN, late of Clarks Summit, Pennsylvania (died April 7, 2022). Letters Testamentary in the above estate having been granted, all persons having claims or demands against estate of decedent shall make them known and present them, and all persons indebted to said estate shall make payment thereof without delay to Christian Van Horn, Co-Executor, 226 Third Street, Dalton, Pennsylvania 18414; Martha Pate, 217 Beynon Drive, South Abington Township, Pennsylvania 18411; or to James W. Reid, Esquire, Oliver, Price & Rhodes, Attorneys for the Estate, 1212 South Abington Road, P.O. Box 240, Clarks Summit, Pennsylvania 18411.

JOSEPH T. WALSH, deceased, late of Olyphant, PA (died March 10, 2012). 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 Edward Walsh, Executor, or to Raymond W. Ferrario, Attorney for the Estate, Suite 528, Scranton Life Building, 538 Biden Street, Scranton, PA 18503-1816. **RAYMOND W. FERRARIO, P.C.**

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF WILLIAM WILLSON**, who died October 9, 2021, late of Dickson City, Lackawanna County, PA. All persons indebted to said estate are required to make payment and those having claims or demands to present the same without delay to David Willson, Executor, c/o his attorneys, Andrew K. Shumlas, Esquire, CEFALO LAW, 309 Wyoming Avenue, West Pittston, PA 18643, 570-655-5555.

Second Notice

NOTICE IS HEREBY GIVEN that Letters of Administration, have been granted to Mary Gavin, Administrator of the **ESTATE OF FRANCES M. ALTMANN, aka FRANCES ALTMANN** late of Dunmore, Lackawanna County, Pennsylvania, who died on September 28, 2021 to said Estate are required to make payment and those having claims or demands to present the same without delay to the Administrator, c/o Girard J. Mecadon, Esquire, 363 Laurel Street, Pittston, PA 18640-1719.

RE: ESTATE OF BEATRICE L. CARDONI, late of Jessup, Pennsylvania (died March 23, 2022). Notice is hereby given that Letters Testamentary for the Estate of Beatrice L. Cardoni have been issued to Raymond Alunni,

Executor of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to the Executor at 821 Forest Road, Jefferson Township, Pennsylvania, 18436 or to Robert T. Kelly, Jr., Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Spruce Street, Suite 200, Scranton, PA 18503.

IN RE: ESTATE OF ANN ELLEN CHORBA, a/k/a ANNA E. CHORBA, late of Peckville, Pennsylvania, died April 7, 2022. Notice is hereby given that Letters Testamentary, c.t.a. on the above listed Estate to Paul John Chorba and Shawn Paul Chorba. All persons indebted to the said Estate are required to make payment and those having claims to present the same without delay to Theresa J. Malski-Pezak, Esquire, 907 Church Street, Pennsylvania 18434.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted to Mary Beth Dane and Patricia Laboranti Co-Executrices of the **ESTATE OF WILLIAM J. COSGROVE** late of Scranton, Lackawanna County, Pennsylvania, who died on April 8, 2022. All persons indebted to said Estate are required to make payment and those having claims to present the same without delay to the Co-Executrices or to Michael F. Cosgrove of Haggerty Hinton & Cosgrove LLP, 1401 Monroe Avenue, Suite 2, Dunmore, PA 18509.

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted in the **ESTATE OF KAREN ANN GREGORI** Deceased, late of Dickson City, Lackawanna County, Pennsylvania, 18519, who died on December 5, 2021. 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 Administrator, Bruce J. Gregori or John P. Sanderson, III, Attorney for the Estate – Sanderson Building, 1 Terrace Drive, Olyphant, Pennsylvania 18447. **THE SANDERSON LAW FIRM**

NOTICE is hereby given that Letters of Administration have been given in the **ESTATE OF KENNETH HAVIR**, late of the City of Scranton, Lackawanna County, PA, who died April 13, 2022. All persons indebted to said Estate are required to make payment, and those having claims or demands, to present the same without delay to Terri Balint, Administratrix, and her attorney, Jonathan A. Spohrer, 279 Pierce Street, Kingston, PA 18704.

ESTATE OF ROBERT MICHAEL LIPPOLIS a/k/a ROBERT M. LIPPOLIS, late of Mayfield, Lackawanna County, PA, (died January 8, 2022). Letters of Administration were granted to Katrina Lippolis. Creditors present claims and debtors make payment to the Administratrix or to Kim A. Giombetti, Esq., The Ritz Building, 222 Wyoming Avenue, Scranton, PA 18503, Attorney for the Estate.

ESTATE OF ELEANOR A. MARINO, LATE OF THE CITY OF SCRANTON, LACKAWANNA COUNTY, PA (DIED February 8, 2022), Marianne A. Marino, Executrix, or to Donald J. Frederickson, Jr., Esquire, KOBAL & FREDERICKSON, Attorneys for the Estate, 435 Main Street, Moosic, PA. 18507-1017.

NOTICE IS HEREBY GIVEN THAT Letters of Testamentary have been granted in the **ESTATE OF FRANK L. MAZZEO, SR.**, Deceased, late of 729 S. Main Street, Old Forge, Pennsylvania, 18518 (died January 31, 2022), and all persons indebted to said estate are requested to make payment, and those having claims to present the sum without delay, to FRANK A. MAZZEO, Jr., Executor c/o JOSEPH S. COLBASSANI ESQUIRE, MINORA, KROWIAK & MUNLEY, 700 Vine Street, 18510, Attorney for the estate.

LACKAWANNA JURIST

RE: COLLEEN A. McANDREW, late of Roaring Brook Township, Lackawanna County, PA (died January 4, 2022), Letters of Administration 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: John R. McAndrew, Administrator, or to his attorney: Thomas J. Jones, Jr., Esquire, 410 Biden Street, Suite 301, Scranton, Pennsylvania 18503.

NOTICE IS HEREBY GIVEN that Letters of Administration in the **ESTATE OF JOHN MICHAEL MELNICK**, late of the Borough of Clarks Summit, Lackawanna County, Pennsylvania, who died on January 17, 2022, have been granted to Janet Melnick, Administratrix. All persons indebted to said Estate are requested to make payment and those having claims or demands are requested to present the same without delay to: David E. Schwager, Esquire, 183 Market Street, Suite 100, Kingston, PA 18704-5444.

ESTATE OF LUIS REYES, late of Dunmore, Lackawanna County, PA, died August 1, 2020. Letters of Administration were granted to Victoria Rodriguez. Creditors present claims and debtors make payment to the Administratrix, and/or to Scott E. Schermerhorn, Esquire, the Ritz Building, 222 Wyoming Avenue, Scranton, PA 18503, Attorney for the Estate.

RE: ESTATE OF ANN RIST, late of Taylor, PA, who died April 2, 2022. 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: Cheryl Werner, Executrix, or Daniel L. Penetar, Jr., Esquire, 116 North Washington Avenue, Suite 2A, Scranton, PA 18503.

NOTICE IS HEREBY GIVEN that Letters of Administration have been issued to Reinhardt Sonnak, Jr., Administrator of the **ESTATE OF ADAM QUENTEN SONNAK**, Deceased, who died on December 22, 2021, 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 Administrator or his attorney. ROSENN, JENKINS & GREENWALD, LLP, 15 South Franklin Street, Wilkes-Barre, PA 18711-0075.

ESTATE OF JEANNETTE MARIE QUIGLEY late of Dunmore, Lackawanna County, Pennsylvania, deceased. Letters Testamentary on said Estate having been granted to the undersigned, all persons indebted thereto are requested to make immediate payment and those having claims or demands against the same will present them without delay for settlement to: Kenneth Quigley, Jr., 1412 College Avenue, Dunmore, PA 18509 or Sudhir R. Patel, Esquire, FANELLI, EVANS & PATEL, P.C., The Necho Allen, No. 1 Mahantongo Street, Pottsville, PA 17901.

Third Notice

ESTATE OF JOSEPH F. BOLUS, late of Scranton, Pennsylvania (died March 15, 2022). Letters Testamentary have been issued to Nicole Murray Millett, Executrix of the Estate. All those indebted to said Estate are required to make payment and those having claims to present the same without delay to the Executrix for the Estate c/o Patrick Walsh, Esquire at the Law Office of Patrick A. Walsh, LLC, 604 N. State Street, Clarks Summit, PA 18411.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF NAN M. DOYLE a/k/a NAN MARIE DOYLE**, late of Carbondale, Lackawanna County, Pennsylvania (died July 13, 2021). 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 Executor, Kevin Callahan, or John J. Lawler, Jr., Attorney for the Estate, 25 North Main Street, Suite Two, Carbondale, Pennsylvania 18407. JOHN J. LAWLER, JR., ESQUIRE

IN RE: ESTATE OF VERNA MARYLAND GYR, late of South Abington Twp., Pennsylvania (Died December 11, 2021). Notice is hereby given that Letters Testamentary on the above Estate have been granted to Susan Marie Gyr. 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 Eugene Daniel Lucas, Esquire, 801 North Washington Avenue, Scranton, PA 18509. EUGENE DANIEL LUCAS, Attorney for the Estate.

ESTATE OF CHARLES W. HERMAN late of the City of Scranton, Lackawanna County, Pennsylvania, died on November 16, 2021. Letters of Testamentary having been granted to Sandra Jean Herman. Creditors shall make demands and debtors shall make payment without delay to Marjorie DeSanto Barlow, Esquire, Attorney for the Estate, DeSanto Barlow Law, PC, Professional Arts Building, 327 North Washington Ave., Suite 400, Scranton, PA 18503.

ESTATE OF MARY ELIZABETH KESTER, ESTATE NUMBER 35-2022-421, DECEASED, LATE OF MOSCOW, PA, LACKAWANNA COUNTY, PA: DIED SEPTEMBER 19, 2021. 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 MARY KAY O'GRADY, 113 VAN BRUNT STREET, MOSCOW, PA 18444.

ESTATE OF GERARD J. KESTER, DECEASED, late of 921 HILLCREST DR., JESSUP, PA 18434, (DIED APRIL 2, 2022). MICHAEL A. RESCIGNO, Executor; Dante A. Cancelli, Suite 260, 125 North Washington Ave., Pennsylvania 18503, Attorney. DANTE A. CANCELLI, ESQUIRE

ESTATE OF THERESA M. KWAK, late of Factoryville, Lackawanna County, Pennsylvania, 18419 (died, February 19, 2022). Letters Testamentary were granted to LEONARD M. KWAK AND MICHAEL F. KWAK. Creditors present claims and debtors make payments to John P. Pesota, Esquire, Suite 402 SNB Plaza, 108 North Washington Avenue, Scranton, Pa. 18503.

ESTATE OF JOSHUA B. LEONARD, ESTATE NUMBER 35-2022-548, DECEASED, LATE OF SCRANTON, PA, LACKAWANNA COUNTY, PA: DIED JANUARY 29, 2022. 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 JESSICA A. LEONARD, 449 MILWAUKEE AVE, OLD FORGE, PA 18518.

ESTATE OF ELEANOR A. MARINO, LATE OF THE CITY OF SCRANTON, LACKAWANNA COUNTY, PA (DIED February 8, 2022), Marianne A. Marino, Executrix, or to Donald J. Frederickson, Jr., Esquire, KOBAL & FREDERICKSON, Attorneys for the Estate, 435 Main Street, Moosic, PA 18507-1017.

LACKAWANNA JURIST

ESTATE OF KAREN ANNE MITERKO, ESTATE
NUMBER 35-2022-502, DECEASED, LATE OF
THORNHURST, PA, LACKAWANNA COUNTY, PA: DIED
DECEMBER 21, 2021. 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
CHRISTOPHER BERNIUS, 47 FLORAL DRIVE,
THORNHURST, PA 18424.

Notice is hereby given that Letters Testamentary have
been granted to Jennifer Schmidt, Executrix of the **ESTATE
OF THEODORE J. MAJOR**, late of Jessup, PA, who died on
April 5, 2022. All persons indebted to the Estate are required
to make payment and those having claims or demands are to
present the same without delay to the Executrix or to
Raymond C. Rinaldi, II, Esquire, Rinaldi & Poveromo, P.C.,
P.O. Box 826, Scranton, PA, 18501. RINALDI &
POVEROMO, P.C., Attorneys.

**ESTATE OF DEBORAH A. SHAMON a/k/a
DEBORAH ANN SHAMON a/k/a DEBORAH SHAMON**, of
Peckville, Pennsylvania (died November 30, 2021). All
persons indebted to the estate shall make payment and those
having claims or demands are to present the same without
delay to the Administrator, Nathan Shamon, or Richard A.
Fanucci, Attorney for the Estate, 1711 Main Street, Blakely,
PA 18447. RICHARD A. FANUCCI, ESQ.

**ESTATE OF JOAN M. SMARGIASSI a/k/a JOAN
SMARGIASSI**, DECEASED, late of 39 CROOKED PINE RD.,
SCOTT TWP., PA 18447, (Died MARCH 2, 2022). JOHN
SMARGIASSI, Executor; Mark G. Rudalavage, 171 Scranton-
Carbondale Highway, Eynon, Pennsylvania 18403-1027,
Attorney. MARK G. RUDALAVAGE, ESQUIRE

NOTICE IS HEREBY GIVEN that Letters
Testamentary were granted to Eugene Daniel Lucas in the
ESTATE OF RITA R. ZARNOWSKI, late of Olyphant,
Lackawanna County, Pennsylvania, who died on January 3,
2022. 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 estate's counsel named
below: Edwin A. Abrahamsen, Esquire, Abrahamsen,
Conaboy & Abrahamsen, P.C., 1006 Pittston Avenue,
Scranton, PA 18505.

ARTICLES OF INCORPORATION

Hughes Burn Charities, Inc. has been incorporated
under the provisions of the Pennsylvania Nonprofit
Corporation Law of 1988.

HUGHES, NICHOLLS & O'HARA
W. BOYD HUGHES, ESQUIRE
1421 E. Drinker Street
Dunmore, PA 18512 T-1

CHANGE OF NAME

AND NOW, this 4th day of May, 2022, based upon the Petition
of Catherine Joan Kelleher, aka, Joan Kelleher, Joan
Catherine Foley, Joan Foley, Joan Kelleher Foley, it is hereby
ORDERED AND DECREED that the within Petition be heard
on the 24th day of June, 2022 at 1:30 P.M. in Courtroom No.
C of the Lackawanna County Government Center. Notice of
the filing of the within Petition and of the aforesaid date of
hearing shall be published in two (2) newspapers of general
circulation in the Lackawanna County at least thirty (30) days
before the hearing. T-1

NOTICE

NOTICE IS HEREBY GIVEN that B&T DISTRIBUTIONS,
INC., a corporation formed under the laws of the State of New
York, wherein its principal office is located at: 60 School
Street, Orchard Park, New York 14127, has filed a Foreign
Registration Statement with the Pennsylvania Department of
State on 04/30/2020. The address of its registered office in
the Commonwealth of Pennsylvania is: 1004 Circle Green
Drive, South Abington Township, PA 18411.

SCOTT R. SANDERSON, ESQ.
THE SANDERSON LAW FIRM
1 TERRACE DRIVE
OLYPHANT, PA 18447
Telephone: (570) 383-3310 T-1