

LACKAWANNA JURIST

JUDICIAL OPINION

CASE NAME AND NUMBER: Howarth-Gadomski v. Henzes, 2019 WL 6354235 (Lacka. Co. 2019)

DATE OF DECISION: November 27, 2019

JUDGE: Terrence R. Nealon

ATTORNEYS INVOLVED:

Carol A. Shelly, Esquire, Gabrielle P. Kelerchian, Esquire, Counsel for Plaintiffs
Eugene P. Feeney, Esquire, Elizabeth Speicher Van Wert, Esquire, Counsel for Defendants

SUMMARY OF OPINION:

The defendant-physician's counsel in this malpractice case refused to permit that physician to answer deposition questions seeking his medical opinions, including those relating to the standard of care, and plaintiffs filed a motion seeking to compel the physician to answer those inquiries during a second deposition. The physician contended that he cannot be compelled "to testify against himself," and asserted that plaintiffs must present their own expert testimony to address the standard of care. Plaintiffs argued that Pa.R.C.P. 4003.1(c), which governs the scope of discovery, clearly states that "it is not ground for objection" to any discovery inquiry "that the information sought involves an opinion."

No Pennsylvania statute, rule, or appellate authority entitles a malpractice defendant to refuse to answer questions soliciting medical opinions, including those regarding the standard of care. Rule 4003.1(c), the Explanatory Comments to Rules 4003.1 and 4003.5, and decisional precedent state that a party-deponent may not object to deposition inquiries on the basis that they seek opinion testimony, and that a defendant-physician need not author a pre-trial expert report since any plaintiff may discover that party's opinions via an oral deposition. Consequently, plaintiffs' motion to compel was granted and the defendant-physician was ordered to submit to a second deposition to answer medical opinion and standard of care questions. Furthermore, during that deposition, defense counsel may direct the defendant-physician not to answer a specific question only if that instruction is necessary to assert and protect a recognized privilege, to enforce an evidentiary limitation established by an earlier court ruling in this case, or to present a motion for a protective order based upon the grounds identified in Rule 4012(a). Additionally, if the defendant-physician and his counsel discuss the subject matter of this malpractice case during any deposition recess, the examining attorney may discover whether such a conversation occurred, but may not further question the deponent concerning the specific contents of that discussion.

JUDICIAL OPINION

CASE NAME AND NUMBER: Woodbridge v. Pennsylvania American Water Company, 2019 WL 6492825 (Lacka. Co. 2019)

DATE OF DECISION: December 3, 2019

JUDGE: Terrence R. Nealon

ATTORNEYS INVOLVED:

John M. Mulcahey, Esquire, Counsel for Plaintiff
Michael P. Perry, Esquire, Matthew J. Perry, Esquire, Counsel for Defendants

SUMMARY OF OPINION:

A property owner commenced a tort action against the defendant-utility and its contractor and asserted causes of action for negligence, continuing trespass, and continuing private nuisance based upon water diversion damage that they allegedly caused. The landowner sought to recover monetary damages, as well as equitable relief requiring defendants to abate the stormwater runoff problem, to restore all damaged land surfaces, and to develop and implement stormwater and sedimentation management measures. Defendants demurred to the claims for equitable relief on the ground that the property owner had an adequate remedy at law for monetary damages.

Courts possess equitable "jurisdiction to enjoin repeated trespasses on land, as well as to enjoin a nuisance," and if the trespass or nuisance is continuing, the aggrieved landowner may seek equitable relief compelling the tortfeasor to abate the trespass or nuisance. In cases of continuing trespass or nuisance, the owner may recover damages by "maintaining a succession of actions based on the continuing trespass, or treating the continuation of the thing on the land as an aggravation of the original trespass," while simultaneously pursuing equitable relief to abate the continuing trespass or nuisance. Since the landowner did not seek to enjoin a single, non-reoccurring trespass or nuisance for which he had an adequate remedy at law, he could assert claims for monetary damages based upon the harm already caused by water damage, while further demanding equitable relief to enjoin similar trespasses or nuisances from occurring in the future. Thus, the demurrer to the claims for equitable relief were overruled.

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 TUESDAY, **FEBRUARY 4, 2020** 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.

OCTOBER 15, 2019

RE-ADVERTISED

SALE 17

BY VIRTUE OF A WRIT OF EXECUTION COMMUNITY BANK, N.A., formerly COMMUNITY BANK, N.A., d/b/a FIRST LIBERTY BANK & TRUST, Docket No. 19-cv-54 David Forbes Keogh (deceased) is the owner of property situate in the Borough of Moosic, County of Lackawanna, Commonwealth of PA, Being 3274 Birney Avenue, Moosic, PA 18507

Assessment Map #: 17611 030 019

Assessed Value Figure: 11,000

Improvements Thereon: Improved real estate

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

Sheriff to collect: \$143,194.05 (plus costs)

SALE 1

BY VIRTUE OF A WRIT OF EXECUTION PEOPLES SECURITY BANK & TRUST, successor in interest to PEOPLES NEIGHBORHOOD BANK, vs. DANIEL ERRIGO a/k/a DANIEL P. ERRIGO, JR., Docket No. 18-cv-3922 Daniel Errigo is the owner of property situate in the Township of Scott, County of Lackawanna, Commonwealth of PA, Being 28-30 Green Grove Road, Olyphant, PA 18447

Assessment Map #: 09204 050 014

Assessed Value Figure: 17,000

Improvements Thereon: Improved real estate

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

Sheriff to collect: \$128,521.17 (plus costs)

SALE 2

BY VIRTUE OF A WRIT OF EXECUTION PEOPLES SECURITY BANK & TRUST COMPANY vs. RONALD J. CORDARO, Docket No. 19-cv-4150

Ronald J. Cordaro is the owner of property situate in the Borough of Dunmore, County of Lackawanna, Commonwealth of PA, Being 1625 Electric Street, Scranton, PA 18503

Assessment Map #: 13519 010 055

Assessed Value Figure: 10,500

Improvements Thereon: Improved real estate

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

Sheriff to collect: \$57,404.08 (plus costs)

SALE 3

By virtue of a Writ of Execution filed to No. 19 CV 4736 Pingora Loan Servicing, LLC vs. Kristale Dooley Executrix of the Estate of Helen Yadlosky owner of property Situate in Borough of Jermyn, LACKAWANNA COUNTY, PA BEING 212 Delaware Street, Jermyn, Pennsylvania 18433 DWELLING KNOWN AS: 212 DELAWARE STREET, JERMYN, PENNSYLVANIA 18433. TAX PARCEL #: 07320-070-00800

Title to said premises is vested in Helen Yadlosky a/k/a Helen M. Yadlosky a/k/a Helen Mary Yadlosky by deed from Helen Yadlosky, Administratrix of the Estate of David Harry Yadlosky dated August 19, 2008 and recorded August 20, 2008 in Instrument Number 200820952. The said Helen Yadlosky a/k/a Helen M. Yadlosky a/k/a Helen Mary Yadlosky died on September 8, 2018. On November 29, 2018, Letters of Testamentary were granted to Kristale Dooley, nominating and appointing her as the Executrix of the Estate of Helen Yadlosky a/k/a Helen M. Yadlosky a/k/a Helen Mary Yadlosky.

Assessment Map #: 07320-070-00800

Assessed Value figure: \$4000

Improvements thereon: Residential Dwelling

Attorney: McCabe, Weisberg & Conway, LLC

Sheriff to collect: \$67,944.19

SALE 4

By virtue of a Writ of Execution filed to No. 1228-Civil-2019 CNB Realty Trust, Assignee of NBT Bank NA f/k/a Pennstar Bank, a division of NBT Bank NA vs. James Curtis and Michelle Curtis owners of property situate in City of Carbondale, Lackawanna County, Pennsylvania, being: 31-33 Franklin Street, Carbondale, Pennsylvania 18407

Dimensions: 60 x 156 x 41 x 9 x 22 x 178

Assessed Map #: 05412-030-02

Assessed Value figure: \$9,500.00

Improvements thereon: Residential Dwelling

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Attorney: Nicholas D. Gregory, Esq
Sheriff to collect: \$41,268.12

SALE 5

By virtue of a Writ of Execution filed to No. 2019-cv-3932, COMMUNITY BANK, N.A., Plaintiff, versus Nicholas M. Tokarczyk and Bethany Biondo, Defendants, owner(s) of property situate in Borough of Archbald, Lackawanna County, Pennsylvania being known as 1119 HOWELL STREET, ARCHBALD, LACKAWANNA COUNTY, PA, 18403. Consisting of approximately 50 feet x 125 feet, more or less, being the same property described by Lackawanna County Deed recorded at Instrument Number 201407565. Assessment Map #: 10412-030-020
Assessed value figure: \$6,700
Improvements thereon:
Single Family Dwelling
Sheriff to collect: \$91,091.54, PLUS COSTS, EXPENSES ATTORNEY'S FEES AND INTEREST
Attorney: The Paul Law Office, P.C. Brice C. Paul, Esquire

SALE 6

BY VIRTUE OF A WRIT OF EXECUTION PEOPLES SECURITY BANK & TRUST COMPANY vs. GEORGE SLOCUM, Docket No. 1703-2019
George Slocum is the owner of property situate in the Borough of Clarks Summit, Lackawanna County, PA. Being 327 Greenwood Avenue, Clarks Summit, PA 18411
Assessment Map #: 09018 050 00300
Assessed Value Figure: 12,000
Improvements Thereon: Improved real estate
Attorney: HOURIGAN, KLUGER & QUINN, PC 600 Third Avenue Kingston, PA 18704
Sheriff to collect: \$128,169.07 (plus costs)

SALE 7

BY VIRTUE OF A WRIT OF EXECUTION PEOPLES SECURITY BANK & TRUST CO., successor in interest to PEOPLES NEIGHBORHOOD BANK, No. 19-cv-2716
Mark and Hazel Darling are the owners of property situate in the Township of Benton, County of Lackawanna, Commonwealth of Pennsylvania, Being 16522 SR 407 Nicholson, PA 18446
Assessment Map #: 01903030001
Assessed Value Figure: \$29728
Improvements Thereon: Residential single dwelling
Attorney: HOURIGAN, KLUGER & QUINN, PC 600 Third Avenue Kingston, PA 18704
Sheriff to collect: \$143,194.05 (plus costs)

SALE 8

By virtue of a Writ of Execution filed to No. 2019-00762 JPMorgan Chase Bank, National Association vs. David Bird; Heather Bird, owner(s) of property situated in Borough of

Moosic, Lackawanna County, PA being 304 Main Street, Moosic, PA 18507
Dimensions: 50X100X50X120
Assessment Map #: 18416020014
Assessed Value figure: \$4,500.00
Improvement thereon:
A residential dwelling
Attorney: Katherine M. Wolf, Esq
Sheriff to Collect: \$154,202.73

SALE 9

By virtue of a Writ of Execution filed to No. 2019-02238 Nationstar Mortgage LLC d/b/a Mr. Cooper vs. James Heater, owner(s) of property situated in City of Scranton Lackawanna County, Pennsylvania being 1835 Cusick Avenue, Scranton, PA 18508
Dimensions: 72X152X52X150
Assessment Map #: 12319030019
Assessed Value figure: \$7,000.00
Improvement thereon:
A residential dwelling
Attorney: Katherine M. Wolf, Esq
Sheriff to Collect: \$94,091.06

SALE 10

By virtue of a Writ of Execution No. 19-CV-3734 Pennymac Loan Services, LLC v. Blake Edward Labor owners of property situate in the SCRANTON CITY, 15TH, Lackawanna County, Pennsylvania, being 729 Fellows Street, Scranton, PA 18504-2849
Dimensions: 27 X 150
Assessment Map #: 15610030001
Assessed Value figure: \$6,000.00
Judgment Amount: \$66,522.50
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 11

By virtue of a Writ of Execution filed to No. 2019-02867 Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust vs. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Richard L. Van Fleet, deceased; Randall Van Fleet, known Heir of Richard L. Van Fleet, deceased; Judith Van Fleet Henning, known Heir of Richard L. Van Fleet, deceased, owner(s) of property situated in Township of Glenburn Lackawanna County, Pennsylvania being 24 Laurel Lane assessed as 24 Laurel Hill, Dalton, PA 18414
Dimensions: 175X102X177X133
Assessment Map #: 0800304000223
Assessed Value figure: \$20,000.00
Improvement thereon:
A residential dwelling

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Attorney: Katherine M. Wolf, Esq
Sheriff to Collect: \$234,222.72

SALE 12

MidFirst Bank vs. Paul S. Roche Docket No.: 2018-05701
TO: Paul S. Roche 411 Cherrywood Lane Madison
Township, PA 18444 AND 101 Hillside Manor Scranton, PA
18505

All that lot of land in Madison Township, Lackawanna
County, Pennsylvania, described as follows:
Being Lot Number 8, containing 1.11 acres, as shown on
final plan of lands known as Cherry Wood, Prepared by
Joseph Lednovich, P.L.S., dated September 20, 1993, and
recorded in Lackawanna County Recorder of Deeds Office in
Map Book 6A, Page 1703.

Being the same property conveyed to Paul S. Roche and
Cheryl L. Roche, his wife who acquired title, as tenants by
the entirety, by virtue of a deed from Rokal Enterprises, Inc.,
dated June 30, 1995, recorded July 6, 1995, ad Document
ID 167, and recorded in Book 1514, Page 720, Office of the
Recorder of Deeds, Lackawanna County, Pennsylvania.

INFORMATIONAL NOTE:

Cheryl L. Roche died November 14, 2008, and pursuant to
the survivorship language in the above mentioned deed, all
her interest passed to Paul S. Roche.

BEING KNOWN AS 411 CHERRYWOOD LANE, MADISON
TOWNSHIP, PA 18444

IMPROVEMENTS THEREON CONSIST OF: SINGLE
FAMILY DWELLING

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY
OF: Paul S. Roche and Cheryl L. Roche, his wife
PROPERTY IDENTIFICATION #: 192010100625

SALE 13

RAS Citron, LLC Robert Flacco, Esq. ID #: 325024 133
Gaither Drive, Suite F Mt. Laurel, NJ 08054 855-225-6906
rflacco@rasnj.com

BANK OF AMERICA, N.A. v. WILLIAM A. SHOEMAKER
A/K/A WILLIAM SHOEMAKER, LIFE TENANT WITH FULL
POWERS OF DISPOSITION; CANDACE SHOEMAKER
A/K/A CANDACE POPIK, REMAINDERMAN
COURT OF COMMON PLEAS LACKAWANNA COUNTY
NO: 2019-02438

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND
SITUATE IN THE BOROUGH OF MOOSIC, LACKAWANNA
COUNTY, PENNSYLVANIA: BEING KNOWN AS: 108
RYAN DRIVE MOOSIC, PA 18507
PARCEL #: 17604-020-01227

PIN #: 1760402001227

DIMENSIONS: 108 x 34 x 83 x 125 x 50

TOTAL VALUE: \$26000

IMPROVEMENTS: RESIDENTIAL PROPERTY

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

SALE 14

By virtue of a Writ of Execution filed to No. 2019-02664
Wilmington Savings Fund Society, FSB, as trustee of
Stanwich Mortgage Loan Trust A vs. Sophie A. Smith,
owner(s) of property situated in Township of Fell
Lackawanna County, Pennsylvania being 796 Main Street,
Simpson, PA 18407

Dimensions: 77 X 83 X 154 X 103 X 81 X 115

Assessment Map #: 0351111020021

Assessed Value figure: \$4,800.00

Improvement thereon:

A residential dwelling

Attorney: Katherine M. Wolf, Esq

Sheriff to Collect: \$44,095.05

SALE 15

By virtue of a Writ of Execution filed to No. 2019-02390 PNC
Bank, National Association v. Willard M. Wassel, AKA
Willard M. Wassell (deceased); Karen L. Wassel AKA Karen
Wassel, AKA Karen L. Wassell owner(s) of property situate
in City of Scranton, Lackawanna County, Pennsylvania being
1427 Crown Avenue, Scranton, PA 18505

Dimensions: 27x150

Property ID #: 16712020018

Assessed Value Figure: \$4,000.00

Improvements thereon: single family dwelling

Attorney: Meredith H. Wooters, Esquire; Scott A. Dieterick,
Kimberly J. Hong, Michael E. Carleton, Justin F. Kobeski,
Matthew P. Curry, Cristina L. Connor, Holly N. Wolf and
Karina Velter

Sheriff to collect: \$48,396.53

SALE 16

By virtue of a Writ of Execution filed to No. 2019-03275
Nationstar Mortgage LLC d/b/d Mr. Cooper v. Robert A.
Frantz owner(s) of property situate in Borough of Mayfield
Lackawanna County, Pennsylvania Being 215 Main Street
A/K/A 213 Main Street, Mayfield, PA 18433

ALL the following described pieces or parcels of land,
situate, lying and being in the Borough of Mayfield, County of
Lackawanna and Commonwealth of Pennsylvania, the first
thereof BEING Lot Number Three in block Number One, as
described on plot of lots laid out by Gardner and Whitmore in
said Borough of Mayfield, bounded and described as follows,
to wit:

On the East by Main Street; on the South by Lot Number
Two, now or formerly owned by Gardner and Whitmore; on
the West by Lot Number Forty-six, now or formerly owned by
John H. Davis; on the North by Lot Number Four, formerly
owned by Mary Edmunds, now owned by the grantor, said
lot being Fifty (50') feet in width in front, the same in rear,
and One Hundred Fifty (150') feet in depth and containing
seventy-five hundred (7,500) square feet of land more or
less.

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The second thereof BEING a portion of Lot Number Four (4) in Block Number One (1) as designated on a plot of lots laid out by Gardner and Whitmore in said Borough of Mayfield, bounded and described as follows: BEGINNING as a common rear corner of said Lot Number (4) and Lot Number Three (3), thence in a Southeasterly direction along the line between said lots of said lots on West of Main Street, said point being thirty (30') feet from the center line of the Scranton and Forest City Railway, or more recently the N.Y.O. & W. Railway, measured at right angles to said center line; thence by curved line, curving to the right and East with a radius of 985.4 feet diagonally and in a northerly direction across said Lot Number Four (4), about Fifty-eight (58') feet to a point in line between Lots Numbers Four and Five (4&5), said point being Thirty (30') feet from the center line of said Railway, measured at right angles to said center line; thence northwesterly along said line between Lots Numbers Four and Five (4&5), about One Hundred Nine (109') feet to the common rear corner of Lots Numbers Four and Five (4&5); thence Southwesterly along the rear of Lots Number Four and Five (4&5); thence Southwesterly along the rear of Lot Number Four (4), Fifty (50') feet to the place of beginning.

Property ID #: 07312080004

Assessed Value figure: \$8,500.00

Improvements thereon: Residential Dwelling

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

Sheriff to collect: \$88,505.27, plus interest and costs

SALE 17

RAS Citron, LLC Robert Crawley, Esq. ID #: 319712 133 Gaither Drive, Suite F Mt. Laurel, NJ 08054 855-225-6906 rcrawley@rasnj.com

REVERSE MORTGAGE SOLUTIONS, INC. v. BEVERLY J. GEDRIMAS COURT OF COMMON PLEAS LACKAWANNA COUNTY NO: 2016-06982

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP OF SCOTT, LACKAWANNA COUNTY, PA: BEING KNOWN AS: 1617 LAKELAND DRIVE SCOTT TWP, PA 18433

BEING PARCEL #: 05202-010-00502

PIN #: 0520201000502

DIMENSIONS: 111 X 423 X 107 X 385

TOTAL VALUE: \$22000

IMPROVEMENTS: RESIDENTIAL PROPERTY

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

SALE 18

By virtue of a Writ of Execution filed to No. 19-cv-1120 REVERSE MORTGAGE SOLUTIONS, INC. vs. DIANE M. GUIDO, owner(s) of property situate in the Borough of Dunmore, Lackawanna County, Pennsylvania. Being: 707 5th Street, Dunmore, PA 18512
Assessment Map #: 14619-020-021

Assessed Value Figure: \$7,500.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$116, 673.46

BEGINNING AT A POINT ON THE EASTERLY SIDE OF FIFTH STREET, AT THE INTERSECTION OF AN ALLEY, SAID POINT BEING THE NORTHWESTERLY CORNER ON LOT NUMBER THIRTY-THREE (33) ON MILL STREET AS PER MAP OF THE PENNSYLVANIA COAL COMPANY, WHICH MAP IS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF LACKAWANNA COUNTY IN MAP BOOK 3, PAGES 74 AND 75; THENCE ALONG SAID ALLEY IN A SOUTHEASTERLY DIRECTION A DISTANCE OF FIFTY-SIX (56) FEET TO A POINT ON THE DIVIDING LINE BETWEEN LOTS THIRTY-THREE (33) AND THIRTY-FIVE (35); THENCE ALONG SAID DIVIDING LINE BETWEEN LOTS THIRTY-THREE (33) AND THIRTY-FIVE (35) AND PARALLEL WITH FIFTH STREET IN A SOUTHWESTERLY DIRECTION A DISTANCE OF FIFTY-FOUR (54) FEET TO A POINT; THENCE IN A NORTHWESTERLY DIRECTION AND PARALLEL WITH THE AFOREMENTIONED ALLEY A DISTANCE OF FIFTY-SIX (56) FEET TO A POINT ON FIFTH STREET; THENCE ALONG FIFTH STREET IN A NORTHEASTERLY DIRECTION A DISTANCE OF FIFTY-FOUR (54) FEET TO A POINT ON AN ALLEY, THE PLACE OF BEGINNING. BEING A PART OF LOT NUMBER THIRTY-THREE (33) ON MILL STREET AS PER MAP OF THE PENNSYLVANIA COAL COMPANY, AS AFORESAID.

SALE 19

By virtue of a Writ of Execution filed to No. 2019 CIV 3601, NET Federal Credit Union, Plaintiff, vs. Alfonse Scholtz and Carrie Scholtz, Defendants and Owners of the property situate in the Borough of Throop, Lackawanna County, Pennsylvania, being known as 714 Cypress Street, Throop, PA 18512.

Dimensions: 67.8 feet x 101.5 feet more or less

Property ID #: 12513-070-001

Assessed Value: \$8,000.00

Improvements Thereon: Improved with a Residential Dwelling

Attorney: Paul A. Kelly, Jr., Esq

Sheriff to Collect: \$79,465.44

SALE 20

By virtue of a Writ of Execution filed to No. 2019-01633 Wells Fargo Bank, N.A. v. Christopher Hunt AKA Christopher C. Hunt; Jessica Sawyer owner(s) of property situate in Borough of Olyphant, Lackawanna County, PA being 829 North Valley Avenue, Olyphant, PA 18447
Dimensions: 49x185x49x189
Property ID #: 11408030016

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Assessed Value Figure: \$7,000.00

Improvements thereon:

Single family dwelling

Attorney: Meredith H. Wooters, Esquire; Scott A. Dietterick, Kimberly J. Hong, Michael E. Carleton, Justin F. Kobeski, Matthew P. Curry, Cristina L. Connor, Holly N. Wolf and Karina Velter

Sheriff to collect: \$112,915.53

SALE 21

By virtue of a Writ of Execution filed to No. 19 CV 3348 BAYVIEW LOAN SERVICING, LLC A DELAWARE LIMITED LIABILITY COMPANY vs. ANN JOYCE MCGRAW AKA JOYCE MCGRAW, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania. Being: 21 Stafford Avenue, Scranton, PA 18505
Assessment Map #: 15762010037
Assessed Value Figure: \$7,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$11,809.08

ALL THAT CERTAIN PARCEL OF LAND IN CITY OF SCRANTON, LACKAWANNA COUNTY, COMMONWEALTH OF PENNSYLVANIA, AS MORE FULLY DESCRIBED IN BOOK 1402, PAGE 679, ID# 157.62-010-037. BEING KNOWN AND DESIGNATED AS THE FRONT ONE HUNDRED (100) FEET OF LOT SIX (6), BLOCK 346, PLOT OF THE LACKAWANNA IRON AND STEEL COMPANY'S MAP OF A PART OF SCRANTON FILED IN MAP BOOK 1, PAGE 84-85.

SALE 22

By virtue of a Writ of Execution filed to No. 2019-CV-2248, The Fidelity Deposit and Discount Bank, Plaintiff, vs. Anthony F. Angeli, Jr., Defendant and Owner of the property situate in the Borough of Moosic, Lackawanna County, Pennsylvania, being known as 1106 Tennyson Close, Moosic, PA 18507. The property is 8,616 square feet more or less.

Property ID #: 186.01-CON-01148

Assessed Value: \$28,812.00

Improvements Thereon: Residential Townhouse

Attorney: Rocco Haertter, Esq

Sheriff to Collect: \$38,194.27

SALE 23

By virtue of a Writ of Execution filed to No. 2019-CV-3600, The Fidelity Deposit and Discount Bank, Plaintiff, vs. Philip Marrara, Defendant and Owner of the property situate in the Borough of Mayfield, Lackawanna County, Pennsylvania, being known as 505 Penn Avenue, Mayfield, PA 18433.

Dimensions: 50' x 153' more or less

Property ID #: 074.05-040-020

Assessed Value: \$20,900.00

Improvements Thereon: Residential Single Dwelling

Attorney: Rocco Haertter, Esq

Sheriff to Collect: \$50,714.50

SALE 24

By virtue of a Writ of Execution No. 19 CV 2220 Suntrust Bank v. Audrey Sleyo, in Her Capacity as Executrix and Devisee of The Estate of Margaret Boylan and in Her Capacity as CO-Executor and Devisee of The Estate of Christine Williams, Andrew Santarsiero, Jr, in His Capacity as CO-Executor of The Estate of Christine Williams owners of property situate in the DUNMORE BOROUGH, Lackawanna County, Pennsylvania, being 505 4th Street, Dunmore, PA 18512-3005

Dimensions: 25 X 144

Assessment Map #: 14615040042

Assessed Value figure: \$10,000.00

Judgment Amount: \$74,251.96

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 25

By virtue of a Writ of Execution No. 19-CV-3112 Wells Fargo Bank, N.A. v. Renita M. Masters a/k/a Renita Masters, James D. Masters a/k/a James Masters owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 321 15th Avenue, Scranton, PA 18504-2324

Front: 80 feet, Depth: 150, feet, containing 12,000 sq ft

Assessment Map #: 14517020033

Assessed Value figure: \$11,000.00

Judgment Amount: \$118,004.25

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 26

By virtue of a Writ of Execution No. 2019-03643 Wells Fargo Bank, N.A. v. Alice I. Hocking owners of property situate in the BLAKELY BOROUGH, Lackawanna County, Pennsylvania, being 600 Keystone Avenue, Peckville, PA 18452-1641

Dimensions: 50 X 160

Assessment Map #: 10312020027

Assessed Value figure: \$14,000.00

Judgment Amount: \$92,445.33

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 27

By virtue of a Writ of Execution No. 19 CV 2987 Quicken Loans, Inc v. Richard Powell, Carole Powell owners of property situate in the SCRANTON CITY, Lackawanna County, PA, being 804 West Locust Street, A/K/A 804 W Locust L 13, Scranton, PA 18504-3531

Dimensions: 40X129

Assessment Map #: 15610040074

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Assessed Value figure: \$8,985.00

Judgment Amount: \$63,653.07

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 28

By virtue of a Writ of Execution No. 19CV4058 Wells Fargo Bank, N.A. v. Denise Ford a/k/a Denise V. Ford, Michael Ford owners of property situate in the DUNMORE BOROUGH, Lackawanna County, PA, 1330 1332 Jefferson Avenue, Dunmore, PA 18509-2460

Dimensions: 40 X 188 X 40 X 193

Assessment Map #: 14610020019

Assessed Value figure: \$17,000.00

Judgment Amount: \$82,314.65

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 29

By virtue of a Writ of Execution filed to No. 2019-04664 Bayview Loan Servicing, LLC vs. Carole Goodman and Nelson Goodman a/k/a Nelson J. Goodman, owners of property situate in Waverly Township (Abington Township), Lackawanna County, PA being 104 Carbondale Road, Waverly, PA 18471

Assessment Map #: 06904030010 and 06904030011

Assessed Value figure: \$31,000.00

Improvements thereon: Residential Dwelling

Attorney: Roger Fay, Esquire

Sheriff to collect: \$

SALE 30

BY VIRTUE of a Writ of Execution filed to No. 2018-CV-1162 Plaintiff: MIDFIRST BANK Vs. Defendants: RANDALL E. FRABLE AND THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT

Real Estate: 426 Fig Street, Scranton, PA 18505

Municipality: City of Scranton Lackawanna County, PA

Dimensions: 40 x 160

See Deed Book 472, Page 22

Assessment Map: 16707-020-011

Assessed Value: \$9,000

Improvements thereon:

A residential dwelling house

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

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

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

SALE 31

By virtue of a Writ of Execution No. 2019-CV-4100 The Bank of New York Mellon f/k/a The Bank of New York as

Successor in Interest to JPMorgan Chase Bank, National Association, as Trustee for C-Bass Mortgage Loan Asset-Backed Certificates, Series 2006-Rp1v. Alfred Sherman, Ann Joan Sherman owners of property situate in the SCRANTON

CITY, Lackawanna County, PA, being 2065-67 Edna

Avenue, A/K/A 2065 Edna Avenue #67, Scranton, PA 18508

Dimensions: 45 X 106 X 45 X 105

Assessment Map #: 13505030032

Assessed Value figure: \$10,000.00

Judgment Amount: \$48,120.15

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 32

BY VIRTUE OF A WRIT OF EXECUTION PEOPLES SECURITY BANK & TRUST COMPANY vs. GFEB, INC., Docket No. 1704-2019 GFEB, Inc. is the owner of property situate in the Borough of Dalton, Lackawanna County, Pennsylvania. Being 111 W. Main Street, Dalton, PA 18414

Assessment Map #: 06815 050 00300 06815 050 00200

Assessed Value Figure: 19,742 1,657

Improvements Thereon: Improved real estate

Attorney: HOURIGAN, KLUGER & QUINN, PC 600 Third

Avenue Kingston, PA 18704

Sheriff to collect: \$298,678.03 (plus costs)

SALE 33

RAS Citron, LLC Robert Crawley, Esq. ID #: 319712 133 Gaither Drive, Suite F Mt. Laurel, NJ 08054 855-225-6906 rcrawley@rasnj.com

PHH MORTGAGE CORPORATION Plaintiff v. JAMES H.

ROGERS; LINDA D. ROGERS Defendant(s) COURT OF

COMMON PLEAS LACKAWANNA COUNTY NO: 2019-02533

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND

SITUATE IN THE SCRANTON, LACKAWANNA COUNTY, PA:

BEING KNOWN AS: 411NORTH CAMERON AVENUE

SCRANTON, PA 18504

BEING PARCEL #: 14408-060-006

PIN #: 1440060006

DIMENSIONS: 40 X 100

TOTAL VALUE: \$12000

IMPROVEMENTS: RESIDENTIAL PROPERTY

By: RAS Citron, LLC – Attorneys for Plaintiff Robert

Crawley, Esq. ID No. 319712

SALE 34

By virtue of a Writ of Execution filed to No. 2019-02342 Deutsche Bank National Trust Company as Trustee formerly

known as Bankers Trust Company of California, N.A. as

Trustee of Mellon CRA Mortgage Loan Trust 1998-A vs.

Barbara P. Rafalko; United States of America – Internal

Revenue Service, Department of Treasury, owner(s) of

property situated in City of Scranton Lackawanna County,

Pennsylvania being 2925 Marvine Avenue, Scranton, PA

18508

Dimensions: 10X145X182

Assessment Map #: 12403020004

Assessed Value figure: \$7,000.00

Improvement thereon:

LACKAWANNA JURIST

A residential dwelling

Attorney: Katherine M. Wolf, Esq

Sheriff to Collect: \$31,480.29

SALE 35

By virtue of a Writ of Execution filed to No. 2019-04718 FNCB Bank f/k/a First National Community Bank (Plaintiff) vs. Kevin Haggerty and Jennifer A. Griglock a/k/a Jennifer A. Haggerty (Defendants), owners of the property situate in the Sixth Ward of the Borough of Dunmore, Lackawanna County, Pennsylvania, being 1704 N. Webster Avenue, Dunmore, Pennsylvania 18509.

Dimensions: 40x90x40x89

Property ID #: 146.33-040-004

Assessed Land Value Figure: \$2,050

Improvements Thereon: \$12,950

Attorney: Eugene C. Kelley, Esq

Sheriff to Collect: \$157,518.45 plus interest and costs to the date of sale

SALE 36

By virtue of a Writ of Execution filed to No. 15 CV 1928, U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE CHALET SERIES III TRUST v. WILLIAM HUDANICH A/K/A WILLIAM J. HUDANICH and UNITED STATES OF AMERICA (MDPA) C/O UNITED STATES ATTORNEY'S OFFICE MIDDLE DISTRICT OF PA, owner(s) of property situate in SOUTH ABINGTON, Lackawanna County, PA, being 221 CARPENTER HILL ROAD, SOUTH ABINGTON TOWNSHIP, PA 18411 A/K/A CLARKS SUMMIT, PA 18411

Dimensions: 0.47 ac

Property ID #: 08103-050-017

Assessed Value figure: \$60,000

Improvements thereon: Residential property

Attorney: POWERS KIRN, LLC

Sheriff to collect: \$672,599.88

SALE 37

By Virtue of a Writ of Execution case number: 2018-02176 PNC Bank, National Association Plaintiff v. Mary B. Lapi a/k/a Mary B. Boyko Owner(s) of the property situate in South Abington Township, Pennsylvania

Being Parcel No: 08102060028

Property Being Known as: 301 Maggies Road, South Abington, PA 18411

Improvements thereon: Residential Dwelling

Attorney: Christina J. Pross, Esq

SALE 38

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 February 4, 2020.

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 39

By virtue of a Writ of Execution filed to No. 2018-CV-1430 New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing vs. James F. Rosado; United States of America, owner(s) of property situated in Borough of Moosic Lackawanna County, Pennsylvania being 5 Alcott Close, Moosic, PA 18507

Assessment Map #: 185404-030-001

Assessed Value figure: \$34,000.00

Improvement thereon:

A residential dwelling

Attorney: Katherine M. Wolf, Esq

Sheriff to Collect: \$375,340.25

SALE 40

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

Property ID #: 18416-030-021

Assessed Value Figure: \$7,000.00

Improvements Thereon: Residential Property

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

Sheriff to collect: \$88,699.20 plus interest at the per diem rate of \$12.36 from August 8, 2018 until February 4, 2020.

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

ALL THAT CERTAIN PARCEL OF LAND IN BOROUGH OF MOOSIC, LACKAWANNA COUNTY, COMMONWEALTH OF PA, AS MORE FULLY DESCRIBED IN BOOK 1287 PAGE 476 ID# 18416-030-021, BEING KNOWN AND DESIGNATED AS LOT 2 MINOR SUBDIVISION PLAN OF PRUSINSKI AND THOMAS. SURVEY MADE BY MICHAEL

LACKAWANNA JURIST

J PASONICK, JR., INC., CONSULTING ENGINEERS MORE PARTICULARLY DESCRIBED AS MEETS AND BOUNDS PROPERTY. SUBJECT TO THE RIGHT OF WAY. BEING THE SAME FEE SIMPLE PROPERTY CONVEYED BY DEED FROM MARIE PRUSINSKI WIDOWED TO JAMES A MILLS AND KIMBERLY MILLS, DATED 5/26/1989 IN BOOK 1287, PAGE 476 IN LACKAWANNA COUNTY RECORDS, COMMONWEALTH OF PA.

SALE 41

By virtue of a Writ of Execution No. 19-CV-3180 Wells Fargo Bank, N.A. v. James B. Williams, Frances Williams, Maryellen Cesari a/k/a Maryellen Williams a/k/a Mary Ellen Williams-Condron, Individually and as Trustee Under The James & Frances Williams Irrevocable Grantor Trust, Dated The 27th Day of May, 2014 owners of property situate in the THROOP BOROUGH, Lackawanna County, Pennsylvania, being 705 George Street, A/K/A 705 George & Clark Street, Throop, PA 18512-1013
Dimensions: 50 X 165
Assessment Map #: 12513030017
Assessed Value figure: \$13,000.00
Judgment Amount: \$84,013.64
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 42

By virtue of a Writ of Execution filed to No. 2019-04308 Nationstar Mortgage LLC d/b/a Mr. Cooper (Plaintiff) v Charlotte Schaffer, AKA Charlotte R. Schaffer (deceased); Sandra Youshock (Defendants) owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 713 South 9th Avenue, Scranton, PA 18504
Dimensions: 45X111
Property ID #: 15610040033
Assessed Value Figure: \$5,500.00
Improvements thereon: single family dwelling
Attorney: Meredith H. Wooters, Esquire; Scott A. Dietterick, Kimberly J. Hong, Michael E. Carleton, Justin F. Kobeski, Matthew P. Curry, Cristina L. Connor, Holly N. Wolf and Karina Velter
Sheriff to collect: \$107,799.34

SALE 43

By virtue of a Writ of Execution filed to No. 2019-01215 Nationstar Mortgage LLC d/b/a Mr. Cooper (Plaintiff) v Timothy Perry (Defendant(s)) owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 2325 Birney Avenue, Scranton, PA 18505
Dimensions: 80x120
Property ID #: 16714010014
Assessed Value Figure: \$16,000.00
Improvements thereon: single family dwelling
Attorney: Meredith H. Wooters, Esquire; Scott A. Dietterick, Kimberly J. Hong, Michael E. Carleton, Justin F. Kobeski,

Matthew P. Curry, Cristina L. Connor, Holly N. Wolf and Karina Velter
Sheriff to collect: \$212,174.85

SALE 44

By virtue of a Writ of Execution filed to No. 16-CV-2515 U.S. Bank, N.A., successor trustee to LaSalle Bank National Association, on behalf of the holders of Bear Stearns Asset Backed Securities I Trust 2006-HE10, Asset-Backed Certificates Series 2006-HE10 vs. Leonard Santarsiero and Amie Santarsiero, owners of property situate in Clarks Summit Borough, Lackawanna County, Pennsylvania being 613 W Grove Street, Clarks Summit, PA 18411
Assessment Map #: 1001103000200
Assessed Value figure: \$14,850.00
Improvements thereon: Residential Dwelling
Attorney: Roger Fay, Esquire
Sheriff to collect: \$

SALE 45

By virtue of a Writ of Execution filed to No. 2019-03458 PNC Bank, National Association (Plaintiff) v Mary A. Clark (Defendant) owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 825 Alder Street, Scranton, PA 18505
Dimensions: 40X162
Property ID #: 15620070050
Assessed Value Figure: \$12,500.00
Improvements thereon: single family dwelling
Attorney: Meredith H. Wooters, Esquire; Scott A. Dietterick, Kimberly J. Hong, Michael E. Carleton, Justin F. Kobeski, Matthew P. Curry, Cristina L. Connor, Holly N. Wolf and Karina Velter
Sheriff to collect: \$127,036.98

SALE 46

By virtue of a Writ of Execution No. 19 CV 4102 Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association v. Denise V. Ford a/k/a Dnise Ford, Michael Ford owners of property situate in the SCRANTON CITY, Lackawanna County, PA, being 220 222 South Main Street, A/K/A 220 222 South Main Avenue, Scranton, PA 18504
Dimensions: 50 X 182 X 50 X 182
Assessment Map #: 14518050023
Assessed Value figure: \$15,000.00
Judgment Amount: \$89,802.66
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 47

By virtue of a Writ of Execution filed to No. 19-CV-3032 Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust A vs. Steven Matassa, owners of property situate in the Tenth Ward, City of

LACKAWANNA JURIST

Scranton, Lackawanna County, Pennsylvania being 1006 Ridge Avenue, Scranton, PA 18510
Property ID #: 14618080025
Assessed Value Figure: \$9,000.00
Improvements Thereon: Residential Property
Attorney: Jill M. Fein, Esquire Hill Wallack, LLP
Sheriff to collect: \$86,894.65 plus interest at the per diem rate of \$20.63 from September 7, 2019 until February 4, 2020

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE TENTH WARD, CITY OF SCRANTON, COUNTY OF LACKAWANNA, AND COMMONWEALTH OF PA, TO WIT: ALL THAT CERTAIN PARCEL OF LAND IN THE TENTH WARD, CITY OF SCRANTON, LACKAWANNA COUNTY, COMMONWEALTH OF PA BEING THE SAME FEE SIMPLE PROPERTY CONVEYED BY DEED FROM STEPHEN J. TRUNCALI AND PATRICIA A. TRUNCALI TO STEVEN MATASSA, DATED 07/30/04 RECORDED ON 08/04/04 IN INSTRUMENT NO. 200430308 IN LACKAWANNA COUNTY RECORDS, COMMONWEALTH OF PA.

SALE 48

By virtue of a Writ of Execution filed to No. 19 CV 3138, CITIZENS BANK, N.A. S/B/M TO CITIZENS BANK OF PENNSYLVANIA v. Ashley Boue and Sandy M. Sedano a/k/a Sandy Gonzalez, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania, being 226 Seymour Avenue, Scranton, PA 18505.
Dimensions: 6,175 square feet
Assessed Value figure: \$11,500.00
Improvements thereon: Residential property
Attorney: Law Office of Gregory Javardian, LLC
Sheriff to collect: \$101,834.37

SALE 49

By virtue of a Writ of Execution filed to No. 2019-04307 Lakeview Loan Servicing, LLC vs. Jeffrey Price and Mia H. Calachino owners of property Situate in Borough of Throop, LACKAWANNA COUNTY, PA BEING 441 Edgar Street, Throop, PA 18512
DWELLING KNOWN AS: 441 EDGAR STREET, THROOP, PENNSYLVANIA 18512.
TAX PARCEL #: 12420010014 & 12420010015
Title to said premises is vested in Jeffrey Price and Mia H. Calachino by deed from Gale C. Davis dated December 20, 2017 and recorded December 27, 2017 in Instrument Number 201721090.
Assessment Map #: 12420010014 & 12420010015
Assessed Value figure: \$6,400
Improvements thereon: Residential Dwelling
Attorney: McCabe, Weisberg & Conway, LLC
Sheriff to collect: \$112,946.16

SALE 50

All that certain piece or parcel of Tract of land situate in the Borough of Jermyn, Lackawanna County, Pennsylvania, and being known as 2 Evergreen Drive, Jermyn, Pennsylvania 18433.

TAX MAP AND PARCEL NUMBER: PIN # 0841201001812
THE IMPROVEMENTS THEREON ARE:
Residential Dwelling
REAL DEBT: \$250,561.98
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Paul Piccotti and Elma Piccotti
McCabe, Weisberg & Conway, LLC 123 South Broad Street, Suite 1400 Philadelphia, PA 19109

SALE 51

By virtue of a Writ of Execution filed to No. 18 CV 6683 Live Well Financial, Inc. (Plaintiff) vs. William J. Schreiber, Administrator of the Estate of William H. Schreiber (Defendant) owner of property Situate in CITY OF SCRANTON, LACKAWANNA COUNTY, PENNSYLVANIA BEING 632-634 North Irving Avenue, a/k/a 632-634 North Irving Avenue L-9, Scranton, PA 18510
ALL THAT CERTAIN PIECE OR PARCEL OF LAND, SITUATE IN THE CITY OF SCRANTON, IN THE COUNTY OF LACKAWANNA AND STATE OF PA, DESCRIBED AS FOLLOWS, VIZ:
LOT NUMBER NINE (9) IN SQUARE OR BLOCK NUMBER ONE HUNDRED SIXTY (160) SITUATE UPON STREET CALLED AND KNOWN AS IRVING AVENUE UPON THE LACKAWANNA IRON AND COAL COMPANY'S MAP OF A PART OF SCRANTON, WHICH IS DULY REGISTERED AND RECORDED; SAID LOT BEING FORTY (40) FEET IN FRONT AND ONE HUNDRED FIFTY (150) FEET IN DEPTH, WITH AN ALLEY IN THE REAR SIXTEEN (16) FEET WIDE FOR PUBLIC USE, WITH THE PRIVILEGE OF USING TEN (10) FEET IN FRONT OF THE FRONT LINE OF SAID LOT ON IRVING AVENUE FOR YARD, PORCH, PIAZZA, BAY WINDOW OR VAULTS, BUT FOR NO OTHER PURPOSE.
DWELLING KNOWN AS: 632-634 NORTH IRVING AVENUE, A/K/A 632-634 NORTH IRVING AVENUE L-9, SCRANTON, PENNSYLVANIA 18510.
TAX PARCEL NUMBER: 15706-020-022
Title to said premises is vested in William H. Schreiber, Single from Rebecca Goode, Also Known as Rebecca Schreiber, And William J. Schreiber, Substitute Trustees Under the Last Will And Testament of Eleanor Schreiber, Deceased, By Deed dated September 10, 2012 and recorded December 5, 2012 in Instrument Number 2012023509. The said William H. Schreiber died on September 25, 2017. On October 27, 2017, Letters of Administration were granted to William J. Schreiber, nominating and appointment him as the Administrator of the Estate of William H. Schreiber.
Assessment Map #: 15706-020-022

LACKAWANNA JURIST

Assessed Value figure: \$18,000.00
Improvements thereon: Residential Dwelling
Attorney: McCabe, Weisberg & Conway, LLC
Sheriff to collect: \$126,147.42

SALE 52

By virtue of a Writ of Execution filed to No. 19CV4085
BAYVIEW LOAN SERVICING, LLC vs. MARIA
CHERUNDOLO and DAVID J. GINGLE JR., owner(s) of
property situate in City of Scranton, Lackawanna County,
Pennsylvania. Being: 301 Newton Road, Scranton, PA
18504

Assessment Map #: 14402010007
Assessed Value Figure: \$13,000.00
Improvements thereon:
A Residential Dwelling

Attorney: KML Law Group, P.C.
Sheriff to collect: \$178,218.70
BEGINNING at a point in the northwest corner of lands
heretofore conveyed by grantors to Robert Jones, et ux,
thence from said point north fifty degrees west (N 50
degrees W) one hundred ten (110) feet more or less, along
Lafayette Street to a road twenty two (22) feet wide; thence
along said road, thirty three (33) feet to a point; thence south
fifty four degrees east (S 54 degrees E) one (1) foot to a
point; thence north forty eight degrees east (N 48 degrees E)
thirty-four (34) feet to a point; thence south fifty four degrees
east (S 54 degrees E) one hundred nineteen (119) feet more
or less to a point being the northeast corner of lands
heretofore conveyed by Grantors to Robert Jones, et ux;
thence south twenty eight degrees thirty minutes west (30'W)
along line of lands of said Robert Jones, et ux; ninety one
(91) feet more or less to the place of beginning.

SALE 54

By virtue of a Writ of Execution filed to No. 18cv5906
NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER AS
SUCCESSOR BY MERGER TO PACIFIC UNION
FINANCIAL LLC vs. LORRIE A SCARFO, owner(s) of
property situate in Township of Benton, Lackawanna County,
PA. Being: 109 Parkview Lane, f/k/a RR4 Box 86, Dalton,
PA 18414

Assessment Map #: 04901030005
Assessed Value Figure: \$16,000.00
Improvements thereon:
A Residential Dwelling

Attorney: KML Law Group, P.C.
Sheriff to collect: \$120,495.15
BEGINNING at a point in the center of State Route No. 438
leading from Wallsville to LaPlume, said point being North 89
degrees 36 minutes West, 145 feet from the intersection of
State Road No. 438 with the center line of the dirt Township
Road T-530 heading to Waverly; thence South 15 degrees
03 minutes East, three hundred (300) feet along Lot No. 1 to
an iron pin at the corner of Lots Nos. 1 and 8; thence North

89 degrees 36 minutes West along Lot No. 2 sixty-five (65)
feet to an iron pin at the corner of Lots No. 2 and No. 7;
thence South 71 degrees 51 minutes West along Lot No. 7,
229.9 feet, more or less, to a point at the corner of lands
conveyed by the grantor to Theodore and Vicky Varady,
husband and wife, on the 23rd day of April, 1980, and
recorded in Lackawanna County Recorder of Deeds Office in
Deed Book 1002, at Page 458; thence North 19 degrees
West, 383.35 feet, more or less, to a point on the center of
State Route No. 438; thence along center of said road,
South 89 degrees 51 minutes East 230 feet, more or less to
a point in the center of said road; thence along center of said
road, South 89 degrees 30 minutes East, 103.5 feet, more or
less, to a point in the center of said road, the place of
BEGINNING.

SALE 55

By virtue of a Writ of Execution filed to No. 2019-04406
Selene Finance LP vs.
David J. Walters, owner(s) of property situated in 23rd
(formerly 1st) Ward of the City of Scranton Lackawanna
County, Pennsylvania being 827 Raines Street, Scranton,
PA 18505

Dimensions: 40X141X40X147
Assessment Map #: 13501060029
Assessed Value figure: \$10,000.00
Improvement thereon:
A residential dwelling
Attorney: Katherine M. Wolf, Esq
Sheriff to Collect: \$55,628.11

SALE 56

By virtue of a Writ of Execution filed to No. 18 CV 4968
American Advisors Group vs. Linda Litton, Known Surviving
Heir of Frances A. Wittenbreder, William Greco, Known
Surviving Heir of Frances A. Wittenbreder, Patricia Jones,
Known Surviving Heir of Frances A. Wittenbreder, Sally
Greco, Known Surviving Heir of Frances A. Wittenbreder,
Elizabeth Krisch, Known Surviving Heir of Frances A.
Wittenbreder, Marshall Levy, Known Surviving Heir of
Frances A. Wittenbreder, and Unknown Surviving Heirs of
Frances A. Wittenbreder owners of property Situate in City of
Scranton, LACKAWANNA COUNTY, PA BEING 1026
Farber Court, Scranton, PA 18510
DWELLING KNOWN AS: 1026 FARBER COURT,
SCRANTON, PA 18510.

TAX PARCEL #: 14618-060-013

Title to said premises is vested in Frances A. Wittenbreder
by deed from Frances A. Wittenbreder and Patricia Ann
Jones dated August 30, 2014 and recorded September 11,
2014 in Instrument Number 201413971. The said Frances
A. Wittenbreder died on May 23, 2018 without a will or
appointment of an Administrator, thereby vesting title in
Linda Litton, Known Surviving Heir of Frances A.
Wittenbreder, William Greco, Known Surviving Heir of

LACKAWANNA JURIST

Frances A. Wittenbreder, Patricia Jones, Known Surviving Heir of Frances A. Wittenbreder, Sally Greco, Known Surviving Heir of Frances A. Wittenbreder, Elizabeth Krisch, Known Surviving Heir of Frances A. Wittenbreder, Marshall Levy, Known Surviving Heir of Frances A. Wittenbreder, and Unknown Surviving Heirs of Frances A. Wittenbreder by operation of law.

Assessment Map #: 14618-060-013

Assessed Value figure: \$7500

Improvements thereon: Residential Dwelling

Attorney: McCabe, Weisberg & Conway, LLC

Sheriff to collect: \$78,258.53

SALE 57

By virtue of a Writ of Execution No. 19 CV 3496 Deutsche Bank National Trust Company, as Trustee for Novastar Mortgage Funding Trust, Series 2006-6 Novastar Home Equity Loan Asset-Backed Certificates, Series 2006-6 v/ Guy Higdon, Meghan Higdon owners of property situate in the CARBONDALE CITY, Lackawanna County, Pennsylvania, being 110 Spring Street, Carbondale, PA 18407-2468

Dimensions: 38 X 75 X 35 X 75

Assessment Map #: 05505030028

Assessed Value figure: \$7,800.00

Judgment Amount: \$58,256.45

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 58

By virtue of a Writ of Execution No. 19-CV-3137 Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association v. Michael D. Macdonald a/k/a Michael Macdonald owners of property situate in the ABINGTON TOWNSHIP, Lackawanna County, Pennsylvania, being 1400 North Abington Road, Waverly Township, PA 18414-9595

Dimensions: 75X160X73X160

Assessment Map #: 06902010017

Assessed Value figure: \$13,000.00

Judgment Amount: \$56,702.11

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 59

By virtue of a Writ of Execution filed to No. 2019-03328 Nationstar Mortgage LLC d/b/a Mr. Cooper vs. Joseph J. Judock, owner(s) of property situated in Township of Thornhurst (formerly the Township of Lehigh) Lackawanna County, PA being 36 Fir Lane assessed as T C C E L-357 Sec 2, Thornhurst, PA 18424

Dimensions: 125X110X135X150

Assessment Map #: 24103030008

Assessed Value figure: \$22,400.00

Improvement thereon:

A residential dwelling

Attorney: Katherine M. Wolf, Esq

Sheriff to Collect: \$114,803.26

SALE 60

By virtue of a Writ of Execution filed to No. 2019-03351 Nationstar Mortgage LLC d/b/a Mr. Cooper vs. Florio A. Blaskovich, owner(s) of property situated in Dickson City Borough Lackawanna County, Pennsylvania being 847 Rear Dundaff Street, Dickson City, PA 18519

Dimensions: 124X170X50X18X24X109

Assessment Map #: 11409010010

Assessed Value figure: \$6,000.00

Improvement thereon:

A residential dwelling

Attorney: Katherine M. Wolf, Esq

Sheriff to Collect: \$136,790.58

SALE 61

By virtue of a Writ of Execution filed to No. 2018-06581 Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust vs. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Joan Rizzi, deceased; William J. Rizzi, known Heir of Joan Rizzi, deceased; Kenneth E. Rizzi, known Heir of Joan Rizzi, deceased; Renee Cabets, known Heir of Joan Rizzi, deceased; Christine Dommès, known Heir of Joan Rizzi, deceased, owner(s) of property situated in City of Scranton Lackawanna County, Pennsylvania being 3110 Eagen Avenue, Scranton, PA 18505

Dimensions: 60X150

Assessment Map #: 16620010056

Assessed Value figure: \$7,000.00

Improvement thereon:

A residential dwelling

Attorney: Katherine M. Wolf, Esq

Sheriff to Collect: \$89,557.87

SALE 62

By virtue of a Writ of Execution No. 2019-03818 Loandepot.Com, LLC v. Kelly Borelli, in Her Capacity as Heir of Albert F. Myers a/k/a Albert F. Myers, Sr, Deceased, Michelle Myers, in Her Capacity as Heir of Albert F. Myers a/k/a Albert F. Myers, Sr, Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or Under Albert F. Myers a/k/a Albert F. Myers, Sr, Deceased owners of property situate in the THORNHURST TOWNSHIP, Lackawanna County, PA, 40 Bullock Lane, A/K/A Rear Locust Ridge Road, Thornhurst, PA 18424-9501

Dimensions: 200X218X200X220

Assessment Map #: 25202010021

Assessed Value figure: \$9,500.00

Judgment Amount: \$174,642.56

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

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SALE 63

By virtue of a Writ of Execution No. 2019-03043 Wells Fargo Bank, N.A. v. Brian N. Schultz a/k/a Brian Schultz owners of property situate in the CLIFTON TOWNSHIP, Lackawanna County, PA, 1277 Packanack Drive, A/K/A 338 Packanack Drive, Gouldsboro, PA 18424
Dimensions: 100 X 218
Assessment Map #: 23304110010
Assessed Value figure: \$15,000.00
Judgment Amount: \$93,220.98
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 64

By virtue of a Writ of Execution No. 19-CV-3861 Bank of America, N.A. Successor by Merger to Fleet National Bank v. Rosemary Parise owners of property situate in the CLIFTON TOWNSHIP, Lackawanna County, PA, being 1936 Livingston Lane, a/k/a 149 Livingston Lane, Gouldsboro, PA 18424
Dimensions: 112 X 244 X 76 X 242
Assessment Map #: 23302100031
Assessed Value figure: \$26,700.00
Judgment Amount: \$26,486.49
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 65

By virtue of a Writ of Execution No. 2018-CV-1431 U.S. Bank National Association v. Stacey Stefano, Warren Stefano owners of property situate in the OLD FORGE BOROUGH, Lackawanna County, Pennsylvania, being 117 Church Street, Old Forge, PA 18518-1309
Front: 48 feet, Depth: 150 feet, containing
Assessment Map #: 17512-020-054
Assessed Value figure: \$10,000.00
Judgment Amount: \$68,882.94
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 66

By virtue of a Writ of Execution No. 19 CV 2988 Branch Banking and Trust Company Successor by Merger to Susquehanna Bank v. Jason G. Morgan owners of property situate in the ROARING BROOK TOWNSHIP, Lackawanna County, PA, being 342 Summit Woods Road, A/K/A Summit Woods Road L108, Roaring Brook Township, PA 18444-8212
Dimensions: 2.20 Acreage
Assessment Map #: 1700101001108
Assessed Value figure: \$8,500.00
Judgment Amount: \$44,772.49
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 67

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

SALE 68

By virtue of a Writ of Execution filed to No. 14 CV 4614 NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY vs. RHONDA RICHARDSON as Administratrix of the Estate of Ella L. Melvin Deceased, owner(s) of property situate in City of Scranton, Lackawanna County, PA. Being: 928 West Lackawanna Avenue, Scranton, PA 18504
Assessment Map #: 14519 010 001 & 14519 010 002
Assessed Value Figure: \$13,500.00
Improvements thereon:
A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$90,457.29
Parcel 1: Beginning on the easterly side of West Lackawanna Avenue (formerly known as Walnut street at the Corner of Chestnut Street; thence in a northeasterly direction along Chestnut Street 85 feet to a corner in line of land of M. Larkin, formerly owned by M. Larkin, formerly owned by Benjamin Brown; thence in a southeasterly direction along, said Larkin's line 450 feet, more or less, to a corner on West Lackawanna Avenue; thence along said West Lackawanna Avenue in a Northwesterly direction 50 feet to the place of beginning.
Parcel II: All the surface and right of soil only of and to the following lot, piece or parcel of land, situate lying and being in the City of Scranton, County of Lackawanna and Commonwealth of Pennsylvania, bounded and described as follows, to wit:
Beginning on the southeasterly side of Chestnut Street at a corner, the same being the northerly corner of land now or formerly owned by John Donahoe; thence along said Donahoe's Land South 52 degrees East 78 feet to a corner; thence northeasterly along land now or late owned by the heirs of Michael Larkin, deceased 42 feet to a point in an alley 81 feet southeasterly from Chestnut Street; thence along the southwesterly side of the alley 81 feet to Chestnut

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Street, thence along the southeasterly side of Chestnut Street 42 feet to the place of beginning.

SALE 69

By virtue of a Writ of Execution filed to No. 17CV5575 REVERSE MORTGAGE SOLUTIONS, INC. vs. VITA M FORGIONE AKA VITA FORGIONE, owner(s) of property situate in Borough of Dunmore Lackawanna County, Pennsylvania. Being: 801 Brenda Lane, Dunmore, PA 18512

Assessment Map #: 1361701000210

Assessed Value Figure: \$20,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$193,820.01

BEGINNING at a point in the southwesterly right-of-way line of Swinick Drive at the northeasterly corner of Lot Number Two Hundred Thirty (230) as shown on a drawing entitled "Plot of Section C-3, Swinick Development, Ward One, Dunmore Borough, Lackawanna County, Pennsylvania" dated July, 1979 and revised February 1981, by John R. Kearney, P.E., said map is intended to be duly recorded in the Office of the Recorder of Deeds of Lackawanna County, Pennsylvania; THENCE South forty (40) degrees twenty-two (22) minutes West, along the easterly line of Lot Number Two Hundred Thirty (230), one hundred seven (107) feet to a point, said point being a common corner of Lot Numbers Two Hundred Twenty-Nine (229), Two Hundred Thirty (230), Two Hundred Thirteen (213) and Two Hundred Fourteen (214); THENCE South forty-nine (49) degrees thirty-eight (38) minutes East, along the northerly line of Lot number two Hundred Fourteen (214), ninety-three and eight-eight hundredths (93.88) feet to a point in the westerly right-of-way of "E" Avenue, said point being the northeasterly corner of Lot number Two Hundred Fourteen (214); THENCE North forty (40) degrees twenty-two (22) minutes East, along the westerly line of "E" Avenue, ninety-two (92) feet to a point of curvature; THENCE in a northwesterly direction along a curve to the left having a radius of fifteen (15) feet, an arc length of twenty-three and fifty-six hundredths (23.56) feet to a point in the aforesaid southwesterly right-of-way line of Swinick Drive; THENCE North forty-nine (49) degrees thirty-eight (38) minutes West, along the southwesterly line of Swinick Drive, seventy-eight and eighty-eight hundredths (78.88) feet to a point, the place of beginning for land herein described.

SALE 70

By virtue of a Writ of Execution filed to No. 19CV2185 QUICKEN LOANS INC. vs. JACOB J MORASKI, owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania. Being: 2920 Marvine Avenue, Scranton, PA 18508

Assessment Map #: 1240302214

Assessed Value Figure: \$6,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$81,729.53

Containing a front of thirty (30) feet northwestward on Marvine Street, bounded Northeastward at right angles to said street one hundred and twenty (120) feet by Lot Number 22 on said Street, now or formerly owned by John Davis; Southeastward thirty (30) feet or thereabout by the right of way of the Delaware and Hudson Company's Railroad, and Southwestward at right angles to Marvine Street one hundred and twenty-two and a half (122 ½) feet by the Southwesterly part of lot number 20 on Marvine Street as the same is represented and designated on a map of building lots on lands now or formerly owned by C.S. Weston, known as the Clark Mill Property. Being also the northeasterly one-half part of Lot Number 20 on Marvine Street, i.e. one half part of the same premises sold and conveyed by Charles S. Weston et us. To Jenkin Williams by deed dated the 2nd day of February 1894 and recorded in the Office of the Recorder of Deeds of Lackawanna County in Deed Book 122, at page 277.

SALE 71

By virtue of a Writ of Execution filed to No. 13CV1850 U.S. BANK NATIONAL ASSOCIATION , AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION AS TRUSTEE AS SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CERTIFICATEHOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I LLC ASSET BACKED CERTIFICATES, SERIES 2004-HE6 vs. PATRICIA A. HUNTER, Individually and in Her Capacity as Executrix of the Estate of William T. Hunter, III, owner(s) of property situate in TOWNSHIP OF SPRINGBROOK, Lackawanna County, Pennsylvania. Being: 250 Kilmer Road, Springbrook Township, PA 18444, f/k/a RR#3 Box 3312, Moscow, PA 18444

Assessment Map #: 20203010005

Assessed Value Figure: \$19,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$184,303.61

LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS ALL THAT CERTAIN PROPERTY SITUATE IN SPRINGBROOK TOWNSHIP IN THE COUNTY OF LACKAWANNA, AND STATE OF PENNSYLVANIA AND BEING DESCRIBED IN DEED DATED 12/16/96, AND RECORDED 3/25/97, AMONG THE LAND RECORDS STATE FORTH ABOVE, AND REFERENCED AS FOLLOWS: BOOK 1579 PAGE 727.

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SALE 72

By virtue of a Writ of Execution filed to No. 2019-CV-1952
Pike, LLC vs. Sherrie Lewis a/k/a Sherrie Lynn Lewis a/k/a
Sherrie L. Lewis a/k/a Sherrie Costello, owner(s) of property
situate in Scranton Lackawanna County, Pennsylvania being
346 North Bromley Avenue
Dimensions: 25 x 75, single family dwelling
Property ID#: 14514-060-014
Assessed Value figure: 6,000 (total)
Improvements thereon:
Single family dwelling
Attorney: Jonathan Olivetti, Esq.
Sheriff to collect: \$31,030.50

SALE 73

By virtue of a Writ of Execution filed to No. 2019-cv-3064 LA
Commercial Services, LLC vs. ANAJANEYULU UPPALA.
ANAJANEYULU UPPALA, owner(s) of property situate in
Scranton, Lackawanna County, Pennsylvania being 542 N
Rebecca Avenue, Scranton, PA 18504
Property ID#: 14510-020-002
Assessed Value figure: \$850.00
Improvements thereon: \$5,150.00
Attorney: Joshua Borer, Esquire
Sheriff to Collect: \$147,816.04

SALE 74

By virtue of a Writ of Execution filed to No. 2019-cv-3729 LA
Commercial Services, LLC vs. Michael Zajac. Michael
Zajac, owner(s) of property situate in Archbald, Lackawanna
County, PA being 634 Miller Street, Archbald, PA 18403
Dimensions: 8,973 sq. ft./0.206 acreage
Property ID#: 09401-040-02601
Assessed Value figure: \$1,800
Improvements thereon: \$17,000
Attorney: Joshua Borer, Esquire
Sheriff to Collect: \$133,601.77

SALE 75

By virtue of a Writ of Execution filed to No. 2019-cv-3064 LA
Commercial Services, LLC vs. ANAJANEYULU UPPALA.
ANAJANEYULU UPPALA, owner(s) of property situate in
Scranton, Lackawanna County, PA being 921 Pittston
Avenue, Scranton, PA 18505
Property ID#: 15619-060-005
Assessed Value figure: \$3,500.00
Improvements thereon: \$8,500.00
Attorney: Joshua Borer, Esquire
Sheriff to Collect: \$141,641.83

SALE 76

By virtue of a Writ of Execution filed to No. 2019-cv-3064 LA
Commercial Services, LLC vs. ANAJANEYULU UPPALA.
ANAJANEYULU UPPALA, owner(s) of property situate in

Scranton, Lackawanna County, Pennsylvania being 611-613
S. Ninth Street, Scranton, PA 18505
Property ID#: 15610-040-001
Assessed Value figure: \$800.00
Improvements thereon: \$5,500.00
Attorney: Joshua Borer, Esquire
Sheriff to Collect: \$141,641.83

SALE 77

By virtue of a Writ of Execution filed to No. 2019-cv-3064 LA
Commercial Services, LLC vs. ANAJANEYULU UPPALA.
ANAJANEYULU UPPALA, owner(s) of property situate in
Scranton, Lackawanna County, Pennsylvania being 333 5th
Avenue, Scranton, PA 18504
Property ID#: 15648-020-004
Assessed Value figure: 453.00
Improvements thereon: \$5,047.00
Attorney: Joshua Borer, Esquire
Sheriff to Collect: \$147,816.04

SALE 78

By virtue of a Writ of Execution filed to No. 2019-02322
Nationstar Mortgage LLC d/b/a Mr. Cooper v Unknown Heirs
and/or Administrators of the Estate of Leonard Brown;
Amanda Gallagher, as believed Heir and/or Administrator to
the Estate of Leonard Brown; Ann Marie Midgley, as
believed Heir and/or Administrator to the Estate of Leonard
Brown owner(s) of property situate in Borough of Old Forge,
Lackawanna County, Pennsylvania being 214 Seaman Lane,
Old Forge, PA 18518
Dimensions: 91X145X71X144
Property ID#: 18407010012
Assessed Value Figure: \$4,600.00
Improvements thereon:
Single family dwelling
Attorney: Meredith H. Wooters, Esquire; Scott A. Dietterick,
Kimberly J. Hong, Michael E. Carleton, Justin F. Kobeski,
Matthew P. Curry, Cristina L. Connor, Holly N. Wolf and
Karina Velter
Sheriff to collect: \$51,384.41

SALE 79

By virtue of a Writ of Execution filed to No. 18-CV-450
MidFirst Bank v Michele A. Kellock AKA Michell A. Kowalski,
AKA Michell Kellock owner(s) of property situate in Borough
of Olyphant, Lackawanna County, PA being 763 North Valley
Avenue, Olyphant, PA 18447
Dimensions: 98X157X98X154
Property ID#: 11408010010
Assessed Value Figure: \$21,500.00
Improvements thereon: single family dwelling
Attorney: Meredith H. Wooters, Esquire; Scott A. Dietterick,
Kimberly J. Hong, Michael E. Carleton, Justin F. Kobeski,
Matthew P. Curry, Cristina L. Connor, Holly N. Wolf and
Karina Velter

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Sheriff to collect: \$241,192.29

SALE 80

By virtue of a Writ of Execution No. 2016-55134 Abington Heights School District vs. Donald Hopkins, Jr. Soroka G. Hopkins. Donald Hopkins, Jr. and Soroka G. Hopkins, owner(s) of property situate in Clarks Summit, Lackawanna County, Pennsylvania, being: 719-719 ½ S. State Street
Dimensions: 116 X 115 X 52 X 55 X 124
Property ID#: 10008-020-00600
Assessed Value Figure: \$23,680.00
Improvements thereon: COMMERCIAL PROPERTY
Attorney: ROBERT P. DADAY, Esquire, Portnoff Law Associates, Ltd., (866)211-9466
Sheriff to Collect: \$190,000.00

SALE 82

By virtue of a Writ of Execution No. 2017-52823 North Pocono School District vs. Jill Christine Metschulat. Jill Christine Metschulat, owner(s) of property situate in Jefferson Township, Lackawanna County, PA, being: 124 Wimmers Road
Dimensions: 116X169X413X254X440
Property ID#: 16203-010-00302
Assessed Value Figure: \$20,000.00
Improvements thereon: RESIDENTIAL SINGLE DWELLING PROPERTY
Attorney: ROBERT P. DADAY, Esquire, Portnoff Law Associates, Ltd., (866)211-9466
Sheriff to Collect: \$20,000.00

SALE 83

By virtue of a Writ of Execution No. 2015-51313 Jefferson Township Sewer Authority vs. Allan H. Miller. Allan H. Miller, owner(s) of property situate in Jefferson Township, Lackawanna County, Pennsylvania, being: 154 George Drive
Dimensions: 100x145x100x146
Property ID#: 14004-010-016
Assessed Value Figure: \$3,400.00
Improvements thereon: RESIDENTIAL PROPERTY
Attorney: ROBERT P. DADAY, ESQUIRE, DAVID D. DUGAN, ESQUIRE, Portnoff Law Associates, Ltd., (866)211-9466
Sheriff to Collect: \$10,348.22

SALE 84

By virtue of a Writ of Execution No. 2016-52454 North Pocono School District vs. Savana Properties, L.L.C. Savana Properties, L.L.C., owner(s) of property situate in Covington Township, Lackawanna County, Pennsylvania, being: Route #611 Daleville
Dimensions: 102X150X110X150
Property ID#: 21204-020-004
Assessed Value Figure: \$17,000.00

Improvements thereon: RESIDENTIAL SINGLE DWELLING PROPERTY

Attorney: ROBERT P. DADAY, Esquire, Portnoff Law Associates, Ltd., (866)211-9466
Sheriff to Collect: \$10,566.57

SALE 85

By virtue of a Writ of Execution No. 2009-51083 Mid Valley School District and Public Asset Management, Inc., assignee of the Mid Valley School District vs. Ann M. Nester, Executrix for the Estate of Catherine. Ann M. Nester, Executrix for the, owner(s) of property situate in Throop, Lackawanna County, PA, being: 24 Marion Circle
Dimensions: 101X82X73X41X63
Property ID#: 12501-030-04524
Assessed Value Figure: \$19,000.00
Improvements thereon: RESIDENTIAL SINGLE DWELLING PROPERTY
Attorney: ROBERT P. DADAY, Esquire, Portnoff Law Associates, Ltd., (866)211-9466
Sheriff to Collect: \$7,515.90

SALE 86

By virtue of a Writ of Execution No. 2016-55697 Jefferson Township Sewer Authority vs. John Carlo Ligi, Jr. John Carlo Ligi, Jr., owner(s) of property situate in Jefferson Township, Lackawanna County, Pennsylvania, being: 1381 Mt. Cobb Road
Dimensions: 70 x 200
Property ID#: 15004-010-012
Assessed Value Figure: \$6,042.00
Improvements thereon: RESIDENTIAL PROPERTY
Attorney: ROBERT P. DADAY, Esquire, Attorney for Plaintiff, Portnoff Law Associates, Ltd., (866)211-9466
DAVID D. DUGAN, Esquire, Attorney for Plaintiff, Portnoff Law Associates, Ltd., (866)211-9466
Sheriff to Collect: \$8,028.82

SALE 87

By virtue of a Writ of Execution No. 2017-52715 Carbondale Area School District vs. Tina Parsons, Joseph D. Pidgeon. Tina Parsons and Joseph D. Pidgeon, owner(s) of property situate in Carbondale, Lackawanna County, Pennsylvania, being: 66 Pike Street
Dimensions: 93X52X73X52X42X25X60
Property ID#: 05412-040-012
Assessed Value Figure: \$6,300.00
Improvements thereon: RESIDENTIAL PROPERTY
Attorney: ROBERT P. DADAY, Esquire, Portnoff Law Associates, Ltd., (866)211-9466
Sheriff to Collect: \$4,644.06

SALE 88

By virtue of a Writ of Execution No. 2016-55683 S. Abington Township vs. Jeffrey E. Goreschak, Mary Susan Goreschak.

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Jeffrey E. Goreschak and Mary Susan Goreschak, owner(s)
of property situate in S. Abington Township, Lackawanna
County, PA, being: 206 Butternut Lane
Dimensions: 90X125
Property ID#: 09103-020-00202
Assessed Value Figure: \$24,000.00
Improvements thereon: RESIDENTIAL PROPERTY
Attorney: ROBERT P. DADAY, Esquire, Portnoff Law
Associates, Ltd., (866)211-9466
Sheriff to Collect: \$7,876.85

NOTICE TO ALL PARTIES IN INTEREST AND CLAIMANTS:

**A SCHEDULE OF DISTRIBUTION OF ONLY HIGH BID
SALES WILL BE FILED BY THE SHERIFF NOT LATER
THAN MARCH 4TH, 2020 AND THAT DISTRIBUTION
WILL BE MADE IN ACCORDANCE WITH SAID
SCHEDULE UNLESS EXCEPTIONS ARE FILED
THERE TO WITHIN TEN DAYS AFTER THE FILING OF
THE PROPOSED SCHEDULE.**

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

ATTEST:

**BOB MOORE
REAL ESTATE DEPUTY
SHERIFF'S OFFICE
SCRANTON, PA. 18503
NOVEMBER 4, 2019**

ESTATES

First Notice

ESTATE OF MARGARET BOLAND A/K/A MARGARET B. BOLAND, late of Dunmore, Pennsylvania, (died September 2, 2019). Notice is hereby given that Letters of Administration on the above Estate have been granted to Ann Boland Chase, of Scranton, Administratrix. All persons indebted to the said estate are required to make payment and those having claims to present the same without delay to the Administratrix named herein, or to Patrick N. Coleman, Esquire, Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

RE: **ESTATE OF PATRICK F. FISCHETTI**, late of Archbald, Lackawanna County, Pennsylvania (died December 10, 2019). Notice is hereby given that Letters Testamentary for the Estate of Patrick F. Fischetti have been issued to Thomas J. Ostrowski, CPA, 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 434 Lackawanna Avenue, Suite 300, Scranton, PA 18503 or to Robert T. Kelly, Jr., Esquire, Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Spruce Street, Suite 200, Scranton, PA 18503.

RE: **ESTATE OF WALTER J. GANTZ**, late of Scranton, Lackawanna County, Pennsylvania (died November 27, 2019). Notice is hereby given that Letters Testamentary for the Estate of Walter J. Gantz have been issued to Doreen Klinkel, Executrix of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to the Executrix, or to John J. McGovern, Jr., Attorney for the Estate, 321 Spruce Street - Suite 201, Scranton, PA 18503.

RE: **ESTATE OF JOAN GAVIN**, late of Dunmore, Pennsylvania (died November 5, 2018). Notice is hereby given that Letters of Administration for the Estate of Joan Gavin have been issued to Mara Gavin, 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 at 1614 Monroe Avenue, Dunmore, PA 18509 or to Robert T. Kelly, Jr., Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Spruce Street, Suite 200, Scranton, PA 18503.

RE: **ESTATE OF JOHN R. HILLER**, late of Clarks Summit, Pennsylvania. Letters of Testamentary in the above estate having been granted, creditors shall make demand and debtors shall make payment to David Alexander Hiller, Executor, 863 SR 107, Nicholson, PA 18446, or to James W. Reid, Esquire, Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, P.O. Box 240, Clarks Summit, PA 18411.

ESTATE OF WILLIAM F. JACKSON, ESTATE NUMBER 35-2019-1641, DECEASED, LATE OF OLYPHANT, LACKAWANNA COUNTY, PA: DIED OCTOBER 19, 2019. NOTICE IS HEREBY GIVEN THAT LETTERS TESTAMENTARY HAVE BEEN GRANTED IN THE ABOVE ESTATE. ALL PERSONS INDEBTED TO SAID ESTATE ARE REQUIRED TO MAKE PAYMENTS, AND THOSE HAVING CLAIMS OR DEMANDS ARE TO PRESENT THE SAME WITHOUT DELAY TO GAIL M. JACKSON, 116 W. LINE STREET, OLYPHANT, PA 18447.

NOTICE is hereby given that Letters of Administration have been granted in the **ESTATE OF DIANE KOWALCIK**, late of Borough of Old Forge, Lackawanna County, who died December 12, 2019. All persons indebted to said Estate are requested to make payment and those having claims to present the same, without delay, to the Administratrix, Amanda Kowalcik and her Attorney, DAVID CHERUNDOLO, ESQUIRE, 410 JEFFERSON AVENUE, SCRANTON, PA 18510.

ESTATE OF ELIZABETH MAIKRANZ, DECEASED, late of 132 E. GROVE STREET, TAYLOR, PA 18517, (Died September 11, 2019) Jerome Mark A. Maikranz, Administrator; Dante A. Cancelli, Suite 401, 400 Spruce Street, Scranton, Pennsylvania 18503, Attorney.

NOTICE is hereby given that Letters Testamentary have been given in the **ESTATE OF JAMES JOSEPH MCNULTY**, late of the City of Scranton, Lackawanna County, Pennsylvania, who died November 16, 2019. All persons indebted to said Estate are required to make payment, and those having claims or demands, to present the same without delay to the Executrix, Kristen McNulty, and her attorneys, Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704.

ESTATE OF ROBERT W. PHILLIPS, late of Dunmore, Lackawanna County, Pennsylvania, (died November 17, 2019). Notice is hereby given that Letters Testamentary have been issued to Kristen Phillips, Executrix of the Estate. MARIANNE M. STIVALA, ESQUIRE, BRIAN J. CALI & ASSOCIATES, 103 EAST DRINKER STREET, DUNMORE, PENNSYLVANIA 18512.

ESTATE OF DELMARWADE ROSEMERGEY, ESTATE NUMBER 35-2019-1557, DECEASED, LATE OF JERMYN, LACKAWANNA COUNTY, PA: DIED NOVEMBER 18, 2019. NOTICE IS HEREBY GIVEN THAT LETTERS TESTAMENTARY HAVE BEEN GRANTED IN THE ABOVE ESTATE. ALL PERSONS INDEBTED TO SAID ESTATE ARE REQUIRED TO MAKE PAYMENTS, AND THOSE HAVING CLAIMS OR DEMANDS ARE TO PRESENT THE SAME WITHOUT DELAY TO REBECCA A. ROSEMERGEY 1009 CHURCH STREET, JESSUP, PA 18434.

RE: **ESTATE OF CHARLES J. SANTARSIERO**, late of Scranton, Lackawanna County, Pennsylvania (died October 26, 2019). Notice is hereby given that Letters Testamentary for the Estate of Charles J. Santarsiero have been issued to Mary P. Santarsiero, Executrix of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to the Executrix, or to John J. McGovern, Jr., Attorney for the Estate, 321 Spruce Street - Suite 201, Scranton, PA 18503.

ESTATE OF BETTY M. VEATER, late of South Abington Twp., Lackawanna County, Pennsylvania. Letters Testamentary on the above estate having been granted to Eric Veater, all persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to her c/o Joseph Kosierowski, Esq., 400 Broad Street, Milford, Pennsylvania 18337.

Second Notice

ESTATE OF THOMAS JOHN DEVINE, late of Scranton, Pennsylvania (Died August 5, 2018). Letters of Administration having been granted to Michele Devine, Administratrix. All persons having claims against the Estate or indebted to the Estate shall make payment or present claims to the estate's counsel: Frederick J. Lokuta, Esq., Burns White LLC, 575 Pierce Street, Suite 202, Kingston, PA 18704.

ESTATE OF FRANCIS GILGALLON A/K/A FRANK GILGALLON, Deceased, late of 172 Spruce Street, Archbald, PA 18403, (Died September 7, 2019) Martin Gilgallon, Executor; Mark G. Rudalavage, 171 Scranton-Carbondale Highway, Eynon, Pennsylvania 18403-1027, Attorney.

ESTATE OF Russell Angelo Roscioli, DECEASED (died on 07/03/2019). Late of 528 Minooka Avenue, Moosic, Lackawanna County, PA. Letters Testamentary have been granted and all creditors shall make demand and all debtors shall make payment without delay to Deborah Decker, EXECUTRIX or BRIGID E. CAREY, ESQUIRE, PO Box 4466, Scranton, PA 18505-6466.

IN RE: **ESTATE OF JOSEPH M. VAVRICK**, late of Dunmore, (died 11/09/2015) Notice is hereby given that Letters of Administration on the above Estate have been granted to Adrienne Vavrick. All persons indebted to the said Estate are required to make payments and all having claims against the Estate will present them without delay to the Administrator named above or to Robert J. Murphy, Esq., 208 Chestnut Street, Dunmore, PA 18512.

Third Notice

ESTATE OF DAVID J. BROJACK, late of Scott Twp., Pennsylvania, died November 15, 2019. All persons having claims against the Estate shall present same to Executor, William J. Brojack, c/o Donald W. Jensen, Esquire, 538 Spruce Street, Suite 730, Scranton, Pennsylvania 18503.

Notice is hereby given that Letters Testamentary have been granted to Karen Valenches and Carolyn Connolly, Executrices of the **ESTATE OF JOHN J. CONNOLLY**, late of the City of Scranton, Lackawanna County, Pennsylvania, who died on October 2, 2019. All persons indebted to said Estate are required to make payment and those having claims or demands to present the same to the Executrices c/o Anthony G. Ross, Esquire, Law Offices of Tony Ross, 126 Main Street, Pittston, PA 18640.

RE: **ESTATE OF SHERYL S. MOORE**, late of Waverly, Lackawanna County, Pennsylvania (died November 7, 2019). Notice is hereby given that Letters Testamentary for the Estate of Sheryl S. Moore have been issued to Christine J. Bonczek and Stephen D. Moore, Co-Executors of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to the Co-Executors at 1121 Audubon Drive, Clarks Summit, PA 18411 or to Kristen M. Clark, Esquire, Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Spruce Street, Suite 200, Scranton, PA 18503.

ESTATE OF SHIRLEY O'CONNOR, late of the Borough of Archbald, Lackawanna County, PA. (Died November 25, 2019). Notice is hereby given that the Letters of Administration in the above Estate have been granted to

Gerard J. O'Connor, Jr., 108 Park Street, Archbald, PA. 18403, Administrator, on December 20, 2019. All persons indebted to the above Estate are required to make payment, and all those having claims or demands are to present same without delay, to the Administrator named herein of to James J. O'Connor, Esquire, Attorney for the Estate, 496 North Main Street, Archbald, PA 18403.

ESTATE OF ROSE M. RINALDI, late of Dunmore, Lackawanna County, PA (died November 26, 2019). Letters Testamentary having been granted, all persons having claims or demands against estate of decedent shall make them known and present them, and all persons indebted to said decedent shall make payment thereof without delay to Mary F. Rinaldi, Co-Executor, 715 Terrace Street, Dunmore, PA 18512, or to Jane M. Carlonas, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 S. Abington Road, PO Box 240, Clarks Summit, PA 18411.

RE: **ESTATE OF DOLORES V. ROSS**, late of Scranton, PA, who died November 11, 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: Patricia Marie Rose, Executrix, or Daniel L. Penetar, Jr., Esquire, 116 North Washington Avenue, Suite 2A, Scranton, PA 18503.

ARTICLES OF INCORPORATION

Notice is hereby given that Articles of Incorporation were filed for **Lumins, Inc.** with the Commonwealth of Pennsylvania on December 18, 2019. The address of this corporation's registered office is 609 Montdale Road, Scott Township, PA 18447 in Lackawanna County. This corporation is incorporated under the provisions of the Business Corporation Law of 1988, as amended.

T1-1/10

ARTICLES OF INCORPORATION

Body Blueprint PTC, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

Rose M. Randazzo, Esq.
39 South Main Street,
Pittston, PA 18640.

T1-1/10

ARTICLES OF INCORPORATION

Notice is given that a Certificate of Organization for an LLC named **BABUSHKA REALTY LLC**, 40 Waterford Road, Dalton, PA 18414, has been filed with the Pennsylvania Department of State in accordance with the provisions of the Limited Liability Company Law of 1994, 15 Pa.C.S. §§ 8901, et seq., as amended.

MATTES & MATTES, P.C.
T1-1/10

LACKAWANNA JURIST

FICTITIOUS NAME

NOTICE IS HEREBY GIVEN that Colper Hospitality, LLC, has filed with the Secretary of the Commonwealth on December 19, 2019, the Registration of the Fictitious Name "Events by Nosh". The principal place of business address is 280 Main Street, Dickson City, Pennsylvania.

T1-1/10

CHANGE OF NAME

Notice is given that Zachary Thomas McDonough has filed a Petition for Change of Name to Zachary Thomas Penzone. A hearing will be held on Feb. 14, 2020 at 9:00 am at the Lackawanna County Courthouse, in Courtroom No. 3.

T1-1/10

CHANGE OF NAME

Notice is given that James Eustace O'Hora has filed a Petition for Change of Name to James Paul O'Hora. A hearing will be held on January 31, 2020 at 9:00 am at the Lackawanna County Courthouse, in Courtroom No. 3.

CERTIFICATE OF ORGANIZATION

NOTICE IS HEREBY GIVEN THAT Certificate of Organization - Domestic Limited Liability Company of **Madzin Insurance Group, LLC** was filed with and approved by the Pennsylvania Department of State on November 6, 2019, in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988.

Thomas J. Jones, Jr., P.C.
T1-1/10

NOTICE

Carbondale Area School District
vs.
Homestead United Real Estate
-No. 2017-51953 -

Court of Common Pleas of Lackawanna County, PA.

Notice is given that the above was named as Defendant in a civil action by Plaintiff to recover 2016 and 2017 real estate taxes for property located at 3 Hospital Street, Carbondale, PA, PIN No. 04513-030-011. A Writ of Scire Facias for \$868.27 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered. If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by Plaintiff. You may lose money, property or other rights important to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICES SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Northeastern PA Legal Services,
33 N. Main St., Ste. 200, Pittston, PA 18640,
570.299.4100.

Portnoff Law Assoc., Ltd.,
P.O. Box 391, Norristown, PA 19404,
866.211.9466. t1- 1/10

NOTICE

Carbondale Area School District
vs.
Homestead United Real Estate
-No. 2018-51237 -

Court of Common Pleas of Lackawanna County, PA.

Notice is given that the above was named as Defendant in a civil action by Plaintiff to recover 2017 real estate taxes for property located at 61 Fallbrook Street, Carbondale, PA, PIN No. 04513-030-001. A Writ of Scire Facias for \$5,573.79 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered. If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by Plaintiff. You may lose money, property or other rights important to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICES SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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33 N. Main St., Ste. 200, Pittston, PA 18640,
570.299.4100.

Portnoff Law Assoc., Ltd.,
P.O. Box 391, Norristown, PA 19404,
866.211.9466. t1- 1/10

LACKAWANNA JURIST

NOTICE

Carbondale Area School District
vs.
Aidone Management, L.L.C.
- No. 2017-51916 -
Court of Common Pleas of Lackawanna County, PA.

Notice is given that the above was named as Defendant in a civil action by Plaintiff to recover 2016 real estate taxes for property located at 33 River Street, Carbondale, PA, PIN No. 04577-010-010. An Amended Writ of Scire Facias for \$2,270.71 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered. If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by Plaintiff. You may lose money, property or other rights important to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICES SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Northeastern PA Legal Services,
33 N. Main St., Ste. 200, Pittston, PA 18640,
570.299.4100.

Portnoff Law Assoc., Ltd.,
P.O. Box 391, Norristown, PA 19404,
866.211.9466. t1- 1/10

NOTICE

Abington Heights School District
vs.
Jennifer J. Clark
- No. 2018-51162 -
Court of Common Pleas of Lackawanna County, PA.

Notice is given that the above was named as Defendant in a civil action by Plaintiff to recover 2017 real estate taxes for property located at Rear T. 433 Stone Road, Parce, N. Abington Township, PA, PIN No. 07002-050-00202. A Writ of Scire Facias for \$4,428.71 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered. If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by Plaintiff. You may lose money, property or other rights important to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICES SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Northeastern PA Legal Services,
33 N. Main St., Ste. 200, Pittston, PA 18640,
570.299.4100.

Portnoff Law Assoc., Ltd.,
P.O. Box 391, Norristown, PA 19404,
866.211.9466. t1- 1/10

NOTICE

Carbondale Area School District
vs.
Pioneer Estate Management, L.L.C.
- No. 2017-52667 -
Court of Common Pleas of Lackawanna County, PA.

Notice is given that the above was named as Defendant in a civil action by Plaintiff to recover 2016 and 2017 real estate taxes for property located at 164 S. Main Street, Carbondale, PA, PIN No. 05509-010-014. An Amended Writ of Scire Facias for \$24,501.00 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered. If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by Plaintiff. You may lose money, property or other rights important to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICES SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Northeastern PA Legal Services,
33 N. Main St., Ste. 200, Pittston, PA 18640,
570.299.4100.

Portnoff Law Assoc., Ltd.,
P.O. Box 391, Norristown, PA 19404,
866.211.9466. t1- 1/10

NOTICE

Abington Heights School District
vs.
Paul Morvan
- No. 2017-5 2574 -
Court of Common Pleas of Lackawanna County, PA.

Notice is given that the above was named as Defendant in a civil action by Plaintiff to recover 2016 and 2017 real estate taxes for property located at 2225 Cherry Hill Road, Newton Township, PA, PIN No. 13002-010-00602. An Amended Writ of Scire Facias for \$5,677.37 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered. If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by Plaintiff. You may lose money, property or other rights important to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICES SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Northeastern PA Legal Services,
33 N. Main St., Ste. 200, Pittston, PA 18640,
570.299.4100.

Portnoff Law Assoc., Ltd.,
P.O. Box 391, Norristown, PA 19404,
866.211.9466. t1- 1/10

LACKAWANNA JURIST

NOTICE

Jefferson Township Sewer Authority
vs.

Bernard Ford Hyland
- No. 2015-50511 -

Court of Common Pleas of Lackawanna County, PA.

Notice is given that the above was named as Defendant in a civil action by Plaintiff to recover 2005-2014 sewer fees for property located at 53 East Shore Drive, Jefferson Township, PA, PIN No. 13802-030-012. A Writ of Scire Facias for \$6,296.31 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered. If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by Plaintiff. You may lose money, property or other rights important to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICES SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Northeastern PA Legal Services,
33 N. Main St., Ste. 200, Pittston, PA 18640,
570.299.4100.

Portnoff Law Assoc., Ltd.,
P.O. Box 391, Norristown, PA 19404,
866.211.9466. t1- 1/10

NOTICE

North Pocono School District
vs.

Hurricane Realty, Inc. & McDan, Inc. d/b/a Deerfield Acres,
A Joint Venture
- No. 2016-52295 -
Court of Common Pleas of Lackawanna County, PA.

Notice is given that the above were named as Defendants in a civil action by Plaintiff to recover 2015-2017 real estate taxes for property located at Greenbriar Drive, Spring Brook Tp, PA, PIN No. 20401-010-04303. An Amended Writ of Scire Facias for \$12,254.59 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered. If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by Plaintiff. You may lose money, property or other rights important to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICES SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Northeastern PA Legal Services,
33 N. Main St., Ste. 200, Pittston, PA 18640,
570.299.4100.

Portnoff Law Assoc., Ltd.,
P.O. Box 391, Norristown, PA 19404,
866.211.9466. t1- 1/10

NOTICE

Abington Heights School District
vs.

Laurea Gnall, Trustee of the Bourbeau Family Trust
- No. 2018-51309 -

Court of Common Pleas of Lackawanna County, PA.

Notice is given that the above was named as Defendant in a civil action by Plaintiff to recover 2017 real estate taxes for property located at 1083 Skyline Drive, Ransom Township, PA, PIN No. 15401-020-001. A Writ of Scire Facias for \$2,835.39 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered. If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by Plaintiff. You may lose money, property or other rights important to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICES SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Northeastern PA Legal Services,
33 N. Main St., Ste. 200, Pittston, PA 18640,
570.299.4100.

Portnoff Law Assoc., Ltd.,
P.O. Box 391, Norristown, PA 19404,
866.211.9466. t1- 1/10

NOTICE

North Pocono School District
vs.

Prince Zahi El, Trustee of the Prince Zahi El Trust
- No. 2017-51772 -
Court of Common Pleas of Lackawanna County, PA.

Notice is given that the above was named as Defendant in a civil action by Plaintiff to recover 2016-2017 real estate taxes for property located at Thornhurst Ctry Club L-196, Thornhurst Township, PA, PIN No. 24601-030-039. A Writ of Scire Facias for \$2,901.12 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered. If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by Plaintiff. You may lose money, property or other rights important to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICES SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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33 N. Main St., Ste. 200, Pittston, PA 18640,
570.299.4100.

Portnoff Law Assoc., Ltd.,
P.O. Box 391, Norristown, PA 19404,
866.211.9466. t1- 1/10

LACKAWANNA JURIST

NOTICE

IN THE COURT OF COMMON PLEAS
Lackawanna COUNTY
CIVIL ACTION - LAW
ACTION OF MORTGAGE FORECLOSURE
Term No. 2019-05486
NOTICE OF ACTION IN MORTGAGE FORECLOSURE

QUICKEN LOANS INC.

Plaintiff

vs.

The Unknown Heirs of Charles H. Mathews Deceased, EILEEN MATHEWS Solely in Her Capacity as Heir of Charles H. Mathews Deceased, ROBERT MATHEWS Solely in His Capacity as Heir of Charles H. Mathews Deceased, TERESA MATHEWS Solely in Her Capacity as Heir of Charles H. Mathews Deceased, DANIEL MATHEWS AKA STEPHEN MATHEWS AKA STEVEN MATHEWS Solely in His Capacity as Heir of Charles H. Mathews Deceased & CHARLES MATHEWS, III Solely in His Capacity as Heir of Charles H. Mathews Deceased
Mortgagor and Real Owner
Defendant

TO The Unknown Heirs of Charles H. Mathews Deceased, MORTAGOR AND REAL OWNER, DEFENDANT whose last known address is 1208 North Main Avenue Scranton, PA 18508.

THIS FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT.

You are hereby notified that Plaintiff QUICKEN LOANS INC., has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Lackawanna County, Pennsylvania, docketed to No. 2019-05486 wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 1208 North Main Avenue Scranton, PA 18508 whereupon your property will be sold by the Sheriff of Lackawanna.

NOTICE

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after the Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claim in the Complaint of for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

NORTHEASTERN PENNSYLVANIA LEGAL SERVICES
33 N. Main Street
Suite 200
Pittston, PA 18640
570-299-4100

Michael T. McKeever
Attorney for Plaintiff
KML Law Group, P.C., PC
Suite 5000, BNY Independence Center
701 Market Street
Philadelphia, PA 19106-1532
215-627-1322
t1- 1/10

LACKAWANNA JURIST

NOTICE

U.S. Bank National Association, as Indenture Trustee for Structured Asset Securities
Corporation Assistance Loan Trust 2003-AL1

PLAINTIFF

VS.

Martin A. Toth, Individually and as known Heir of Stella Toth, a/k/a Stella SidelnickToth, deceased and Unknown Heirs,
Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Stella Toth, a/k/a
Stella Sidelnick Toth, deceased

DEFENDANTS

COURT OF COMMON PLEAS

CIVIL DIVISION

LACKAWANNA COUNTY

NO: 2016-01391

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or
under Stella Toth, a/k/a Stella Sidelnick Toth, deceased

622 Foster Street

Scranton, PA 18508

Your house (real estate) at:

622 Foster Street, Scranton, PA 18508

14508-020-052

is scheduled to be sold at Sheriff's Sale on June 9, 2020 at:

Lackawanna County Sheriff's Office

200 North Washington Avenue

Scranton, PA 18503

at 10:00AM to enforce the court judgment of \$45,665.08 obtained by U.S. Bank National Association, as Indenture Trustee for
Structured Asset Securities Corporation Assistance Loan Trust 2003-AL1 against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be cancelled if you pay back to U.S. Bank National Association, as Indenture Trustee for Structured Asset Securities Corporation Assistance Loan Trust 2003-AL1 the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: (610) 278-6800.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may be able to stop the sale through other legal proceedings.
4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two of how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

5. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (610) 278-6800.
6. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
7. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call 570-963-6719.
8. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
9. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

LACKAWANNA JURIST

10. You may be entitled to a share of the money, which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than thirty days after the Sheriff Sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule.

11. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Lackawanna County Lawyer Referral Service
North Penn Legal Services
33 N. Main Street, Suite 200
Pittston, PA 18640
570-299-4100

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

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

BEGINNING at the Northeasterly corner of Foster Street and Lenahan Avenue; Thence along said Foster Street in a Southeasterly direction, Thirty-Five (35) feet to Lot "B" according to Plan of Subdivision of Lot Numbers Thirteen (13) and Fourteen (14) in Block Number Nine (9) of the original plan of lands of the Diamond Land and Improvement Company of Scranton, Pennsylvania, filed in the Office of the Recorder of Deeds in and for Lackawanna County, together with plan of said sub-division; Thence along said Lot Number "B" in same Block in a Northeasterly direction Eighty (80) feet to Lot Number Fifteen (15) of the said original plan of lands; Thence along said Lot Number Fifteen (15) in a Northwesterly direction, Thirty-Two and Five-Tenths (32.5) feet to Lenahan Avenue; Thence along said Lenahan Avenue in a Southwesterly direction Eighty (80) feet to the place of beginning.

BEING Lot Number "C" in Block No. Nine (9) of said sub-division of Lots No. Thirteen (13) and Fourteen (14) in Block Number Nine (9) of the Diamond Land and Improvement Company's Plan of Lands, the map of which sub-division is duly recorded in the office of the Recorder of Deeds for Lackawanna County in Map Book No. 3, Page 15, and which original Plan is recorded in Map Book No. 1, pages 94 and 95.

SUBJECT to the same exceptions, conditions, restrictions and covenants as the same may appear in deeds and other instruments in writing forming chain of title hereto.

BEING THE SAME PREMISES which Stella Toth, widow through Martin A. Toth, agent under Durable Power of Attorney dated 5/12/2002, by Deed dated 8/16/02 and recorded 8/20/02 in the Office of the Recorder of Deeds in and for the County of Lackawanna, in Deed Book 0733, Page 439, and Instrument #2002-027000, granted and conveyed unto Martin A. Toth, in fee.

Tax Map Parcel #14508-020-052

SHAPIRO & DeNARDO, LLC
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447
KRISTEN D. LITTLE, PA I.D. NO. 79992
LILY CALKINS, PA I.D. NO. 327356
KEVIN S. FRANKEL, PA I.D. NO. 318323
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