

LACKAWANNA JURIST

BY VIRTUE OF CERTAIN WRITS OF EXECUTION ISSUED OUT OF THE COURTS OF COMMON PLEAS OF LACKAWANNA COUNTY, THE SHERIFF WILL EXPOSE AT PUBLIC SALE, BY VENUE OR OUTCRY, ALL THE RIGHT, TITLE AND INTEREST OF THE DESCRIBED LOTS, PIECES OR PARCELS OF LAND TO THE HIGHEST AND BEST BIDDER FOR CASH OR CERTIFIED FUNDS (SUBJECT TO PAYMENT OF ANY UNPAID TAXES) AT THE COURTHOUSE IN THE CITY OF SCRANTON, COUNTY OF LACKAWANNA, AND STATE OF PENNSYLVANIA, ON FRIDAY, JUNE 7, 2024 AT 10 AM OF SAID DAY.

****ATTENTION**** 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 THE SAID DATE. FULL COMPLIANCE OF THE TOTAL AMOUNT IS DUE BY TWO O'CLOCK ON THE AFTERNOON OF THE SAID DATE.

For more information on Sheriff Sales and how they work, please visit:

https://www.lackawannacounty.org/government/elected_officials/sheriff/sheriff_sales.php

SALE 18 of 10/13/23

By virtue of a Writ of Execution filed to No. 2022-03656, FREEDOM MORTGAGE CORPORATION v. MICHAEL PATRICK DALY, owner(s) of property situate in the Township of Fell, Lackawanna County, PA, being 19 Reservoir St, Carbondale, PA 18407.

Tax ID: 03519040020 and 0351904002001

Improvements thereon:

Residential Dwelling

Judgment Amount: \$84,900.95

Attorney for Plaintiff: Brock & Scott, PLLC

SALE 1

By virtue of a Writ of Execution filed to No. 2023-cv-5076, NEPA COMMUNITY FEDERAL CREDIT UNION Plaintiff, versus Thomas H. Campbell, as Executor of the Estate of Linda Richards (deceased), et al., Defendant, as Executor for Estate of owner of property situate in Dickson City, Lackawanna County, PA being known as 215 OAK STREET, DICKSON CITY, LACKAWANNA COUNTY, PA, 18519. Consisting of approximately 40 feet x 150 feet, more or less, being the same property described by Lackawanna County Deed recorded at Instrument Number 201602200.

Assessment Map #: 12408-030-048

Assessed value figure: \$5,000.00

Improvements thereon:

Single Family Dwelling

Sheriff to collect: \$53,199.38,

PLUS COSTS, EXPENSES ATTORNEYS FEES AND INTEREST

Attorney: The Paul Law Office, P.C.

Brice C. Paul, Esquire

SALE 2

By virtue of a Writ of Execution filed to No. 2023-04425, BANK OF AMERICA, N.A. v. Jesse Christopher McCawley, As Executor of the Estate of Beth Ann McCawley, Deceased, owner(s) of property situate in the Borough of Clarks Summit, Lackawanna County, PA, being 909 Walnut Street, Clarks Summit, PA 18411.

Size of Lot 50X180 BLDG & LAND

Property ID #: 1000804001400

Assessed Value figure: \$12,000.00

Improvements thereon:

Residential property

Attorney: Powers Kim, LLC

Sheriff to collect: \$12,712.96

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SALE 3

Robertson, Anschutz, Schneid, Crane & Partners, PLLC A Florida professional limited liability company 133 Gaither Drive, Suite F Mt. Laurel, NJ 08054 (855)225-6906 Attorneys for Plaintiff

MORTGAGE ASSETS MANAGEMENT, LLC F/K/A REVERSE MORTGAGE SOLUTIONS, INC. Plaintiff v. JANE ANSTEY Defendant COURT OF COMMON PLEAS LACKAWANNA COUNTY NO: 2023-04625

ALL THOSE CERTAIN LOTS, PIECES OR PARCELS OF LAND LOCATED IN "KNOLLWOOD DEVELOPMENT", IN THE TOWNSHIP OF GLENBURN, COUNTY OF LACKAWANNA AND STATE OF PA,

BEING KNOW AS: 214 WILLOW ROAD, DALTON, PA 18414

BEING PARCEL #: 0800304000242

DIMENSIONS: 145 X 130

TOTAL VALUE: \$23,000

IMPROVEMENTS:

RESIDENTIAL PROPERTY

By: Nicole Rizzo, Esquire ID No. 332712

Attorney for Plaintiff

SALE 4

By virtue of a Writ of Execution filed to No. 2022-04595 MTGLQ Investors, L.P. vs. DONNA NAUGHTON and The Unknown Heirs of Frank B. Rumovitz Deceased, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, PA.

Being: 315 North Garfield Avenue a/k/a Rear 315 N. Garfield Rd. Scranton, PA 18504

Assessment Map #: 14513090027

Assessed Value Figure: \$3,500.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$96,857.99

LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS ALL THAT CERTAIN PROPERTY SITUATED IN CITY OF SCRANTON IN THE COUNTY OF LACKAWANNA, AND STATE OF PA.

SALE 5

By virtue of a Writ of Execution filed to No. 23-CV-2702, CitiMortgage, Inc. v. Mamie Iams, solely in her capacity as known heir of David J. Van Lenten a/k/a David J. VanLenten, deceased and Shelley Peachey, solely in her capacity as

known heir of David J. Van Lenten a/k/a David J. VanLenten, deceased and The Unknown Heirs of David J. Van Lenten a/k/a David J. VanLenten, deceased Defendants/owners of property situate in the City of Scranton, Lackawanna, PA being 918 Maple St., Scranton, PA 18505.

Front: 40 Depth: 160 Building and Land

Property ID #: 16708050033

Assessed Value figure: \$11,000.00

Improvements thereon:

Residential Real Estate

Attorney: Andrew J. Marley, Esquire

Sheriff to collect: \$74,988.02

SALE 6

By virtue of a Writ of Execution filed to No. 2017-06179 U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust (Plaintiff) v Treat LaRusso AKA Treat Suzanne LaRusso; Nick Patricia LaRusso, AKA Nikki LaRusso, AKA Nick LaRusso (Defendant(s)) owner(s) of property situate in City of Scranton, Lackawanna County, PA being 802-804 West Elm Street, Scranton, PA 18504

Dimensions: 40 X 136

Property ID #: 15610040040

Assessed Value Figure: \$12,100.00

Improvements thereon:

Single family dwelling

Attorney: Ed E. Qaqish, Esquire; Meredith H. Wooters,

Kimberly J. Hong, Michael E. Carleton, Alyk L. Ofazian,

Cristina L. Connor and Katherine M. Wolf

Sheriff to collect: \$83,957.88

SALE 7

By virtue of a Writ of Execution No. 23 CV 1234 NewRez LLC d/b/a Shellpoint Mortgage Servicing v. Anthony J. Padula, Jr., in his Capacity as Administrator, Known Heir, Devisee and/or Distributee of the Estate of Anthony Padula, Deceased owners of property situate in the Lackawanna County, PA, being RR 2 Box 2285, Lake Ariel, PA 18436, n/k/a 123 Stevens Road, Jefferson Township, PA 18436

Dimensions: 4.30A

Assessment Map #: 15101010008

Assessed Value figure: \$13,300

Improvements thereon:

Residential Dwelling

Attorney: Pincus Law Group, PLLC

Sheriff to collect: \$18,028.03

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SALE 8

All that certain piece or parcel or Tract of land situate in the Township of Newton, Lackawanna County, PA, and being known as RR 2 Box 99, Dalton, PA 18414.

TAX MAP AND PARCEL #: 09803-010-005

REAL DEBT: \$117,815.91

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY

OF: Jarrett Matylewicz

McCabe, Weisberg & Conway, LLC

1420 Walnut Street, Suite 1501

Philadelphia, PA 19102

SALE 9

BY VIRTUE OF A WRIT OF EXECUTION, filed to Docket No. 23-CV-2842 Plaintiff, Community Bank, N.A., successor in interest to First Liberty Bank & Trust, v. Defendant, Alberta Kendrick. Alberta Kendrick is the owner of the property situate in the City of Scranton, County of Lackawanna, and Commonwealth of PA, more specifically known as: 1409 Vine Street, Scranton, PA 18510. Being a street address of: 1409 Vine Street, Scranton, PA 18510.

Assessment Map/Parcel/Plate #: 15709 050 025

Instrument #: 2000-016919

Deed Book 289, Page 770, et seq.

Assessed Value Figure: \$9,000.00

Improvements Thereon:

Residential single-family home

Attorney: JAMES T. SHOEMAKER, ESQUIRE

HOURIGAN, KLUGER & QUINN, PC

600 Third Avenue

Kingston, PA 18704

jshoemaker@hkqlaw.com

(570) 287-3000

Sheriff to collect: \$13,576.77 (plus accrued interest, attorney's fees, and costs)

SALE 10

By virtue of a Writ of Execution filed to No. 23-CV-2855 Scranton Times Downtown Federal Credit Union (Plaintiff) vs. Melanie Rivera aka Melany B. Rivera and Daniel McCloe (Defendant), owner(s) of property situate in Scranton Lackawanna County, PA being 2124 Prospect Avenue, Scranton, PA 18505

Dimensions: 40' x 150'

Property ID #: 167.14-040-1018

Assessed Value figure: \$8,500.00

Improvements thereon:

Two-story frame dwelling

Attorney: Michael R. Nesfeder

Sheriff to collect: \$81,294.88

SALE 11

By virtue of a Writ of Execution filed to No. CASE # 2023-03614

PA State Employees Credit Union (Plaintiff)

Claude A. Townsend, Jr.

312 Cypress Street

Throop, PA 18512 (Defendant)

Claude A. Townsend, Jr., owner of property situate in BOROUGH OF THROOP being 312 Cypress Street, Throop, PA 18512

Dimensions: 70X133X75X133

Property ID #: 12517050029

Assessed Value figure: \$14,000.00

Improvements thereon:

Residential Dwelling

Attorney: Benjamin Hoen, Esquire, PA ID # 312786,

Weltman, Weinberg & Reis Co., L.P.A.

Sheriff to collect: \$80,812.17

SALE 12

By virtue of a Writ of Execution filed to No. 23-cv-4776 WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR MFRA TRUST 2014-2 vs. ROBERT DAVIS II & KIMBERLY DAVIS, owners of property situate in the Borough of Olyphant, Lackawanna County, PA being 662 East Lackawanna Avenue, Olyphant, PA 18447

Property ID #: 11415020050

Assessed Value Figure: \$7,500.00

Improvements Thereon:

Residential Property

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

Sheriff to collect: \$67,541.10 plus interest at the per diem rate of \$8.38 from 2/1/24 to sale date

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

BEING the same property which Donald Nemeth and Lucille Nemeth, Individually and as Co-Executors of the Estate of Genevieve Osmond, Deceased by Deed dated June 28, 2006 and recorded July 3, 2006 in the County of Lackawanna as

LACKAWANNA JURIST

Instrument No. 200618391 conveyed unto Robert Davis II and Kimberly Davis, his wife.

SALE 13

By virtue of a Writ of Execution filed to No. CASE # 2023-03252

Pentagon Federal Credit Union (Plaintiff)

Swinka Realty Investments LLC

PO Box 461

Olyphant, PA 18447 (Defendant)

Swinka Realty Investments LLC, owners of property situate in City of Scranton being 1227 Rundle Street, Scranton, PA 18504

Dimensions: 60 X 145

Property ID #: 15617-060-001

Assessed Value figure: \$9000.00

Improvements thereon:

Residential Dwelling

Attorney: Benjamin Hoen, Esquire, PA ID # 312786, Weltman, Weinberg & Reis Co., L.P.A.

Sheriff to collect: \$350,266.26

SALE 14

By virtue of a Writ of Execution filed to No. 2023-00108, DLJ Mortgage Capital, Inc. v. Corrine E. Thiel and Jason M. Thiel, owner of property situate in the City of Scranton, Lackawanna COUNTY, PA being 922 North Irving Ave., Scranton, PA 18510.

Front: 40 Depth: 85

Property ID #: 14618070017

Assessed Value Figure: \$13,500

Improvements Thereon:

Residential Real Estate

Attorney: Matthew C. Fallings, Esq.

Sheriff to Collect: \$146,557.26

SALE 15

All that certain piece or parcel or Tract of land situate in the City of Carbondale, Lackawanna County, PA, and being known as 109 Fallbrook, Carbondale, PA 18407.

TAX MAP AND PARCEL #: 04416010013

THE IMPROVEMENTS THEREON ARE:

Residential Dwelling

REAL DEBT: \$67,586.47

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY

OF: Theodosia Grunza, in her capacity as Executrix and

Devisee of the Estate of Michael Grunza a/k/a Michael S. Grunza a/k/a Michael S. Grunza, Jr.
McCabe, Weisberg & Conway, LLC
1420 Walnut Street, Suite 1501
Philadelphia, PA 19102

SALE 16

By virtue of a Writ of Execution filed to No. 23-CV-4106 CSMC 2021-RPL7 TRUST vs. KATHLEEN WHEELAND and RANDY H. WHEELAND, owner(s) of property situate in City of Scranton, Lackawanna County, PA.

Being: 315 Hamilton Avenue, Scranton, PA 18504

Assessment Map #: 14509-020-003

Assessed Value Figure: \$6,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$186,170.23

ALL THAT CERTAIN PROPERTY SITUATE IN THE CITY OF SCRANTON, WARD 4, IN THE COUNTY OF LACKAWANNA AND COMMONWEALTH OF PA.

SALE 17

By virtue of a Writ of Execution filed to No. 2019-04056 MCLP Asset Company, Inc. vs. ROBIN VELLIS, owner(s) of property situate in Borough of Clarks Summit, Lackawanna County, PA.

Being: 630 Sunset Street, Clarks Summit, PA 18411

Assessment Map #: 1001402002300

Assessed Value Figure: \$20,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$88,763.82

All that certain lot, piece or parcel of land located in the Borough of Clarks Summit, County of Lackawanna and Commonwealth of PA.

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SALE 18

All that certain piece or parcel or Tract of land situate in the Borough of Vandling, Lackawanna County, PA, and being known as 694 Main Street, Forest City, PA 18421.

TAX MAP AND PARCEL #: 01705-040-008

REAL DEBT: \$50,656.94

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Carolyn D. Barucky and John Barucky

McCabe, Weisberg & Conway, LLC

1420 Walnut Street, Suite 1501

Philadelphia, PA 19102

Owners of the property situate in the City of Scranton, Lackawanna County, PA being 1615 Ash Street, Scranton, PA 18510

Dimensions of Parcel: 52 X 158

Property ID #: 14618080024

Assessed Value Figure: \$7,000.00

Improvements thereon:

Residential Dwelling

Attorney: Hladik Onorato and Federman, LLP, Stephen M.

Hladik, Esquire

298 Wissahickon Avenue, North Wales, PA 19454

Sheriff to Collect: \$64,078.20 plus costs, expenses, attorneys' fees and additional interest.

SALE 19

By virtue of a Writ of Execution filed to No. 2106 CV 2023, CITIZENS BANK, N.A. S/B/M TO CITIZENS BANK OF PA v.

Daniel Gilligan and Amber Gilligan a/k/a Amber J. Gilligan, owner(s) of property situate in 1st Ward, City of Carbondale, Lackawanna County, PA, being 196 Fallbrook Street, Carbondale, PA 18407.

Size of Lot 6,050 square feet

Property ID #: 04412-020-018

Assessed Value figure: \$6,800.00

Improvements thereon:

Residential property

Attorney: Law Office of Gregory Javardian, LLC

Sheriff to collect: \$106,166.37

SALE 22

By virtue of a Writ of Execution in Case Number: 2022-03258, U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2018 G-CTT (Plaintiff) vs. Beverly J. O'Hora, as Surviving Heir of Richard F. Klas, Deceased, Carol A. Mielnikowski a/k/a Carol A. Boyle, as Surviving Heir of Richard F. Klas, Deceased (Defendant), owners of the property situate in the 22nd Ward of the City of Scranton, Lackawanna County, PA, being 1232 Rundle Street, Scranton, PA 18504.

Dimensions of Parcel: 40 X 145

Property ID #: 15613030019

Assessed Value Figure: \$11,100.00

Improvements thereon:

Residential Dwelling

Attorney: Hladik Onorato and Federman, LLP, Stephen M.

Hladik, Esquire

298 Wissahickon Avenue, North Wales, PA 19454

Sheriff to Collect: \$85,811.19 plus costs, expenses, attorneys' fees and additional interest.

SALE 20

By virtue of a Writ of Execution filed to No. 1516-CV-2022 Thornhurst Country Club Estates POA vs. Mancuso et ux,

Paul Mancuso & Linda Mancuso, owner(s) of property situate in Thornhurst Lackawanna County, PA being 16 Fairway Lane, Thornhurst, PA 18424

Dimensions: Unknown

Property ID #: 24500040010

Assessed Value figure: \$20,500

Improvements thereon:

Improved lot

Attorney: Edward Hoffman, Jr., Esquire

Sheriff to collect: \$47,075.54

SALE 21

By virtue of a Writ of Execution in Case Number: 2023-CV-03820, UMB Bank, National Association, not in its individual capacity, but solely as legal title trustee for LVS Title Trust XIII (Plaintiff) vs. Sheri L. Patterson a/k/a Sheri Patterson and William J. Sakosky a/k/a William Sakosky (Defendants)

LACKAWANNA JURIST

SALE 23

By virtue of a Writ of Execution in Case Number: 17 CV 4391, MTGLQ Investors, L.P. (Plaintiff) vs. Pauline M. Mihalisin (Deceased) and Richele T. Mihalisin f/b/m Richele T. Hurtado n/b/m Richele T. Davidson (Defendants), owners of the property situate in the 4th Ward of the Borough of Archbald, Lackawanna County, PA, being 238 Main Street, Olyphant, PA 18447.

Dimensions of Parcel: 0.170 acres

Property ID #: 09304-030-012

Assessed Value Figure: \$6,000.00

Improvements thereon:

Residential Dwelling

Attorney: Hladik Onorato and Federman, LLP, Stephen M. Hladik, Esquire

298 Wissahickon Avenue, North Wales, PA 19454

Sheriff to Collect: \$111,216.29 plus costs, expenses, attorneys' fees and additional interest.

SALE 24

By virtue of a Writ of Execution filed to No. 23-CV-4563, MCLP Asset Company, Inc. vs Joseph Fretty, owner(s) of property situate in the Borough of Olyphant, Lackawanna County, PA, being 619 East Scott Street, Olyphant, PA 18447.

Assessment Map #: 11415040007

Assessed Value Figure: \$18,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to Collect: \$105,125.09

All that certain lot, piece or parcel of land situate in the Borough of Olyphant, County of Lackawanna and State of PA.

SALE 25

By virtue of a Writ of Execution filed to No. 22-CV-621, Fairway Consumer Discount vs. Joseph Howard, owner(s) of property situate in Mayfield Borough, Lackawanna County, PA, being 701 Cemetery Street, Mayfield, PA 18433.

Dimensions of parcel: 60' X 150'

Property ID #: 06417 010 016

Assessed Value Figure: \$16,000.00

Improvements thereon:

Building

Attorney: Andrew D. Bigda

Sheriff to Collect: \$29,240.76*

*Plus late charges, costs of suit, money expended for taxes, sewer and water rents, claims and charges for insurance or repairs, and any and all other attorney's fees and costs.

SALE 26

By virtue of a Writ of Execution No. 2022-03423, The Bank of New York Mellon fka The Bank of New York as Trustee for the Benefit of the Certificateholders of the CWABS, Inc., Asset-Backed Certificated, Series 2007-8 vs. Bonnie Schaeffer, owner(s) of property situate in Lackawanna County, PA, being 166 S. Church Street, Carbondale, PA 18407.

Dimensions: 33 X 105 X 35 X 100

Assessment Map #: 05509040038

Assessed Value Figure: \$6,950.00

Improvements thereon:

Residential Dwelling

Attorney: Pincus Law Group, PLLC

Sheriff to Collect: \$103,852.75

SALE 27

By virtue of a Writ of Execution filed to Case No. 2023-03247, Pentagon Federal Credit Union vs. Marjer, Inc., RR #2 Box 288C SR 507 and P.O. Box 252, Peckville, PA 18452, owner(s) of property situate in the Borough of Olyphant, being 713 East Scott Street, Olyphant, PA 18504.

Dimensions of parcel: 40 X 150

Property ID #: 11415050039

Assessed Value Figure: \$7,000.00

Improvements thereon:

Residential Dwelling

Attorney: Benjamin Hoen, Esq, PA ID #312786, Weltman,

Weinberg & Reis Co., LPA

Sheriff to Collect: \$350,266.26

LACKAWANNA JURIST

SALE 28

By virtue of a Writ of Execution filed to No. 23 CV 4229, First National of Pennsylvania vs. Angela McHale as known heir of William E. Pearce, deceased, and Carrie L. Pearce, as known heir of William E. Pearce, deceased, owner(s) of property situate in the 5th Ward of the City of Carbondale, County of Lackawanna and Commonwealth of PA, being known as 78-78 ½ Canaan Street, Carbondale, PA 18407.

Dimensions of parcel: Unknown

Property ID #: 04507-060-012

Assessed Value Figure: \$10,000.00

Improvements thereon:

Residential structure

Attorney: David W. Raphael, Esq

First National Bank of Pennsylvania

Corporate Counsel

100 Federal Street – 4th Floor

Pittsburgh, PA 15212

(412) 465-9718

Sheriff to Collect: \$12,457.11

SALE 29

By virtue of a Writ of Execution No. 2023-02119, Wilmington Trust, National Association, not in its individual capacity, but solely as trustee of MFRA Trust 2015-1 vs. Mandy Widdick. Property to be sold is situated in the City of Scranton, County of Lackawanna and Commonwealth of PA.

Parcel #: 134047-010-029

Judgment Amount: \$71,754.42

Attorneys for the Plaintiff:

1325 Franklin Ave, Suite 160

Garden City, NY 11530

(212) 471-5100

By: S/ Michael Clark, Esq (202929)

SALE 30

By virtue of a Writ of Execution No. 2023-04014, U.S. Bank Trust National Association, as Trustee of LB-Dwelling Series V Trust vs. Michelle M. Dutko.

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

Parcel #: 15707040003

Judgment Amount: \$35,597.44

Attorneys for the Plaintiff:

1325 Franklin Ave, Suite 160

Garden City, NY 11530

(212) 471-5100

By: S/ Perry Russell, Esq (334517)

SALE 31

By virtue of a Writ of Execution No. 2023-03651, U.S. Bank Trust National Association, as Trustee of the Lodge Series III Trust vs. Richard A. Beresovoy Jr., Suzanne Beresovoy.

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

Parcel #: 13517010056

Judgment Amount: \$102,021.70

Attorneys for the Plaintiff:

1325 Franklin Ave, Suite 160

Garden City, NY 11530

(212) 471-5100

By: S/ Perry Russell, Esq (334517)

SALE 32

By virtue of a Writ of Execution filed to No. 2023-01318, Lakeview Loan Services, LLC vs. Joanne Caines and Michael Caines, owner(s) of property situate in Borough of Olyphant, Lackawanna County, PA, being 604 Elm Street, Olyphant, PA 18447.

Assessment Map #: 1141406000102

Assessed Value Figure: \$21,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to Collect: \$108,269.26

All that certain lot, piece, parcel or tract of land, situate, lying and being in the Borough of Olyphant, County of Lackawanna and State of PA.

LACKAWANNA JURIST

SALE 33

BY VIRTUE OF A WRIT OF EXECUTION, filed to Docket No. 2023-CV-1252, Plaintiff, Fairway Consumer Discount Co. vs. Defendant, James J. Owens. James J. Owens is the owner of the property situate in the City of Scranton, County of Lackawanna, and Commonwealth of PA, more specifically known as: 2124 Shawnee Avenue, Scranton, PA 18509. Being a street address of: 2124 Shawnee Avenue, Scranton, PA 18509.

Tax Parcel #: 135.10.030.007

Deed Book 0892, Page 781, et seq.

Instrument #: 2003009163

Assessed Value Figure: \$6,000.00

Improvements Thereon:

Residential single-family home

Attorney: JAMES T. SHOEMAKER, ESQUIRE

HOURIGAN, KLUGER & QUINN, PC

600 Third Avenue

Kingston, PA 18704

jshoemaker@hkqlaw.com

(570) 287-3000

Sheriff to collect: \$27,451.09 (plus accrued interest, attorney's fees, and costs)

SALE 34

By virtue of a Writ of Execution No. 23 CV 5170, Citibank, N.A., not in its individual capacity, but solely as owner trustee of the New Residential Mortgage Loan Trust 2019-6 vs. Laure Stasik, owner(s) of property situate in the City of Scranton, Lackawanna County, PA, being 426 13th Avenue, Scranton, PA 18504.

Parcel #: 15605020016

Improvements thereon:

Residential Dwelling

Judgment Amount: \$75,194.51

Attorneys for Plaintiff:

Orians PC

SALE 35

By virtue of a Writ of Execution filed to No. 2022-05235, Nationstar Mortgage LLC d/b/a Mr. Cooper vs. John W. Lubeck, owner(s) of property situate in City of Scranton, Lackawanna County, PA, being 1516 Luzerne Street, Scranton, PA 18504.

Assessment Map #: 14517020013

Assessed Value Figure: \$7,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to Collect: \$85,966.31

All that certain piece or parcel of land situated in the 5th Ward of the City of Scranton, County of Lackawanna and State of PA.

SALE 36

By virtue of a Writ of Execution filed to No. 2022-05040, PNC Bank, National Association vs. Kathleen Beckwith and Frank J. Beckwith, owner(s) of property situate in City of Scranton, Lackawanna County, PA, being 1016 North Main Avenue aka 1016 N. Main Ave, Scranton, PA 18508.

Assessment Map #: 14507040006

Assessed Value Figure: \$10,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to Collect: \$96,495.80

All that certain lot, piece or parcel of land situate in the 21st Ward of the City of Scranton, County of Lackawanna and State of PA.

SALE 37

By virtue of a Writ of Execution No. 23-CV-3045, U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust vs. Karen Mercavitch, owner(s) of property situate in the Borough of Old Forge, Lackawanna County, PA, being 204 Barber Street, Old Forge, PA 18518.

Tax ID #: 17516050016

Improvements thereon:

Residential Dwelling

Judgment Amount: \$64,384.40

Attorneys for Plaintiff:

Brock & Scott, PLLC

LACKAWANNA JURIST

SALE 38

By virtue of a Writ of Execution No. 2023-01389, U.S. Bank Trust/National Association, as Trustee for FW Series I Trust vs. Chester Fritsch; Melissa A. Pinto.

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

Parcel #: 09413050016

Judgment Amount: \$123,589.54

Attorneys for the Plaintiff:

1325 Franklin Ave, Suite 160

Garden City, NY 11530

(212) 471-5100

By: S/ Dana Marks, Esq (205165)

Residential single dwelling

Attorney: Rocco Haertter, Esq

Sheriff to collect: \$53,737.35

SALE 41

By virtue of a Writ of Execution filed to No. 23CV2029, MidFirst Bank (Plaintiff) vs. Shane Ryan Davis; Jamie De Davis, AKA Jamie Davis, (Defendant(s)), owner(s) of property situate in Borough of Archbald, Lackawanna County, PA being 8B Rachel Drive AKA 8 Rachel Drive, Archbald, PA 18403.

Dimensions: 0.086

Property ID #: 1040702001219

Assessed Value Figure: \$14,000.00

Improvements thereon:

Single family dwelling

Attorney: Ed E. Qaqish, Esquire; Meredith H. Wooters,

Kimberly J. Hong, Michael E. Carleton, Alyk L. Ofazian,

Cristina L. Connor and Katherine M. Wolf

Sheriff to collect: \$132,996.00

SALE 39

BY VIRTUE OF A WRIT OF EXECUTION, filed to Docket No. 2023-CV-4556, Peoples Security Bank & Trust Company, Plaintiff, vs. Peter Kanton and Mary Kanton, Defendants. Peter Kanton is the owner of the property situate in the City of Scranton, County of Lackawanna, and Commonwealth of PA, more specifically known as: 618 Davis Street, Scranton, PA 18505. Being a street address of: 618 Davis Street, Scranton, PA 18505.

Assessment Map/Parcel/Plate #: 17705-010-018

Deed Book 1505, Page 310, et seq.

Assessed Value Figure: \$28,200.00

Improvements Thereon:

Commercial Real Estate

Attorney: JAMES T. SHOEMAKER, ESQUIRE

HOURIGAN, KLUGER & QUINN, PC

600 Third Avenue

Kingston, PA 18704

jshoemaker@hkqlaw.com

(570) 287-3000

Sheriff to collect: \$83,009.51 (plus accrued interest, attorney's fees, and costs)

SALE 42

BY VIRTUE OF A WRIT OF EXECUTION, filed to Docket No. 2023-CV-2484, Luzerne Bank, Plaintiff, vs. Ralph Martin Ferrone and Judith Ann Ferrone, Defendants. Ralph Martin Ferrone and Judith Ann Ferrone are the owners of the property situate in the Township of Blakely, County of Lackawanna, and Commonwealth of PA, more specifically known as: 222-220 Main Street, Blakely, PA 18447. Being a street address of: 222-220 Main Street, Blakely, PA.

Assessment Map/Parcel/Plate #: 11406-050-020

Deed Book 780, Page 769, et seq.

Assessed Value Figure: \$20,000.00

Improvements Thereon:

Residential single-family home

Attorney: JAMES T. SHOEMAKER, ESQUIRE

HOURIGAN, KLUGER & QUINN, PC

600 Third Avenue

Kingston, PA 18704

jshoemaker@hkqlaw.com

(570) 287-3000

Sheriff to collect: \$52,909.47 (plus accrued interest, attorney's fees, and costs)

SALE 40

By virtue of a Writ of Execution filed to No. 2023-CV-5010, The Fidelity Deposit and Discount Bank, Plaintiff, vs. Joseph Julian, Defendant and owner of the property situate in the Borough of Archbald, Lackawanna County, PA, being known as 1053 Beech Street, Archbald, PA 18403.

Dimensions: approximately 50' x 119' x 50' x 124' more or less

Property ID #: 10408-040-020

Assessed Value: \$10,000.00

Improvements thereon:

LACKAWANNA JURIST

SALE 43

By virtue of a Writ of Execution No. 2023-02118, NWL Company, LLC vs. Triple J. Rentals, LLC.

Property to be sold is situated in the borough/township of Scranton, County of Lackawanna and State of PA. Commonly known as: 606 Meadow Avenue, Scranton, PA 18505.

Judgment Amount: \$84,612.75

Attorneys for the Plaintiff:

1325 Franklin Ave, Suite 160

Garden City, NY 11530

(212) 471-5100

By: S/ Adam J. Friedman, Esq (328223)

SALE 44

By virtue of a Writ of Execution No. 2020-01120, Wells Fargo Bank, N.A. vs. Jennifer J. Bogdanski, in her capacity as successor in trust, under the Bogdanski living trust, and as heir to Joan D. Bogdanski, deceased; unknown heirs, successors, assigns and all persons, firms or associations claiming right, title, or interest from or under Joan D. Bogdanski, deceased; unknown successors in trust, under the Bogdanski living trust. Owner(s) of property situate in the City of Scranton, Lackawanna County, PA, being 913 Acker Avenue, Scranton, PA 18504.

Tax ID #: 15614010061

Improvements thereon:

Residential Dwelling

Judgment Amount: \$55,022.17

Attorney for Plaintiff:

Brock & Scott, PLLC

SALE 45

By virtue of a Writ of Execution No. 2018-50445, North Pocono School District (Plaintiff) vs. Joseph Evans and Sherie Evans, (Defendant(s), owner(s) of property situate in Jefferson Township, Lackawanna County, PA, being 173 Wimmer Road.

Dimensions: 66x264

Property ID #: 16102-010-018

Assessed Value Figure: \$5,600.00

Improvements thereon:

Residential Property

Attorney: Robert P. Daday, Esq, David D. Dugan, Esq,

Portnoff Law Associates, Ltd.

(866) 211-9466

Sheriff to collect: \$5,254.82

SALE 46

By virtue of a Writ of Execution No. 2006-52123, North Pocono School District (Plaintiff) vs. Jesus Martinez and Sylvia Martinez, (Defendant(s), owner(s) of property situate in Clifton Township, Lackawanna County, PA, being 71 West Creek View Drive.

Dimensions: 109x200x109x200

Property ID #: 23304-020-020

Assessed Value Figure: \$20,850.00

Improvements thereon:

Residential Property

Attorney: Robert P. Daday, Esq, David D. Dugan, Esq, Portnoff Law Associates, Ltd.

(866) 211-9466

Sheriff to collect: \$70,807.34

NOTICE TO ALL PARTIES IN INTEREST AND CLAIMANTS:

A SCHEDULE OF DISTRIBUTION OF ONLY HIGH BID SALES WILL BE FILED BY THE SHERIFF NOT LATER THAN JULY 7, 2024 AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH SAID SCHEDULE UNLESS EXCEPTIONS ARE FILED THERETO WITHIN TEN DAYS AFTER THE FILING OF THE PROPOSED SCHEDULE.

MARK P. MCANDREW

SHERIFF OF LACKAWANNA COUNTY

ATTEST:

BOB MOORE

REAL ESTATE DEPUTY

SHERIFF'S OFFICE

SCRANTON, PA 18503

MARCH 11, 2024

LACKAWANNA JURIST

ESTATES

First Notice

ESTATE OF CAROLINE T. ANGERSON, late of Scranton, Pennsylvania (died March 19, 2024). Notice is hereby given that Letters of Testamentary on the above Estate have been granted to Michael J. Angerson, Jr., of Dunmore, PA. All persons indebted to the said estate are required to make payment and those having claims to present the same without delay to the Personal Representative named herein, or to Nicholas D. Tellie, Esq., Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

NOTICE is hereby given that Letters of Administration have been granted in the **ESTATE OF MARISSA CARMADELLA, a/k/a MARISSA R. CARMADELLA**, late of Old Forge, Lackawanna County, who died March 22, 2024. All persons indebted to said Estate are requested to make payment and those having claims to present the same, without delay to the Administrator, Anthony Carmadella, and his Attorney, DAVID CHERUNDOLO, ESQUIRE, 410 JEFFERSON AVENUE, SCRANTON, PA 18510.

RE: ESTATE OF MARTIN CIELESS a/k/a MARTIN S. CIELESS, late of Benton Township, County of Lackawanna, and State of Pennsylvania, deceased, who died on the 15th day of April, 2024. Letters of Administration having been granted to File No. 35-24-00619, all persons having claims or demands against the estate of the decedent shall make them known and present them, and all persons indebted to the decedent shall make payment thereof without delay to Jessica Sheruda, 181 Davison Road, Dalton, PA 18411, or to Mattes & Mattes, P.C., 201 West Main Street, P.O. Box 222, Dalton, PA 18414.

ESTATE OF THOMAS K. CNUNG, Late of Scranton, Pennsylvania (Died March 22, 2024). Letters of Administration have been granted to Ms. Catherine K. Chung, Administratrix. All persons having claims against the Estate or indebted to the Estate shall make payment or present claims to Douglas P. Thomas, Attorney for the Estate, 345 Wyoming Avenue, Suite 200, Scranton, PA 18503.

ESTATE OF IRENE FORNASZEWSKI, DECEASED, LATE OF SCRANTON, PENNSYLVANIA (DIED FEBRUARY 18, 2024). All persons indebted to said Estate are required to make payment, and those having claims or demands to present the same, without delay, to Randy Fornaszewski, Administrator C.T.A., c/o Attorney Joseph F. Gaughan, 1107 Oram Street, Scranton, PA 18504. LAW OFFICE OF JOSEPH F. GAUGHAN, P.C., JOSEPH F. GAUGHAN, ESQUIRE, ATTORNEY FOR THE ESTATE

RE: ESTATE OF SARA ANN HOSIER, late of Clarks Summit, Pennsylvania (died April 6, 2024). Notice is hereby given that Letters Testamentary for the Estate of Sara Ann Hosier have been issued to Jeffrey L. Hosier, 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 112 Ashbury Drive, South Abington Township, PA 18411 or to Kris E. Fendrock, Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Biden Street, Suite 200, Scranton, PA 18503.

ESTATE OF EDWARD J. KULAS, late of the Borough of Dickson City, Lackawanna County, Pennsylvania, (died, April 13, 2024). Letters Testamentary were granted to ANN MARIE KULAS. Creditors present claims and debtors make payments to John P. Pesota, Esquire, Suite 402 SNB Plaza, 108 North Washington Ave., Scranton, Pa. 18503.

ESTATE OF ANNMARIE KURILLA, late of Olyphant, Lackawanna County, Pennsylvania. Letters Testamentary on the above estate having been granted to Robert J. Kurilla, all persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to him c/o Joseph Kosierowski, Esq., 400 Broad Street, Milford, Pennsylvania 18337.

ROBERT J. LOPATTO, late of Dickson City, Lackawanna County, Pennsylvania, who died March 29, 2024, 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 Jessica Kenley, Executor, c/o Attorney Scott Lynett, The Law Office of Scott Lynett, 310 Penn Avenue, Scranton, Pennsylvania 18337.

LETTERS TESTAMENTARY IN The **ESTATE OF ANGELINE MALEAKAS** late of Scranton City, County of Lackawanna, Commonwealth of Pennsylvania, having been granted to Linda Marcus, Executrix, all persons being indebted to the Estate are requested to make immediate payment and those having claims to present the same without delay to: Heather D. Royer, Esquire, JOHNSON DUFFIE, 301 Market Street, Lemoynne, PA 17043

ESTATE OF LUCILLE MATHEWSON a/k/a LUCILLE MATTHEWSON, DECEASED, late of 2041 NEWTON-RANSOM BLVD., CLARKS SUMMIT, PA 18411, (Died JANUARY 28, 2024). MARIA HARRIS, Executrix; Mark G. Rudalavage, 171 Scranton-Carbondale Highway, Eynon, Pennsylvania 18403-1027, Attorney. MARK G. RUDALAVAGE, ESQUIRE

RE: ESTATE OF RICHARD C. RUSHMORE, late of Waverly Township, County of Lackawanna, and State of Pennsylvania, deceased, who died on the 7th day of April, 2024. Letters of Administration having been granted to File No. 35-24-00588, all persons having claims or demands against the estate of the decedent shall make them known and present them, and all persons indebted to the decedent shall make payment thereof without delay to Anne Elizabeth Gershey, 104 Old Field Road, Waverly Township, PA 18411, or to Mattes & Mattes, P.C., 201 West Main Street, P.O. Box 222, Dalton, PA 18414.

NOTICE IS HEREBY GIVEN that Letters of Administration have been issued to Jennifer Marcano, Administratrix of the **ESTATE OF JAMESON MICHAEL ROBINSON**, Deceased, who died on May 14, 2022, late of Dickson City, Lackawanna County, Pennsylvania. All creditors are requested to present their claims and all persons indebted to the decedent will make payment to the aforementioned Administratrix or her attorney. ROSENN, JENKINS & GREENWALD, LLP, 1065 Highway 315, Suite 200, Wilkes-Barre, PA 18702.

LACKAWANNA JURIST

ESTATE OF ROBERT H. TANNER, late of the City of Scranton died 04/11/2024 Letters Testamentary granted to Lisa Evans, Sean Gallagher Attorney for the Estate, 416 Jefferson Avenue, Scranton, PA 18510. Notice is hereby given that Letters of Testamentary have been granted. All persons indebted to the said estate are required to make payment, and those having claims or demands are to present the same without delay to the Executrix name.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF BARBARA VITALETTI**, late of Scranton, Lackawanna County, Pennsylvania who died March 24, 2024. All persons indebted to said Estate are requested to make payment and all those with claims or demand are to present the same to the Executrices, Pamela Ann Krupski and Paula Ann Guse, in care of their attorney: c/o Maureen K. Collins, Esquire, Mahler Law Firm, LLC, 1043 Wyoming Avenue, 1st Floor, Forty Fort, PA 18704.

JAMES P. WOLFE, deceased, late of Scranton, PA (died November 14, 2022). Letters of Administration having been granted, all persons having claims or demands against the estate of the decedent shall make them known and present them, and all persons indebted to the decedent shall make payment thereof to Timothy J. Wolfe, Administrator, or to Raymond W. Ferrario, Attorney for the Estate, Suite 528, Scranton Life Building, 538 Biden Street, Scranton, PA 18503-1816. **RAYMOND W. FERRARIO, P.C.**

Second Notice

RE: ESTATE OF DAVID D. DEHART, late of Lackawanna, Pennsylvania (deceased March 3, 2023). Letters of Administration in the above estate having been granted, all persons having claims or demands against estate of decedent shall make them known and present them, and all persons indebted to said estate shall make payment thereof without delay to Lynn Dehart, Executor, or to Joseph Fiorillo, Esquire, Oliver, Price & Rhodes, Attorneys for the Estate, 1212 South Abington Road, Clarks Summit, Pennsylvania 18411. Oliver, Price & Rhodes Attorney at Law, By: Joseph Fiorillo, Esquire

ESTATE OF ANDREW HOMISH, NUMBER 35 2024 494. DECEASED, LATE OF EYNON, LACKAWANNA COUNTY, PA: DIED MARCH 26, 2024. 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 DAVID HOMISH, 308 SKYLINE DR., ARCHBALD, PA 18403.

ESTATE OF DONALD A. HOUSER, NUMBER 35 2024 415, DECEASED, LATE OF ARCHBALD, LACKAWANNA COUNTY, PA: DIED JUNE 08, 2023. NOTICE IS HEREBY GIVEN THAT LETTERS OF 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 MICHAEL HOUSER, 506 CHURCH STREET, JESSUP, PA 18434.

RE: Estate of ANTHONY J. JACKOWSKI a/k/a Anthony Jackowski, late of Scranton, Lackawanna County, Pennsylvania (died February 9, 2024). Notice is hereby given that Letters Testamentary for the Estate have been issued to Linda Saniski, Debra D'Aquino, and Patricia D'Aquino, Co-Executrices 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-EXECUTRICES, or to John J. McGovern, Jr., Attorney for the Estate, 321 Biden Street - Suite 201, Scranton, PA 18503.

ESTATE OF PAUL A. KARNICK a/k/a PAUL KARNICK, late of Scranton, Lackawanna County, Pennsylvania. William J. Karnick, 608 Maple Street, Mayfield, PA 18433, Executor; Timothy P. Barna, 207 Tenth Street, Honesdale, PA 18431, Attorney.

ESTATE OF MARY KINDZIERSKI, late of Scranton, Lackawanna County, Pennsylvania. Letters of Administration on the above estate having been granted to Miriam Terry, 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.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF ROSE KOBESKI, a/k/a ROSE M. KOBESKI**, Deceased, 152 Ross Street, Dunmore, Lackawanna County, Pennsylvania 18512, who died on April 7, 2024. All persons indebted to the Estate are requested to make payment and those having claims or demands are to present same, without delay, to the Executor, Francis R. Kobeski, r Michael N. Krisa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447. Michael N. Krisa, Esquire, KRISA & KRISA, P.C.

NOTICE IS HEREBY GIVEN that Letters Administration have been granted in the **ESTATE OF PATRICIA KAREN LOOMIS, a.k.a KAREN LOOMIS**, late of the Township of Jefferson, County of Lackawanna, Pennsylvania, who died 02/27/2024. All persons indebted to the said estate are required to make payment, and those having claims or demands to present the same without delay to the Co-Executrix (or), Jean Marie Loomis/Stephen Jon Loomis or James P. Phillips Jr., Esquire, at 731 Cliff Drive, Lake Ariel, PA 18436. **JAMES P. PHILLIPS JR., ESQUIRE**

RE: ESTATE OF MANUEL G. MASANKAY, late of Vandling, Pennsylvania (died April 4, 2024). Notice is hereby given that Letters Testamentary for the Estate of Manuel G. Masankay have been issued to Ellen Marie Masankay, 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 at 305 4th Street, Vandling, PA 18421 or to Robert T. Kelly, Jr., Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Biden Street, Suite 200, Scranton, PA 18503.

RE: ESTATE OF MARY MILEWSKI late of Scranton, Lackawanna County, Pennsylvania (died March 28, 2024). Notice is hereby given that Letters Testamentary for the Estate have been issued to Mary Ann Palukonis, 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 Biden Street - Suite 201, Scranton, PA 18503.

LACKAWANNA JURIST

ESTATE OF TERESA NEUREUTER, late of Scranton, Lackawanna County, Pennsylvania, (died February 22, 2024). Notice is hereby given that Letters of Administration, have been issued to Joseph Neureuter, Administrator. **MARIANNE M. STIVALA, ESQUIRE, BRIAN J. CALI & ASSOCIATES, 103 EAST DRINKER STREET, DUNMORE, PENNSYLVANIA 18512.**

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted to Kimberly Sposito, Executor of the **ESTATE OF FRANK S. SPOSITO A/K/A FRANK SPOSITO**, deceased, who died on March 8, 2024, late of Scranton, Pennsylvania. All persons indebted to the estate are required to make payment and those having any claims or demands are to present the same, without delay, to the Executor Kimberly Sposito, c/o her attorney Carlo A. LaMonica, Esquire, LaMonica Law Firm LLC, 3218 Pittston Avenue, Scranton, PA 18505.

ESTATE OF EBONY D. THOMPSON, late of Dunmore, Lackawanna County, Pennsylvania, (died March 10, 2020). Notice is hereby given that Letters of Administration, have been issued to Angela D. Thompson and Donald D. Thompson, Administrators. **MARIANNE M. STIVALA, ESQUIRE, BRIAN J. CALI & ASSOCIATES, 103 EAST DRINKER STREET, DUNMORE, PENNSYLVANIA 18512.**

RE: ESTATE OF PAULA WASSER A/K/A PAULA F. WASSER, late of South Abington Township, Pennsylvania (died March 27, 2024). Notice is hereby given that Letters Testamentary for the Estate of Paula Wasser a/k/a Paula F. Wasser have been issued to Lisa Wasser, 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 24 Melrose Place, Montclair, NJ 07042 or to Kris E. Fendrock, Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Biden Street, Suite 200, Scranton, PA 18503.

Third Notice

ESTATE OF FRANCIS GORSKI, late of South Abington Township, Lackawanna County, PA (died April 7, 2024). Letters Testamentary granted to ANNE SUCHESKI; all persons indebted thereto shall make payment and all creditors shall present their claims without delay to her c/o Paul Keeler, Esq., 415 S. State St., Clarks Summit, PA 18411.

ESTATE OF MARY K. HART AKA MARY DISKIN KEENAN HART late of South Abington Twp, Lackawanna County, PA (died April 17, 2024). 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 Pegeen Sheakoski, Executor of the Estate, 3138 Wetherburn Drive, State College, PA 16801 or to Jane M. Carlonas, Esquire, 1212 S. Abington Road, Clarks Summit, PA 18411. OLIVER, PRICE & RHODES, By: Jane M. Carlonas, Esquire

ESTATE OF VIOLA KAUSMEYER, late of Peckville, Pennsylvania, (Died March 18, 2024). Notice is hereby given that Letters Testamentary have been granted to Edward Kausmeyer, Executor. All persons indebted to the said Estate are required to make payment and those having claims to present the same without delay to the Executor named herein, or to Jill E. Durkin, Esquire, Durkin Law, LLC, Attorney for the Estate, 401 Marshbrook Road, Factoryville, Pennsylvania 18419.

ESTATE OF PATRICIA A. KOLTURA, late of the Borough of Clarks Summit, Lackawanna County, Pennsylvania, Deceased. Letters Testamentary on said estate having been granted to the undersigned, all persons indebted thereto are requested to make immediate payment, and those having claims or demands against the same shall present them without delay to: Mark G. Koltura, 11 Dickens Lane, Mt. Laurel, NJ 08054 or Joseph G. Zerbe, Esquire, Zerbe Law Offices, 111 East Market Street, Pottsville, PA 17901.

RE: ESTATE OF ALBERT L. LEVY, late of Scranton, PA who died February 7, 2024. 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: Gwen Walsh, Executrix, or Daniel L. Penetar, Jr., Esquire, 753 East Drinker Street, Dunmore, PA 18512.

RE: ESTATE OF PATRICIA M. MAZZEI a/k/a PATRICIA MAZZEI, late of Scranton, County of Lackawanna, and State of Pennsylvania, deceased, who died on the 20th day of February, 2024. Letters of Administration having been granted to File No. 35-24-00505, all persons having claims or demands against the estate of the decedent shall make them known and present them, and all persons indebted to the decedent shall make payment thereof without delay to Alan Mazzei, 631 N. Lincoln Avenue, Scranton, PA 18504, or to Mattes & Mattes, P.C., 201 West Main Street, P.O. Box 222, Dalton, PA 18414.

NOTICE, is hereby given that letters Testamentary have been granted to Myles P. McAliney, Executor of the **ESTATE OF PETER McALINEY** late of Scranton, Lackawanna County, Pennsylvania (who died April 9, 2024). All persons indebted to said Estate are required to make payment and those having claims or demands to present the same without delay to Myles P. McAliney, Esquire, Executor of the Estate, 819 Electric Street, Scranton, Pennsylvania, 18509.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF WILLIAM G. NASH**, Deceased, 146 Ruthland Avenue, Greenfield Township, Lackawanna County, Pennsylvania 18407, who died on February 27, 2024. All persons indebted to the Estate are requested to make payment and those having claims or demands are to present same, without delay, to the Executrix, Christina Olivia Nash, or Michael N. Krisa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447. Michael N. Krisa, Esquire, KRISA & KRISA, P.C.

IN RE: ESTATE OF NORA D. NEMIROVICH, late of Throop, Lackawanna County Pennsylvania, died March 13, 2024. Notice is hereby given that Letters Testamentary on the above listed Estate to George Nemirovich. All persons indebted to the said Estate are required to make payment and those having claims to present the same without delay to Theresa J. Malski-Pezak, Esquire, 907 Church Street, Jessup, Pennsylvania 18434.

LACKAWANNA JURIST

RE: ESTATE OF MICHAEL O. O'BOYLE, late of Scranton, Pennsylvania (died March 12, 2024). Notice is hereby given that Letters Testamentary for the Estate of Michael O. O'Boyle have been issued to Ciera J. Doherty and Colin J. O'Boyle, 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 Executors at 1014 Woodland Way, Clarks Summit, PA 18411 or to Robert T. Kelly, Jr., Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Biden Street, Suite 200, Scranton, PA 18503.

NOTICE is hereby given that Letters Testamentary have been given in the **ESTATE OF DENNIS P. PABIS, A/K/A DENNIS PABIS**, late of the Borough of Throop, County of Lackawanna, Pennsylvania, who died December 27, 2023. 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, Marjorie K. Pabis and her attorneys, Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704.

ESTATE OF MARY F. SWEENEY, late of Throop, Lackawanna County, Pennsylvania (died March 12, 2024). Letters of Administration 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 Anthony Sweeney, Administrator, 404 Varsity Drive, Throop, Pennsylvania 18512 or to James J. Gillotti, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, Clarks Summit, Pennsylvania 18411.

RE: ESTATE OF WILLIAM LEONARD TOMS AKA WILLIAM L. TOMS, Late of Clarks Green, Pennsylvania (died March 16, 2024). Notice is hereby given that Letters Testamentary for the ESTATE OF WILLIAM LEONARD TOMS aka WILLIAM L. TOMS, have been issued to JOAN M. GRILLO, 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 MICHAEL C. COWLEY, COWLEY LAW OFFICES, LLC, Attorney for the Estate, 109 East Grove Street, Clarks Summit, PA 18411.

NOTICE IS HEREBY GIVEN of the opening of the **ESTATE OF PAMELA A. YOUNG** of Scranton, Lackawanna County, Pennsylvania, date of death on November 30, 2023, Charles Eugene McNear, Executor, Estate was opened on February 6, 2024. Creditors are to present claims and debtors are to make payments to Anne Marie Howells, Esquire (Attorney for the Estate) 307 West Market Street, Suite #1, Scranton, PA 18508 (570) 344-1088.

ESTATE OF JOSEPH PATRICK QUINN A/K/A JOSEPH P. QUINN late of Scott Township, Lackawanna County, Pennsylvania (died March 14, 2024). Notice is hereby given that Letters Testamentary have been issued to MARK H. QUINN, 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 Estate of JOSEPH P. QUINN, c/o John J. McGee, Attorney for the Estate, PO Box 3298, Scranton, PA 18505.

CHANGE OF NAME

In The Court of Common Pleas, Lackawanna County, Pennsylvania, Civil Division: In Re: In the Matter of the Petition of Ryan Tyler Gibbs, a Minor, by Petitioner-Parent, Katelyn Kristen Cadwalder for Change of Name of the Minor Child. Notice is hereby given that on May 2nd, 2024, the Petition for Change of Name of Minor Child was filed in the above Court, requesting an Order to change the minor child's name to Ryan Tyler Cadwalder. The Court has fixed the 18th day of July, 2024, at 1:30PM at the Lackawanna County Government Center located at 123 Wyoming Avenue in Scranton, PA 18503 as the time and place for the hearing of said petition for name change, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted. T-1 5/17/24

CHANGE OF NAME

In The Court of Common Pleas, Lackawanna County, Pennsylvania, Civil Division: In Re: In the Matter of the Petition of Mark Hubsman, a Minor, by Petitioner-Parent, April Hubsman. Notice is hereby given that on April 8th, 2024, the Petition for Change of Name of Minor Child was filed in the above Court, requesting an Order to change the minor child's name from Mark Hubsman to Mark Rebmman. The Court has fixed the 24th day of June, 2024, at 1:30PM at the Lackawanna County Government Center located at 123 Wyoming Avenue in Scranton, PA 18503 as the time and place for the hearing of said petition for name change, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted. T-1 5/17/24

NOTICE OF DISBARMENT

Notice is hereby given that by Order of the Supreme Court of Pennsylvania dated May 7, 2024, Jonathan Edward Olivetti (#206603) formerly of Scranton, PA is DISBARRED ON CONSENT from the Bar of this Commonwealth, effective June 6, 2024.

Marcee D. Sloan
Board Prothonotary
The Disciplinary Board of the
Supreme Court of Pennsylvania
T-1 5/17/24

LACKAWANNA JURIST

ACTION TO QUIET TITLE

TO: ERNEST KIZER, LESLIE KIZER, GLENN KIZER, MAY KIZER, ROBERT KIZER, JOHN KIZER, MAUDE KIZER, CLESTA KIZER, EULILEE KIZER, ISABELLE COBB ROGERS, LELIO SCOTT, VERNA BENNINGER, REBA SEWARD, GLORIA SEWARD, VERNA K. SHAFFER, A. F. KIZER, SYLVIA K. PECK (MOORE), MAHLEN PECK, RUTH MATZKO, FRANCIS KENNEDY, LELAND KENNEDY, MARTHA D. SNELSON (MCCLINTOCK), WILLIAM J. ARNOLD, FLOYD K. ARNOLD, their heirs, devisees, personal representatives and assigns and all persons claiming by, from through or under them.

YOU ARE NOTIFIED THAT THEODORE J. ZEILER and ANN R. ZEILER have commenced an Action to Quiet Title in the Court of Common Pleas of Lackawanna County, Pennsylvania, filed to No. 24-CIV-2959, which you are required to defend, setting for that they are the owners of the following described lands:

ALL THAT CERTAIN lot or parcel of land situate in the Township of Jefferson, County of Lackawanna and Commonwealth of Pennsylvania, bounded and described as follows, viz:

BEGINNING at a stones corner; thence by lot numbered two hundred seventeen in the Tilghman allotment, South 40 degrees West, Seventy-five and seven tenths rods to a post corner thence by lands now or formerly of Thomas Spangenberg, North 30 degrees West, Sixty-four rods to a stones corner thence North 88 ¾ degrees East Eighty-four and two tenths rods to the place of beginning.

CONTAINING Eighteen acres and two perches of land be the same more or less.

BEING a part of a tract originally surveyed in pursuance of a warrant from the Commonwealth of Pennsylvania granted to Thomas Gibson.

PIN 118.01-010-007

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 within twenty (20) days herefrom. 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 complaint or 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, 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.

Northern Pennsylvania Legal Service, Inc.
33 North Main Street, Suite 200
Pittston, PA 18640
Phone: (570) 342-0184

Lawyer Referral Service
Lackawanna Bar Association
204 Wyoming Avenue, Suite 205
Scranton, PA 18503-1010
Phone: (570) 969-9161

Daniel L. Penetar, Jr., Esq.
5/17/24

LACKAWANNA JURIST

ACTION TO QUIET TITLE

TO: Estate of Margaret Wolfe Debernas, deceased, and all her Heirs, Executors, Administrators, Grantees, Devisees, Successors and Assigns; and any persons claiming by them, from, through and under them.

You are notified that John J. Kelley and Jill Kelley have filed an Action to Quiet Title in the Court of Common Pleas of Lackawanna County, Docket # 2024-civ-1426 setting forth and seeking, among other matters, to confirm by Court Order that they are the absolute and indefeasible fee simple absolute owners of the following parcel of land:

All the following described lots, pieces or parcels of land with the improvements thereon, located in the Borough of Old Forge, County of Lackawanna and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

The First Thereof: Being Lot Number sixteen (16) in Block Number eight (8) Section "A" as laid down in plan of E.M. Smith's lots of Lackawanna County, PA, dated 1886 drawn and painted by J.H. Rittenhouse, C.E., duly recorded; said lot is rectangular in shape, and being fifty (50) feet in breadth on said Albion Street and extending in depth one hundred and fifty (150) feet containing 7500 square feet of land.

The Second Thereof: Beginning at the northwesterly corner of Lot Number sixteen (16) with Lot Number seventeen (17) Block Number eight (8) Section "A" of the E.M. Smith's plot of lots recorded in Lackawanna County in Map Book No. 1, page 9, etc., thence along the southwesterly line of Lot Number sixteen (16) aforesaid, at right angles to Albion Street, one hundred and fifty (150) feet to said Albion Street; thence along Albion Street, running in a southwesterly direction, twenty-four (24) feet more or less to the northeast line of land conveyed by Sarah Roach to John Berger and Leo Rychleski by deed dated June 2, 1922, recorded in the Recorder's Office of Lackawanna County in Deed Book No, 318, Page 449 etc., the same being 128 feet from Oak Street; thence at right angles with Albion Street, running northwest in a line parallel with the first abovementioned line one hundred and fifty (150) feet to the northwest line of Lot Number 17, Block 8 Section "A"; thence northeasterly along line of Lot No. 17, Block 8, Section "A", twenty-four (24) feet more or less to the place of Beginning. Containing 3600 square feet of land; being a strip of land 24 feet more or less in width of the northeasterly end of the Wint lot and adjoining a similar width of the northeasterly end of Lots 16 1/2 and 17 Block 8 Section "A".

Commonly known as 111 Albion Street, Old Forge, PA - Pin #17512-020-003

By Order of Court, this publication shall have the same force and effect as personal service being made upon the aforementioned Defendants.

NOTICE TO DEFEND AND CLAIM RIGHTS

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth herein, you must take action within twenty (20) days after this Complain and Notice are served by entering a written appearance personally or by an 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 claimed in the Complaint or for any other claim or relief requested by the Plaintiffs. 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 ONE OF THE OFFICES 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.

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or
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GUY N. VALVANO, ESQUIRE
Attorney for Plaintiffs
117 W. Drinker Street
Dunmore, PA 18512
(570) 341-0777 T-1 5/17/24

LACKAWANNA JURIST

“NOTICE TO LEGATEES”

To all legatees, creditors and other persons interested. Notice is hereby given that the following Executors, Administrators, Trustees, and Guardians have filed their accounts with the Register of Wills and Clerk of Orphans' Court, Division of the Court of Common Pleas.

The following accounts have been filed and may be examined in the Office of the Register of Wills and Clerk of Orphans' Court. If you desire to object, the same may be accomplished by filing that objection in writing with the Clerk of Orphans' Court **on or before Monday, the 10th day of June 2024**. The accounts will be filed by the clerk, with the Court for adjudication and confirmation on Tuesday, **the 11th day of June, 2024**. Distribution may be ordered or authorized without further notice if no objections are filed prior to that date.

35 2024 0524 Herbert Perry Deceased/Trust	First Intermediate Stephen J. Evers Esq. Personal Rep. Michael A. Breslow, Esquire
35 1912 0411 O.S. Johnson Deceased/Trust	Sixth and Interim Accounting PNC Bank, N.A. Rep./Guardian J. Frederick Rohrbeck, Esquire
35 2021 0985 Jason Bentler Special Needs Trust	First and Final Ardent Community Trusts of Pa. Jenifer Simons, Esquire
35 1983 0685 Abington Hills Cemetery Perpetual Care Trust (1)	Thirteenth and Partial PNC Bank N.A. Rep./Guardian J. Stephen Feinour, Esquire
35 1983 0685 Abington Hills Cemetery Perpetual Care Trust (2)	Thirteenth and Partial PNC Bank N.A. Rep./Guardian J. Stephen Feinour, Esquire
35 1983 0685 Hyde Park Cemetery Association Perpetual Care Trust	Thirteenth and Partial PNC Bank N.A. Rep./Guardian J. Stephen Feinour, Esquire