

Lackawanna Jurist

Official Legal Journal for Lackawanna County
The Forty-Fifth Judicial District of Pennsylvania

Vol. 124

January 20, 2023

No. 3

www.lackawannabar.org

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Owned and Published by the
LACKAWANNA BAR ASSOCIATION

233 Penn Avenue
Scranton, PA 18503
Phone: 570-969-9161

LBA Office Hours: Mon.-Fri. 8:30 a.m.- 4:30 p.m.

LACKAWANNA JURIST

LACKAWANNA BAR ASSOCIATION

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Ex Officio

Announcement

Lackawanna Bar Association – Dates to Remember

Date	Event
January 23, 2023	Free ZOOM CLE

Board Meetings - 3rd Thursday, Monthly at noon
YLD Board Meetings - 2nd Tuesday, Monthly at noon

LACKAWANNA BAR ASSOCIATION CLE CALENDAR

Unless otherwise noted, all CLE seminars are video replays.

LBA Members - \$25.00 fee for each hour increment.

Non-members are welcome to attend courses.

Non-members - \$60.00 fee per hour increment.

Please register with Kaitlin kmcdonough@lackawannabar.org to reserve your seat.

January CLE Calendar

January 23

2:00-3:00 The Me Too Movement: Changing the Law and Workplace Practical Tips for Your Clients & Your Workplace (1 SUB)

January 24

12:00-1:00 Free Zoom CLE – Must register with Kaitlin kmcdonough@lackawannabar.org

January 25

10:00-11:00 Beyond Bubble Baths: Building Meaningful Resiliency and Self-Care Practices (1 SUB)

January 26

1:00-2:00 Pot, Legal or Not? (1 SUB)

January 27

11:00-12:00 Legal Ethics for PA Law Practice (1 ETH)



PA CLE MOBILE
IT IS NOW FAST, EASY AND FREE TO MANAGE CLE COMPLIANCE ON YOUR IOS DEVICE.

Download on the App Store

PLEASE REMEMBER

In-house CLE credits for members - \$25.00 per hour.

Non-members - \$60.00 per hour.

Payment for CLE credit is due on the day you attend the course.

Your credits will be reported to the PA CLE Board. Reporting of credit is made only after full payment is received. The LBA does not invoice for CLE credit.

The Lackawanna Bar Association
Would like to congratulate and welcome
our newly installed President



John C. Mascelli, Esquire

Congratulations

The 2023 Election results for the Lackawanna Bar Association Board of Directors were announced at the Annual Meeting held on January 12, 2023.

Lori A. Barrett, Esquire
Vice President

Patricia A. Lafferty, Esquire
Secretary

Jason A. Shrive, Esquire
Executive Committee

Timothy J. Holland, Esquire
Senior Director

Thank You for Your Service



**2022 Lackawanna Bar President
Michael F. Cosgrove, Esquire**



**2022 YLD President
Ciara L. DeNaples, Esquire**

2023 Newly Elected YLD Board Officers

Brandon E. Gatto, Esq.
President

Matthew J. Perry, Esquire
Vice President

Jamie D. Schelling, Esquire
Treasurer

Bo Loughney, Esquire
Secretary

Board Seats

Peter J. Adonizio, Jr., Esquire
John M. Hart III, Esquire
Samantha Hazen, Esquire
William P. McGowan, Jr., Esquire
Joseph F. Saporito, III, Esquire

CONGRATULATIONS 50-Year Members

John J. Byrne, Jr., Esq.

Hon. Vito P. Geroulo

Robert T. Gownley, Jr., Esq.

Hon. Chester T. Harhut

Anthony J. Piazza, Jr., Esq.

CONGRATULATIONS

Exemplary Service Award Winners

Daniel E. Cummins, Esq.

Lawrence A. Durkin, Esq.

Hon. Julia K. Munley

Lee Ann Munley

Mark T. Perry, Esq.

William J. Dempsey, Esq.

Award Recipient

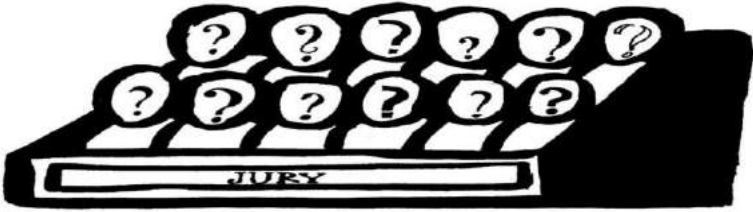
Alan P. Schoen, Esq.

Attorney Samuel Fallk

Equal Access to Justice

Award Recipient

Adrienne Pierangeli, Esq.



MOCK TRIAL VOLUNTEERS NEEDED!

Trial Dates:

Round I

January 31

Round II

February 7

Round III

February 21

Semi-Finals

February 28

Finals

March 7

Please contact Mackenzie Wilson
at mwilson@munley.com
to volunteer or for more information.

Sponsored by

The Lackawanna Bar Association, Lackawanna Pro Bono, Inc. & North Penn Legal Services

FREE ZOOM CLE

It Ain't Over Yet: Appeals to Common Pleas in Residential Evictions

JANUARY 24th 2023, NOON to 1PM via Zoom
1 Free Substantive Credit



Appeals from the Magisterial District Judge level to Common Pleas Court in residential evictions can be thorny. This CLE will cover filing and pursuing appeals in these cases and will explore substantive law, procedure, practical aspects, settlement strategies, and local practice from the perspective of landlords as well as tenants.

*Presenters and panelists will include
the Honorable Margaret Moyle and attorneys David C. Coyne,
Stephen A. Fernando, John J. Notarianni, Kimberly J. Kost Scanlon,
and Christopher J. Szewczyk.*

TO REGISTER, CONTACT KAITLIN MCDONOUGH AT
KMCDONOUGH@LACKAWANNABAR.ORG

Thank you to the Lackawanna Bar Association for serving as CLE provider and Zoom host for this session.

LACKAWANNA JURIST

Legal Advertising rates for the Jurist effective January 1, 2023 are listed below. Please note this is the first rate increase for advertising since 2013. Commercial rates remain the same.

JURIST LEGAL ADVERTISING 2023 Rates

Legal Notices

<u>Service</u>	<u>Member Fee</u>	<u>Non-Member Fee</u>
Articles of Incorporation	\$150/1 week	\$175/1 week
Notice of Sales	\$200/2 weeks	\$225/2 weeks
Fictitious Names	\$150/1 week	\$175/1 week
Change of Name	\$150/1 week	\$175/1 week
Certificate of Organizations	\$150/1 week	\$175/1 week
Estates	\$150/3 weeks	\$175/3 weeks
Notices	\$200/66 lines \$2.25/each additional line	\$225/66 lines \$2.25/each additional line

*Proof of Publication included in cost


**Additional Proof of Publication - \$25.00

Payment is required prior to publication
Microsoft Word or pdf format preferred

GTS Workshop Registration Instructions

Any person planning on attending a workshop must register for their preferred session through WebEx.

Registration can be completed using the following steps:

1. Go to the registration webpage: <https://pacourts.webex.com>
2. On this webpage, click on the three horizontal lines  appearing to the left and select **WebEx Training** from the menu. **Note:** The WebEx Training page may try to open in a new browser page or tab. If you have popup blockers enabled, the page may not open. You may need to disable popup blockers, or authorize one-time access if prompted, and then try opening the page again.
3. A full list of training classes offered by the AOPC display – Look for classes with a topic name starting with the acronym **GTS**. If needed, hover your mouse pointer over any of these topic names to see the full name of the class.
4. Click on the **Register** link for the preferred training class.
5. Complete the registration page. All fields are required. Please provide as much registration information as possible. If there are items that do not apply to the person registering, enter **NONE** in the field.
6. Click the **Register** button at the bottom of the screen. You will receive an e-mail confirming your registration and a reminder e-mail will be sent a few days prior to training.

You will receive instructions for logging into the online classroom and printable training documents will be e-mailed to you prior to your scheduled session.

Cancellations: If you register for a class and later decide not to attend, instructions for cancelling a registration are included in the confirmation and reminder emails.



Guardianship Tracking System Online Workshops: Winter 2023

➤ Overview

The Administrative Office of the Pennsylvania Courts (AOPC) is offering a series of online workshops that show court-appointed guardians how to use the new Guardianship Tracking System (GTS). The GTS makes it possible for guardians of adult incapacitated persons to file inventory and annual reports online from any internet-accessible computer.

These online workshops are conducted through WebEx. Registration is required. You are welcome to attend any session that fits your schedule.

➤ Workshop Topics

- Overview of the GTS
- How to log in to the GTS
- How to navigate the GTS Dashboard
- How to submit guardianship reports online
- How to determine if a report was accepted by the court
- Discuss additional support for GTS submissions

**This is the same subject matter covered in all past workshops, but these classes will be conducted in the new look GTS.*

➤ Online Workshop Schedule

January 10	8am	Both registration and the workshop are completed through WebEx. Attending a session requires a computer or laptop with an internet connection.
January 26	2pm	
February 8	10am	
February 24	9am	
March 6	1pm	
March 23	5pm	

LACKAWANNA JURIST

The Lackawanna Bar Foundation

Michael F. Cosgrove, Esq.,
President

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Timothy J. Maloney, Esq.,
Secretary

Joseph X. Garvey, Jr., *M.S., CPA*
Michael A. Genello, Esq.

J. Timothy Hinton, Jr., Esq.
Joseph G. Price, Esq.

Please consider making a tax deductible donation by completing the following information and returning it to 233 Penn Avenue, Scranton, PA 18503. Donations are often made with the following intentions:

- in memory of a friend or family member who has passed;
- to honor a milestone such as a birthday, passing the bar, receiving an award or an appointment, a birth or a marriage.

If you have any questions, contact Lee Ann Munley at 969-9161.

Mission Statement:

The Lackawanna Bar Foundation will promote access to justice and will strive to enhance community understanding of the legal system through education and law related projects in Northeastern Pennsylvania.

Donation Information

Name:

Address:

Telephone:

Amount of Donation:

Name of person to be honored:

Address:

Please state the occasion that is being recognized by the donation:

If the person you are honoring is deceased

Name of Family:

Address of family:

LACKAWANNA JURIST

Publisher

233 Penn Avenue

Scranton, Pennsylvania 18503

Phone: (570) 969-9161

Jurist@lackawannabar.org – E-mail

www.lackawannabar.org

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Library of Congress Catalog Number: 17-25005

Annual Subscription - \$95.00

PUBLICATION DEADLINES

News & Information - 12 p.m. Friday preceding publication date • Legal Advertisements - 12 p.m. Friday preceding publication date - Payment for ad required in full prior to publication • Multi-Page Advertisements (i.e. Trial Lists, Sheriff Sales, Treasurer Sales) - contact the *Jurist* at jurist@lackawannabar.org or 570-969-9161.

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Young Lawyers Division President: Brandon E. Gatto, Esquire

Executive Director: Lee Ann Munley

Communications and CLE Coordinator: Kaitlin McDonough

Legal Journal and Publications Coordinator: Gianna Cancelli

LACKAWANNA COUNTY OFFICIALS

President Judge: Trish Corbett

Judges: Michael J. Barrasse, Terrence R. Nealon, Margaret Bisignani Moyle, James A. Gibbons, Andrew J. Jarbola, Julia K. Munley, Mary Walsh Dempsey

Orphans' Court Judge: Vito P. Geroulo

Senior Judges: Carmen D. Minora, Robert A. Mazzoni, Thomas J. Munley, Vito P. Geroulo

Court Administrator: Frank Castellano, *Deputy Administrators:* Claire Czaykowski, Stacey Harris, Molly Loughney, Julianne Zaleski

Sheriff: Mark McAndrew

Clerk of Judicial Records: Mauri B. Kelly; Jack Partyka, *Deputy, Criminal Court;*

Debbie Rotell, *Deputy, Civil and Family Court*

Recorder of Deeds: Evie Rafalko McNulty

Treasurer: Edward Karpovich

Register of Wills and Clerk of Orphans' Court: Frances Kovaleski, Tracy Diskin Doherty, *Deputy*

Commissioners: Debra Domenick, Jerry Notarianni, Chris Chermak,

Solicitor: Frank J. Ruggiero

District Attorney: Mark J. Powell; *Assistants:* Dave Coyne, Timothy Doherty, Patrick Doherty, Christina Farrell, Brian Gallagher, Jerry Grill, Danielle Guari, Drew Krowiak, Bo Loughney, Michael McGrath, Christopher Osborne, Jr., Jonathan Pietrowski, Daniel Pillets, Judith Price, Gene Riccardo, Lisa Swift, Suzy Tierney, Cathy Tully, Sara Varela,

Magisterial District Judges: Kipp E. Adcock, Joanne Corbett, Terrence V. Gallagher, Alyce Hailstone-Farrell, Paul Keeler, Sean P. McGraw, John P. Pesota, George E. Seig, Laura Turlip, Paul J. Ware

Chief Public Defender: Lawrence J. Moran; *First Assistant:* Joseph P. Kalinowski; *Assistants:* Walter F.

Casper, David P. Cherundolo, Donna De Vita, Jillian Kochis, Daniel B. Lipson, Curt Parkins, Jeffrey J.

Poplawsky, C.J. Rotteveel, Sandra M. Stepkovitch, William D. Thompson, Robert C. Trichilo, Douglas Vanston, Amanda L. Gumble

Conflict Counsel: Jim Elliot, Kevin McNicols

PCRA Counsel: Kurt Lynott

Court Stenographers: Mollie Gill, Monique Gliem, Lisa Graff, Angela Hunsinger, Elizabeth Johnson, Linda Krehel, Maria McCool, Cathene Nardozi, Nicole Pisarski, Lorissa Senczakowicz, Janet Smith, Michelle Smolskis, Erin Walker, Mark Wozniak

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 THURSDAY, **FEBRUARY 2, 2023** AT TEN O'CLOCK IN THE FORENOON OF SAID DAY.

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

SALE 1

BY VIRTUE OF A WRIT OF EXECUTION, COMMUNITY BANK, N.A., DOCKET NO. 22-CV-211 Kurt P. Moran and Jill A. Moran are the owners of property situate in the City of Scranton, County of Lackawanna, Commonwealth of PA,
Address: 1 Scranton Pocono Highway, Scranton, PA 18505
Assessment Map #: 15718-010-027
Assessed Value Figure: \$30,000.00
Improvements Thereon:
improved real estate with a residential single swelling
Attorney: JAMES T. SHOEMAKER, ESQUIRE
HOURIGAN, KLUGER & QUINN, PC
600 Third Avenue Kingston, PA 18704
Sheriff to collect: 321,573.89 (plus costs)

SALE 2

By virtue of a Writ of Execution No. Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee of CIM 2021-NR4 v Barbara L. Carrera, Christopher Carrera
Docket #: 2022-02246
Property to be sold is situated in the borough/township of Scranton, County of Lackawanna and State of Pennsylvania.
Commonly known as: 842 Wheeler Avenue, Scranton, PA 18510
Parcel #: 15706-080-031
Improvements thereon of the residential dwelling or lot (if applicable):
Judgment Amount: \$68,277.39
Attorneys for the Plaintiff:
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212)471-5100
By: Catherine Aponte, Esq.
Dated: August 22, 2022

SALE 3

By virtue of a Writ of Execution filed to No. 2021-05056 Reverse Mortgage Funding LLC vs. Frances C. Gieski and Ronald W. Gieski owners of property Situate in Borough of Dickson City, LACKAWANNA COUNTY, PA BEING 312 Center Street, Dickson City, PA 18519
DWELLING KNOWN AS: 312 CENTER STREET, DICKSON CITY, PA 18519.
TAX PARCEL #: 11030310008
Title to said premises is vested in Frances C. Gieski and Ronald W. Gieski, husband and wife, by deed from WILLIAM REESE MARKS and ELOISE MARKS, husband and wife, dated September 24, 1971 and recorded September 24, 1971 in Deed Book 754, Page 503.
Assessment Map #: 11030310008
Assessed Value figure: \$7,000.00
Improvements thereon:
Residential Dwelling
Attorney: McCabe, Weisberg & Conway, LLC
Sheriff to collect: \$128,817.94

LACKAWANNA JURIST

SALE 4

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
A Florida Limited Liability Company
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
Phone: (855)225-6906
Fax: (866)381-9549
ATTORNEYS FOR PLAINTIFF
LOANCARE, LLC v. JOHN R. SMITH;
MELANIE A. SMITH
COURT OF COMMON PLEAS
LACKAWANNA COUNTY NO: 2022-02041
ALL THOSE CERTAIN LOTS OR PIECES OF
GROUND SITUATE IN THE FIFTH WARD
OF THE CITY OF CARBONDALE, COUNTY
OF LACKAWANNA, AND THE
COMMONWEALTH OF PA:
BEING KNOWN AS: 22 CANAAN STREET
CARBONDALE, PA 18407
BEING PARCEL #: 04518030005
Control #: 680-5595
Legal Description 36X37X55X35X93
Total Taxable Value 6,000
IMPROVEMENTS:
RESIDENTIAL PROPERTY
By: Robert Flacco, Esquire ID #325024
Attorney for Plaintiff

SALE 5

By virtue of a Writ of Execution filed to No. 18
CV 5595 Highway Federal Credit Union vs.
Vincent M. Zerblas and Doreen Wrobleski a/k/a
Doreen Zerblas, owner(s) of property situate in
Ransom Township, Lackawanna County, PA
being 2750 Ransom Road, Clarks Summit, PA
18411
Dimensions: 88,563.06 square feet (2.033
Acres)
Property ID #: 15204 050 00612 (602)
Assessed Value figure: \$40,790
Improvements thereon: Improved with a single
family dwelling known as 2750 Ransom Road,
Clarks Summit, PA 18411
Attorney: Robert E. Marsh, Jr., Esquire, Marsh
& Associates, LLC
Sheriff to collect: \$113,267.69

SALE 6

By virtue of a Writ of Execution No. 15-1928
U.S. Bank Trust National Associations as
Trustee of the Tiki Series III Trust v William
Hudanich a/k/a William J. Hudanich United
States of America
Docket #: 15 CV 1928
Property to be sold is situate in the

borough/township of South Abington Township,
County of Lackawanna and State of PA.
Commonly known as 221 Carpenter Hill Road,
South Abington Township, PA 18411
Parcel #: 08103050017
Improvements thereon of the residential
dwelling or lot (if applicable):
Judgment Amount: \$629,272.68
Attorneys for Plaintiff:
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212)471-5100
By: Adam Friedman, Esq.
Dated: August 23, 2022

SALE 7

By virtue of a Writ of Execution No. 2022-
00633 WELLS FARGO BANK, N.A. v.
MELISSA SWEEM owner(s) of property
situate in the CITY OF SCRANTON,
LACKAWANNA County, PA, being 431 S 9TH
AVENUE, SCRANTON, PA 18504
Tax ID #: 15610020006
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$43,233.71
Attorneys for Plaintiff
Brock & Scott, PLLC

SALE 8

By virtue of a Writ of Execution filed to No.
CASE #21CV1867 Pentagon Federal Credit
Union (Plaintiff) Gerard P. Joyce 2037 West
Laplume Road LaPlume PA 18440 Linda J
Joyce 2037 West Laplume Road LaPlume PA
18440 (Defendant)
Gerard P. Joyce and Linda J Joyce, owners of
property situate in Scranton Lackawanna
County, PA being Olyphant Avenue and
Pancoast Street, Scranton, PA 18512
Dimensions: 125X69X112X61 LAND
Property ID #: 12404-010-006, 12404-010-011
Assessed Value figure: \$2,000.00
Improvements thereon: Commercial Dwelling
Attorney: Benjamin Hoen, Esquire, PA ID#
312786, Weltman, Weinberg & Reis Co., L.P.A.
Sheriff to collect: \$410,495.17

LACKAWANNA JURIST

SALE 9

By virtue of a Writ of Execution filed to No. 2021-00067 U.S. BANK NATION ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF THE NEW RESIDENTIAL MORTGAGE LOAN TRUST 2020-NPL2 vs. SALVATORE P. BURCHERI and CANDACE L BURCHERI, owner(s) of property situate in Township of Scott, Lackawanna County, PA.
Being: 155 Johnson Road aka 64 Johnson Road, Clarks Summit, PA 18411
Assessment Map #: 07004020019
Assessed Value Figure: \$9,142.00
Improvements thereon:
A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$125,879.37
BEING KNOWN AS: 155 JOHNSON ROAD AKA 64 JOHNSON ROAD, CLARKS SUMMIT, PA 18411
TITLE TO SAID PREMISES IS VESTED IN SALVATORE P. BURCHERI BY DEED FROM Salvatore P. Burcheri and Candace L. Burcheri DATED 2/6/2017 RECORDED ON 5/31/2017, IN Instrument #201708205
PROPERTY ID #: 07004020019

SALE 10

By virtue of a Writ of Execution filed to No. 22-CV-1359 Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust F vs. Michael Grace, owner of property situate in the City of Carbondale, Lackawanna County, PA being 28 Reynshanhurst Street, Carbondale, PA 18407.
Property ID #: 04518070016
Assessed Value Figure: \$7,000
Improvements Thereon:
Residential Property
Attorney: Jill M. Fein, Esquire Hill Wallack, LLP
Sheriff to collect: \$66,977.06 plus interest at the per diem rate of \$7.34 from August 2, 2022 until February 3, 2023
THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE CITY OF CARBONDALE, COUNTY OF LACKAWANNA, AND COMMONWEALTH OF PA, TO WIT:
ALL THAT CERTAIN PARCEL OF LAND IN THE CITY OF CARBONDALE, LACKAWANNA COUNTY, COMMONWEALTH OF PA BEING THE SAME PROPERTY WHICH PAUL E. JOHNSON AND LORELEI M. JOHNSON BY

DEED DATED MARCH 4, 2014 AND RECORDED MARCH 24, 2014 IN THE COUNTY OF LACKAWANNA AS INSTRUMENT #201403963 CONVEYED UNTIL MICHAEL GRACE.

SALE 11

By virtue of a Writ of Execution filed to No. 22CV3518, PennyMac Loan Services, LLC v. Gregory R Bray and Sharon Bray owner(s) of property situate in Dalton, Lackawanna County, PA, being 114 2nd Street, Dalton, PA 18414.
Size of Lot 100x200
Property ID #: 0681201000501
Assessed Value figure: \$17,000.00
Improvements thereon:
Residential property
Attorney: Powers Kim, LLC
Sheriff to collect: \$19,425.62

SALE 12

By virtue of a Writ of Execution filed to No. 21-CV-5189 TOWD POINT MASTER FUNDING TRUST 2021-PM1 vs. LAURA KOZLOWSKI and SHARI KOZLOWSKI, solely as heir to the Estate of Chester Kozlowski, deceased and JOSEPH KOZLOWSKI, solely as heir to the Estate of Chester Kozlowski, deceased and JANELLE KOZLOWSKI, solely as heir to the Estate of Chester Kozlowski, deceased and UNKNOWN HEIRS, Successors, Assigns, and All Persons, Firms, Or Associations Claiming Right, Title, Or Interest From Or Under Chester Kozlowski, deceased owner of property situate in the City of Scranton, Lackawanna County, PA being 1328 East Mount Rd, Scranton, PA 18505
Property ID #: 16805040022
Assessed Value Figure: \$10,000.00
Improvements Thereon:
Residential Property
Attorney: Jill M. Fein, Esquire Hill Wallack, LLP
Sheriff to collect: \$89,587.04 plus interest at the per diem rate of \$9.34 from July 2, 2022 until February 3, 2023

LACKAWANNA JURIST

SALE 13

BY VIRTUE of a Writ of Execution filed to No. 2017-04710 Plaintiff: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY Vs.

Defendant: DORIS THOMPSON-HALL
Real Estate: 2020 Margaret Avenue, Scranton, PA 18508

Municipality: First Ward, City of Scranton
Lackawanna County, PA

Dimensions: 45X135X47X135

See Instrument: 200716065

Assessment Map #: 13505-030-012

Assessed Value: \$15,400

Improvements thereon:

A residential dwelling house

Attorney: Leon P. Haller, Esquire

Purcell, Krug & Haller

Sheriff to collect: \$170,894.79 (Total amount of Judgment)*

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

SALE 14

By virtue of a Writ of Execution filed to No. 4961-CV-2021 Wayne Bank, successor by merger with North Penn Bank vs. Thomas M. Jones and Linda S. Jones aka Linda F. Jones , owner(s) of property situate in City of Scranton Lackawanna County, PA being (1) 2008 Price Street aka R2008 Price Street (2) 2001 Price Street

Dimensions: (1) 25 x 150 x 50 x 75 x 20 x 29 x 5 x 47 (2) 50 x 95

Property ID #: (1) 14509010038 (2)

14513010020

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

Improvements thereon:

(1) Residential Single Dwelling

(2) Residential Multi Dwelling

Attorney: John J. Martin , Esquire

Sheriff to collect: \$53,388.45

SALE 15

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

a Florida professional limited liability company
Attorneys for Plaintiff

133 Gaither Drive, Suite F

Mt. Laurel, NJ 08054

855-381-9549

DEUTSCHE BANK TRUST COMPANY

AMERICAS, AS TRUSTEE FOR

RESIDENTIAL ACCREDIT LOANS, INC.,

MORTGAGE ASSET-BACKED PASS-

THROUGH CERTIFICATES, SERIES 2005-QS10 Plaintiff v. DAWN M. TROTTA A/K/A DAWN TROTTA Defendant(s) COURT OF COMMON PLEAS LACKAWANNA COUNTY NO: 2019-03079

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE MOSCOW, LACKAWANNA COUNTY, PA:
BEING KNOWN AS: 246 DORANTOWN ROAD F/K/A RR9 BOX 9241 MOSCOW, PA 18444

BEING PARCEL #: 21902-010-004

PIN: 21902010004

DIMENSIONS: 303 X 300 X 242

TOTAL VALUE: \$21,000

AND

BEING PARCEL #: 21902-010-005

PIN: 21902010005

DIMENSIONS: 189 X 188 X 252 X 22

TOTAL VALUE: \$3900

IMPROVEMENTS:

RESIDENTIAL PROPERTY

By: Robert Crawley, Esquire ID No. 319712

Attorney for Plaintiff

SALE 16

By virtue of a Writ of Execution filed to No. 22 CV 907, Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. v.

Unknown Heirs, Personal Representatives, and Devises of Donald Panebianco, deceased,

owner of property situate in City of Scranton, Lackawanna County, PA, being known as 220 Linden Street, Unit # 301, Scranton, PA 18503.

Property ID #: 14583C0N01014

Assessed Value Figure: \$5496.00

Improvements thereon:

Single Family Residence

Attorney: Richard M. Squire & Associates, LLC

Sheriff to collect: \$2,000.00

SALE 17

By virtue of a Writ of Execution filed to No. 22cv1357 BankUnited N.A. vs. Janice M.

Rowlands, owner(s) of property situated in City of Scranton, Lackawanna County, PA being 625 N Bromley Avenue, Scranton, PA 18504

Dimensions: 40 x 163

Assessment Map #: 14510-060-073

Assessed Value figure: \$9,000.00

Improvement thereon:

A residential dwelling

Attorney: Christopher A. DeNardo

Sheriff to Collect: \$105,871.54

LACKAWANNA JURIST

SALE 18

By virtue of a Writ of Execution filed to No. 17-CV-2759, Citizens Savings Bank vs. Kenneth A. Boyce and Mary S. Boyce, owners of property situated in City of Scranton, Lackawanna County, PA, being 1825 Lafayette Street:
Dimensions of Parcel: 25 x 150
Property ID #: 145.13-050.004
Assessment Value: \$10,000.00
Improvements thereon:
Single Dwelling
Attorney: David K. Brown, Esquire
KREDER BROOKS HAILSTONE LLP
220 Penn Avenue, Suite 200
Scranton, PA 18503
(570)346/7922
Sheriff to collect: \$77,354.02*
*Plus additional interest, costs, escrow advances, late charges, attorneys' fees and other costs through date of payment.

SALE 19

By virtue of a Writ of Execution No. 21-5371 U.S. Bank National Association, as Indenture Trustee, for the Holders of the CIM Trust 2017-7, Mortgage-Backed Notes, Series 2017-7 v Angelo Demeo; Anita Demeo
Docket #: 2021-05371
Property to be sold is situated in the borough/township of Gouldsboro, County of Lackawanna and State of PA.
Commonly known as: 473 West Creek View Drive, Gouldsboro, PA 18424
Parcel #: 23304020015
Improvements thereon of the residential dwelling or lot (if applicable):
Judgment Amount: \$119,840.92
Attorneys for the Plaintiff:
Friedman Vartolo LLP
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212)471-5100
By: Catherine Aponte, Esq
Dated: November 17, 2022

SALE 20

By virtue of a Writ of Execution filed to No. 2019-02639 USAA Federal Savings Bank vs. Jesse A. Lord, owner(s) of property situated in Borough of Dalton Lackawanna County, PA being 1325 Huntington Lane, Dalton, PA 18414
Dimensions: 0.690 acres
Assessment Map #: 0680203000103
Assessed Value figure: \$35,550.00
Improvement thereon:
A residential dwelling

Attorney: SAMANTHA GABLE, ESQUIRE
Sheriff to Collect: \$501,126.79

SALE 21

By virtue of a Writ of Execution filed to No. 2022-01458 Nationstar Mortgage LLC d/b/a Mr. Cooper vs. Joseph M. Perri; Mary Louise Perri, owner(s) of property situated in Borough of Dickson City Lackawanna County, PA being 814 Laurel Creek Drive, Dickson City, PA 18519
Dimensions: 13,300 sq. ft.
Assessment Map #: 1131901000201
Assessed Value figure: \$21,000.00
Improvement thereon
A residential dwelling
Attorney: SAMANTHA GABLE, ESQUIRE
Sheriff to Collect: \$249,859.24

SALE 22

By virtue of a Writ of Execution filed to No. 2022-02792 MID-ISLAND MORTGAGE CORP. vs. SAMUEL T. SKODACEK, owner(s) of property situate in BOROUGH OF OLYPHANT, Lackawanna County, PA. Being: 834 East Scott Street, Olyphant, PA 18447
Assessment Map #: 11419010012
Assessed Value Figure: \$6,000.00
Improvements thereon:
A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$92,734.55

SALE 23

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING Plaintiff v. LAURA HUGHES A/K/A LAURA E HUGHES Defendant(s) COURT OF COMMON PLEAS LACKAWANNA COUNTY NO: 2022-02659 ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE BOROUGH OF OLYPHANT, LACKAWANNA COUNTY, PA: BEING KNOWN AS: 637 E GRANT ST OLYPHANT, PA 18447
BEING PARCEL #: 11415020013
PIN: 11415020013
DIMENSIONS: 60 X 150
TOTAL VALUE: \$5,500
IMPROVEMENTS:
RESIDENTIAL PROPERTY
Attorney: Robert Crawley, Esquire ID No. 319712

LACKAWANNA JURIST

SALE 24

PHH MORTGAGE CORPORATION Plaintiff
v. SHARON M. DUPRE A/K/A SHARON
DUPRE Defendant(s) COURT OF COMMON
PLEAS LACKAWANNA COUNTY NO:
2022-01567

ALL THOSE CERTAIN LOTS OR PIECES OF
GROUND SITUATE IN THE CITY OF
SCRANTON, LACKAWANNA COUNTY, PA:
BEING KNOWN AS: 2008 S WEBSTER AVE
SCRANTON, PA 18505

BEING PARCEL #: 11415020013

PIN: 16715010004

DIMENSIONS: 60 X 150 BLDG & LAND

TOTAL VALUE: \$15,000

IMPROVEMENTS:

RESIDENTIAL PROPERTY

Attorney: Robert Crawley, Esquire ID No.
319712

SALE 25

By virtue of a Writ of Execution No. 21 CV
4635 WELLS FARGO BANK, N.A. v. DEREK
ANDERSON; KRISTINA ANDERSON
owner(s) of property situate in the 19TH
WARD OF THE CITY OF SCRANTON,
LACKAWANNA County, PA, being 1020
MAPLE STREET, SCRANTON, PA 18505-
2528

Tax ID #: 167.12-050-060

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$139,557.72

Attorneys for Plaintiff Brock & Scott, PLLC

SALE 26

By virtue of a Writ of Execution filed to No.
2022-02656, Rocket Mortgage, LLC, f/k/a
Quicken Loans, LLC f/k/a Quicken Loans Inc.
v. Jonathan Purcell, 528 Fallon Street, Old
Forge, PA 18518-1909, owner of property
situate in City of Old Forge, Lackawanna
County, PA, being known as 528 Fallon Street,
Old Forge, PA 18518-1909.

Property ID #: 17576-020-016

Assessed Value Figure: \$3,450.00

Improvements thereon:

Single Family Residence

Attorney: Richard M. Squire & Associates,
LLC

Sheriff to collect: \$2,000.00

SALE 27

By virtue of a Writ of Execution filed to No. 18
cv 5035, REVERSE MORTGAGE
SOLUTIONS, INC. vs. MARY ANN HOBAN,
owner(s) of property situate in City of Scranton,
Lackawanna County, PA.

Being 1732 Capouse Avenue, f/k/a 1730
Capouse Avenue, Scranton, PA 18509.

Assessment Map #: 13518-020-007

Assessed Value Figure: \$15,500.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$177,331.47

BEGINNING at a point on the southeasterly
side of Capouse Avenue two hundred fifty (250)
feet in a northeasterly direction from the
intersection of the southeasterly fence line of
Capouse Avenue and the northeasterly fence
line of Delaware Street; thence in a
northeasterly direction along said Capouse
Avenue a distance of one hundred six (106) feet
six (6) inches more or less to a corner; thence at
right angles to the line of Capouse Avenue and
in a southeasterly direction a distance of one
hundred eighty-one and three tenths (181.3) feet
to a line; thence in a southwesterly direction and
parallel with the line of said Capouse Avenue a
distance of one hundred six (106) feet six (6)
inches more or less to a point; thence at right
angles to the said last mentioned line in a
northwesterly direction a distance of one
hundred eighty-one and three tenths (181.3) feet
to the place of BEGINNING.

SALE 28

By virtue of a Writ of Execution filed to No.
2022-00829, Wells Fargo Bank, N.A. (Plaintiff)
vs. Keith Kesler (Defendant), owner(s) of
property situate in City of Scranton,
Lackawanna County, PA, being 1422 North
Rebecca Avenue, Scranton, PA 18508.

Dimensions: 25x125x30x125

Property ID #: 13415020018

Assessed Value Figure: \$5,500.00

Improvements thereon:

Single Family Dwelling

Attorney: Katherine M. Wolf, Esq., Scott A.

Dietterick, Kimberly J. Hong, Michael E.

Carleton, Meredith H. Wooters, Matthew P.

Curry, Alyk L. Oflazian and Cristina L. Connor

Sheriff to collect: \$59,457.85

LACKAWANNA JURIST

SALE 29

By virtue of a Writ of Execution filed to No. 2022-01766, U.S. Bank National Association (Plaintiff) vs. Stacey Stefano; Warren Stefano (Defendant), owner(s) of property situate in Borough of Old Forge, Lackawanna County, PA, being 117 Church Street, Old Forge, PA 18518.

Dimensions: 48x150

Property ID #: 17512020054

Assessed Value Figure: \$10,000.00

Improvements thereon:

Single Family Dwelling

Attorney: Katherine M. Wolf, Esq., Scott A. Dietterick, Kimberly J. Hong, Michael E. Carleton, Meredith H. Wooters, Matthew P. Curry, Alyk L. Oflazian and Cristina L. Connor Sheriff to collect: \$77,571.91

SALE 30

By virtue of a Writ of Execution filed to No. 2022-01812, Caliber Home Loans, Inc. (Plaintiff) vs. Mary Elizabeth Peters, as Administrator of the Estate of Victor B. Slamas (Defendant), owner(s) of property situate in Borough of Vandling, Lackawanna County, PA, being 210 3rd Street, Vandling, PA 18421.

Dimensions: 100x150

Property ID #: 0160801000103

Assessed Value Figure: \$15,000.00

Improvements thereon:

Single Family Dwelling

Attorney: Katherine M. Wolf, Esq., Scott A. Dietterick, Kimberly J. Hong, Michael E. Carleton, Meredith H. Wooters, Matthew P. Curry, Alyk L. Oflazian and Cristina L. Connor Sheriff to collect: \$140,745.84

SALE 31

By virtue of a Writ of Execution filed to No. 2022-01651, MidFirst Bank (Plaintiff) vs. Adrienne Gardner-Keegan, as believed Heir and/or Administrator to the Estate of Wayne Roy Gardner; Kira Gardner-Marshall, as believed Heir and/or Administrator to the Estate of Wayne Roy Gardner; Unknown Heirs and/or Administrators to the Estate of Wayne Roy Gardner (Defendant), owner(s) of property situate in Borough of Olyphant, Lackawanna County, PA, being 214 Olyphant Court, Olyphant, PA 18447.

Dimensions: 51x75x26x11x25x63

Property ID #: 1140702002303

Assessed Value Figure: \$11,000.00

Improvements thereon:

Single Family Dwelling

Attorney: Katherine M. Wolf, Esq., Scott A. Dietterick, Kimberly J. Hong, Michael E. Carleton, Meredith H. Wooters, Matthew P. Curry, Alyk L. Oflazian and Cristina L. Connor Sheriff to collect: \$105,679.50

SALE 32

By virtue of a Writ of Execution filed to No. 22-CV-3599, Wilmington Trust, National Association, not in its individual capacity, but solely as trustee for MFRA Trust 2014-2 vs. Robert Davis, II and Kimberly Davis, owners of property situate in the Borough of Olyphant, Lackawanna County, PA, being 662 East Lackawanna Ave., 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: \$68,225.44 plus interest at the per diem reate of \$8.60 from November 8, 2022 until February 3, 2023.

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE BOROUGH OF OLYPHANT, COUNTY OF LACKAWANNA, AND COMMONWEALTH OF PENNSYLVANIA, TO WIT: ALL THAT CERTAIN PARCEL OF LAND IN THE BOROUGH OF OLYPHANT, LACKAWANNA COUNTY, COMMONWEALTH OF PA BEIGN THE SAME FEE SIMPLE PROPERTY CONVEYED BY DEED FROM DONALD NEMETH AND LUCILLE NEMETH TO ROBERT DAVIS, II AND KIMBERLY DAVIS, DATED 06/28/06 RECORDED ON 07/03/06 IN INSTRUMENT NO. 200618391 IN LACKAWANNA COUNTY RECORDS, COMMONWEALTH OF PENNSYLVANIA.

LACKAWANNA JURIST

SALE 33

By virtue of a Writ of Execution filed to No. 2021-05385, Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust (Plaintiff) vs. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under John Smith, Deceased; Laura Jones, known heir of Catherine Lennox, deceased; Patricia Davis Vanston, known heir of Catherine Lennox, deceased; John Lennox, known heir of Catherine Lennox, deceased; James Lennox, known heir of Catherine Lennox, deceased; Ernest Joseph Lennox, (Defendant), owner(s) of property situated in City of Scranton, Lackawanna County, PA, being 1008 Prospect Avenue, Scranton, PA 18505.
Dimensions: 40'x150'
Assessment Map #: 15619-050-055
Assessed Value Figure: \$12,400.00
Improvements thereon:
A Residential Dwelling
Attorney: Christopher A. DeNardo
Sheriff to collect: \$144,340.13

SALE 34

By virtue of a Writ of Execution filed to No. 22-CV-2262, Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust I vs. Pamela Jean O'Pecko and Michael James O'Pecko, owner of property situate in Borough of Vandling, Lackawanna County, PA, being 327 Main Street, Vandling, PA 18421.
Property ID #: 01612020013
Assessed Value Figure: \$8,000.00
Improvements thereon:
Residential Property
Attorney: Jill M. Fein, Esquire Hill Wallack, LLP
Sheriff to collect: \$113,939.22 plus interest at the per diem rate of \$12.78 from September 2, 2022 until February 3, 2023.
THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE BOROUGH OF VANDLING, COUNTY OF LACKAWANNA, AND COMMONWEALTH OF PENNSYLVANIA, TO WIT:
ALL THAT CERTAIN PARCEL OF LAND IN THE BOROUGH OF VANDLING, LACKAWANNA COUNTY, COMMONWEALTH OF PA BEING THE SAME PROPERTY WHICH DAVID SEAMAN BY DEED DATED DECEMBER 27, 2005 AND RECORDED DECEMBER 28, 2005 IN THE COUNTY OF LACKAWANNA

AS INSTRUMENT NO. 200536642
CONVEYED UNTO MICHAEL JAMES
O'PECKO AND PAMELA JEAN O'PECKO.

SALE 35

By virtue of a Writ of Execution filed to No. 22 CV 3006, FREEDOM MORTGAGE CORPORATION vs. REGINA'S ESTATES, LLC, owner(s) of property situate in CITY OF CARBONDALE, Lackawanna County, PA, being 41 Fallbrook Street, Carbondale, PA 18407.
Assessment Map #: 04513030005
Assessed Value Figure: \$9,000.00
Improvements thereon:
A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$71,309.05

SALE 36

By virtue of a Writ of Execution filed to No. 2020-01121, BANK OF AMERICA, N.A. (Plaintiff) vs. DENISE MOCZULSKI, IN HER CAPACITY AS HEIR OF SAMUEL CERRA; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER SAMUEL CERRA (Defendant).
ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE FIRST WARD OF THE CITY OF CARBONDALE, LACKAWANNA COUNTY, PA: BEING KNOWN AS 6 SHORT STREET, CARBONDALE, PA 18407.
Parcel ID #: 04412-030-25
Pin #: 04412030025
Dimensions: 60x141x28x32x143 BLDG & LAND
Total Value: \$16,500
Improvements:
Residential Property
Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC

LACKAWANNA JURIST

SALE 37

By virtue of a Writ of Execution filed to No. 22CV1459, QUICKEN LOANS, LLC vs. CHRISTOPHER KURILLA Soley in His Capacity as Heir of DONNA L. BLAMER, Deceased, owner(s) of property situate in BOROUGH OF ARCHBALD, Lackawanna County, PA, being 216 Lawrence Street, Archbald, PA 18403.
Assessment Map #: 0209517040014
Assessed Value Figure: \$11,000.00
Improvements thereon:
A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$112,749.13
ALL THAT CERTAIN PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH OF ARCHBALD, COUNTY OF LACKAWANNA, AND STATE OF PENNSYLVANIA.

SALE 38

By virtue of a Writ of Execution filed to No. 2020-50968, Carbondale Area School District (Plaintiff) vs. Steve J. Lawless (Defendant), owner(s) of property situate in Carbondale, Lackawanna County, PA, being 78 Lincoln Avenue.
Dimensions: 60x80
Property ID #: 05505-030-001
Assessed Value Figure: \$15,000.00
Improvements thereon:
Residential Property
Attorney: ROBERT P. DADAY, Esquire, DAVID D. DUGAN, Esquire, Portnoff Law Associates, Ltd., (866) 211-9466
Sheriff to collect: \$7,009.11

SALE 39

By virtue of a Writ of Execution filed to No. 2017-52451, Scott Township Sewer and Water Authority (Plaintiff) vs. Alex-Vincent Augustus Allen (Defendant), owner(s) of property situate in Scott Township, Lackawanna County, PA, being 602 Lakeland Drive.
Dimensions: 5 ¾ acres
Property ID #: 08302-010-015
Assessed Value Figure: \$26,680.00
Improvements thereon:
Residential Property
Attorney: ROBERT P. DADAY, Esquire, DAVID D. DUGAN, Esquire, Portnoff Law Associates, Ltd., (866) 211-9466
Sheriff to collect: \$45,100.09

SALE 40

By virtue of a Writ of Execution filed to No. 2019-51199, Carbondale Area School District (Plaintiff) vs. Debra T. Cerra (Defendant), owner(s) of property situate in Carbondale, Lackawanna County, PA, being 24 6th Avenue, Church Street.
Dimensions: 40x104x68x100
Property ID #: 05521-020-008
Assessed Value Figure: \$25,000.00
Improvements thereon:
Residential Property
Attorney: ROBERT P. DADAY, Esquire, DAVID D. DUGAN, Esquire, Portnoff Law Associates, Ltd., (866) 211-9466
Sheriff to collect: \$8,748.45

SALE 41

By virtue of a Writ of Execution filed to No. 2019-52010, Jefferson Township Sewer Authority (Plaintiff) vs. Linda L. Murray (Defendant), owner(s) of property situate in Jefferson Township, Lackawanna County, PA, being 1031 Forest Road.
Dimensions: 150x267
Property ID #: 13903-010-00189
Assessed Value Figure: \$19,000.00
Improvements thereon:
Residential Property
Attorney: DAVID D. DUGAN, Esquire, Portnoff Law Associates, Ltd., (866) 211-9466
Sheriff to collect: \$7,508.03

SALE 42

By virtue of a Writ of Execution filed to No. 2009-50134, North Pocono School District (Plaintiff) vs. Paul J. Cawley, Jr., United States of America (Defendant), owner(s) of property situate in Jefferson Township, Lackawanna County, PA, being Rte 590 Lake Louis.
Dimensions: 80x142
Property ID #: 17201-050-009
Assessed Value Figure: \$14,000.00
Improvements thereon:
Residential Property
Attorney: ROBERT P. DADAY, Esquire, DAVID D. DUGAN, Esquire, Portnoff Law Associates, Ltd., (866) 211-9466
Sheriff to collect: \$7,182.86

LACKAWANNA JURIST

SALE 43

By virtue of a Writ of Execution filed to No. 2020-51879, Carbondale Area School District (Plaintiff) vs. Michael Voight (Defendant), owner(s) of property situate in Carbondale, Lackawanna County, PA, being 38 Cemetery Street.

Dimensions: 50x100

Property ID #: 04513-060-002

Assessed Value Figure: \$6,500.00

Improvements thereon:

Residential Property

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

Sheriff to collect: \$5,083.44

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 2, 2023** 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

OCTOBER 31, 2022

LACKAWANNA JURIST

ESTATES

First Notice

RE: ESTATE OF CATHERINE M. BISHOP, late of Archbald, PA, who died December 4, 2022. Letters Testamentary in the above estate having been granted, all persons having claims or demands against the estate of the decedent shall make them known and present them, and all persons indebted to said decedent shall make payment thereof without delay to: Cathy Jones, Executrix, or Daniel L. Penetar, Jr., Esquire, 753 East Drinker Street, Dunmore, PA 18512.

ESTATE OF JAMES DERMODY, late of Blakely, Lackawanna County, died September 2, 2022. Notice is hereby given that Letters of Administration have been granted in the above estate. All persons indebted to said estate are required to make payments, and those having claims or demands are to present the same without delay to: KELLY VITUSZYNSKI, Administrator, 1214 Breaker Creek Road, Dickson City, PA 18519.

ESTATE OF MARY CATHERINE DIBBLE, a/k/a CATHERINE DIBBLE, of Thornhurst, PA (died December 16, 2022), Patricia McLain and Charles E. Dibble, III, Co-Executors.

RE: Estate of KEVIN HARCHAR, late of Moosic, Lackawanna County, Pennsylvania (died December 23, 2022). Notice is hereby given that Letters of Administration for the Estate have been issued to ALISON M. HARCHAR, Administrator of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to the ADMINISTRATOR, or to John J. McGovern, Jr., Attorney for the Estate, 321 Spruce Street - Suite 201, Scranton, PA 18503.

RE: ESTATE OF JOSEPH J. MULROONEY, late of Roaring Brook Township, Pennsylvania (died November 19, 2022). Notice is hereby given that Letters Testamentary for the Estate of Joseph J. Mulrooney have been issued to Linda M. Mulrooney, 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 103 Birch Drive, Roaring Brook Township, PA 18444 or to Robert T. Kelly, Jr., Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Biden Street, Suite 200, Scranton, PA 18503.

DEBORA A. ONOFREY, late of Peckville, Lackawanna County, Pennsylvania, who died October 19, 2022, Letters Testamentary in the above Estate having been granted, all persons having claims or demands against the Estate of the decedent shall make them known, and present them, and all persons indebted to said decedent shall make payment thereof without delay to Michael Shivietz, Executor, c/o Attorney Scott Lynett, The Law Office of Scott Lynett, 310 Penn Avenue, Scranton, Pennsylvania 18503.

GARY ONOFREY, late of Peckville, Lackawanna County, Pennsylvania, who died October 25, 2022, Letters Testamentary in the above Estate having been granted, all persons having claims or demands against the Estate of the decedent shall make them known, and present them, and all persons indebted to said decedent shall make payment thereof without delay to Michael Shivietz, Executor, c/o Attorney Scott Lynett, The Law Office of Scott Lynett, 310 Penn Avenue, Scranton, Pennsylvania 18503.

ESTATE OF KENNETH CLARKE RICHARDS, a/k/a KENNETH C. RICHARDS, late of the Borough of Moosic, Pennsylvania (died December 11, 2022). Notice is hereby given that Letters of Testamentary on the above Estate have been granted to Suzanne Richards, of Moosic, PA, Daniel W. Richards, of South Abington Township, PA, and Ann Millan, of Tunkhannock, 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 Representatives named herein, or to Nicholas D. Tellie, Esquire, Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

ESTATE OF BERNADINE SIBIO, a/k/a BERNADINE A. SIBIO, late of the Borough of Dunmore, Pennsylvania (died October 25, 2022). Notice is hereby given that Letters of Testamentary on the above Estate have been granted to Robert J. Sibio and Albert MJ Sibio both of Dunmore, PA and David J Sibio, of Scranton, PA. All persons indebted to the said estate are required to make payment and those having claims to present the same without delay to the Personal Representatives named herein, or to Nicholas D. Tellie, Esquire, Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

ESTATE OF ROSE ROSSI, late of the Borough of Archbald (Eynon), Lackawanna County, Pennsylvania, 18403 (died, November 23, 2022). Letters Testamentary were granted to JOHN P. PESOTA. Creditors present claims and debtors make payments to John P. Pesota, Esquire, Suite 402 SNB Plaza, 108 North Washington Avenue. Scranton, Pa. 18503.

ESTATE OF GERARD L. TIERNEY, late of Lackawanna County, Pennsylvania, deceased. Letters Testamentary in the above-named Estate having been granted to the undersigned, all persons indebted to the Estate are requested to make immediate payment and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four month from the date hereof and to file with the Clerk of the Court of Common Pleas of Monroe County, Forty-third Judicial District, a particular statement of claim duly verified by an affidavit setting forth an address within the County where notice may be given to claimant. C/O Bobbie Jo Sands, 8 Elavur Drive, Forest City, PA 18421. Connie J. Merwine, Esquire, 501 New Brodheadsville Blvd N., Brodheadsville, PA 18322.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF ROGER P. WALKER**, Deceased, 4859 SR 438, Dalton, Lackawanna County, Pennsylvania 18414, who died on December 6, 2022. 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, Daniel Walker, 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.

Notice is hereby given that Letters Testamentary have been granted in the following Estate. All persons indebted to said Estate are required to make payment, and those having claims or demands to present the same without delay to the Executrix named. **ESTATE OF KATHRYN C. WISNESKI**, Scranton, PA. Dana Venslosky, Executrix; Christopher J. Szweczyk, Esquire, Attorney, 321 Biden Street, Suite 201, Scranton, PA 18503. CHRISTOPHER J. SZEWCZYK, ESQUIRE, ATTORNEY FOR THE ESTATE

LACKAWANNA JURIST

Second Notice

NOTICE IS HEREBY GIVEN that Letters of Administration in the **ESTATE OF ALLEN ANTIDORMI**, late of Carbondale, Lackawanna County, Pennsylvania, who died on January 23, 2020, have been granted to Lauren Antidormi. All persons indebted to said Estate are requested to make payment and those having claims or demands are requested to present the same without delay to: Lauren Antidormi, Administratrix, c/o Jeffrey J. Malak, Esquire, CHARITON MALAK, 138 South Main Street, P. O. Box 907, Wilkes-Barre, PA 18703-0907.

IN RE: ESTATE OF ELIZABETH CHESIK, late of Scranton, Lackawanna County, Pennsylvania, (died July 27, 2022). Letters of Administration in the above Estate having been granted, all person having claims or demands against the Estate of the Decedent shall make them known and present them, and all persons indebted to the said Decedent shall make payment thereof, without delay, to Robert Chesik, Personal Representative, or to Joseph S. Toczydlowski, Jr., Esquire of the Toczydlowski Law Office, 723 North Main Street, Archbald, PA 18403.

RE: ESTATE OF KAREN A. COLEMAN, late of the Borough of Dunmore, Pennsylvania (died November 28, 2022). Notice is hereby given that Letters Testamentary for the Estate of Karen A. Coleman have been issued to William J. Coleman, 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 301 West Drinker Street, Dunmore, Pennsylvania 18512 or to Robert T. Kelly, Jr., Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Biden Street, Suite 200, Scranton, PA 18503.

ESTATE OF FRANCES CLYBURN A/K/A FRANCES I. CLYBURN, late of Covington Township, Lackawanna County, Pennsylvania (died October 9, 2020). Letters Testamentary having been granted, all persons having claims or demands against estate of decedent shall make payment thereof without delay to Delphine Clyburn Bryant, Executor, 34 Lisa Lane, Covington Township, Pennsylvania 18444 or to Travis M. Eckersley, of Oliver, Price, & Rhodes, Attorney for the Estate, 1212 South Abington Road, P.O. Box 240, Clarks Summit, Pennsylvania 18411.

RE: ESTATE OF JOSEPH JOHN DEMBROSKY, late of Scranton, Lackawanna County, Pennsylvania (died March 4, 2022). Notice is hereby given that Letters of Administration for the Estate have been issued to HELEN BARONE, Administrator of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to the ADMINISTRATOR, or to John J. McGovern, Jr., Attorney for the Estate, 321 Spruce Street - Suite 201, Scranton, PA 18503.

ESTATE OF ANN FISHER a/k/a ANN E. FISHER a/k/a ANN E. BARRETT MURPHY FISHER, late of Clarks Summit, Lackawanna County, PA, (died August 1, 2022). Letters Testamentary were granted to Mary Ella Banks. Creditors present claims and debtors make payment to the Executrix, or to Kim A. Giombetti, Esq., The Ritz Building, 222 Wyoming Avenue, Scranton, PA 18503, Attorney for the Estate.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF THOMAS M. HOWELLS a/k/a THOMAS M. HOWELLS, SR.**, Deceased, 1121 Lackawanna Avenue, Mayfield, Lackawanna County, Pennsylvania 18433, who died on November 9, 2022. 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, Tammy Bednash, or Michael N. Krisa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447. Michael N. Krisa, Esquire.

NOTICE OF TRUST ADMINISTRATION of the Winifred E. Ilgenfritz Living Trust dated 12/21/1994, as amended (the "Trust"), following the death of Winifred E. Ilgenfritz, late of Scranton, Lackawanna County, Pennsylvania of February 14, 2022 (the "Decedent"), is hereby given. **LETTERS TESTAMENTARY** for the **ESTATE OF WINIFRED E. ILGENFRITZ**, deceased, late of Scranton, Lackawanna County, Pennsylvania (died February 4, 2022), notice is hereby given. All persons having claims against the Decedent, Trust, or Estate are requested to present them for settlement and all persons indebted to the Decedent, Trust, or Estate are requested to make immediate payment to: Joan H. Simpson, Death Trustee and Executrix, 245 West Anthony Avenue, Bloomsburg, PA 17815, or to: Neil W. Yahn, Esquire, JSD Law Offices, 11 East Chocolate Avenue, Suite 300, Hershey, PA 17033, (717) 533-3280.

ESTATE OF CAROL R. OWENS late of Borough of Clarks Summit, PA (died November 29, 2020) Letters Testamentary on the above estate have been granted, all persons having claims and demands against the estate of the above decedent shall make them known and present them; all of the persons indebted to the said decedent shall make payment thereof without delay to: Becky L. Fellion, 1688 Beaver Pond Road, Clarks Summit, PA 18411. **PATRICK J. LAVELLE, ATTORNEY FOR THE ESTATE**

ESTATE OF BETTY A. RUSSELL, Deceased. Late of Carbondale City, Lackawanna County, PA. Letters Testamentary on the above Estate have been granted to the undersigned, who request all persons having claims or demands against the estate of the decedent to make known the same and all persons indebted to the decedent to make payment without delay to Susan R. Diefenderfer, Executrix, 930 Tahoe Blvd., Ste. 802, PMB 819, Incline Village, NV 89451. Or to her Atty.: Charles J. Phillips, Barley Snyder, LLP, 2755 Century Blvd., Wyomissing, PA 19610

ESTATE OF HILA WILLIAMS a/k/a HILA W. WILLIAMS, late of Scranton, PA, Letters Testamentary in the above-referenced 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: Laura Fitzgerald and Nancy Lance, Personal Representatives, c/o Geff Blake, Esq., BLAKE & WALSH, LLC, 436 Jefferson Avenue, Scranton, PA 18510, Attorney for the Estate.

LACKAWANNA JURIST

Third Notice

ESTATE OF ELIZABETH ANN CANTERBURY, late of Clarks Summit, Lackawanna County, Pennsylvania (died March 3, 2022). Letters Testamentary having been granted, all persons having claims or demands against estate of decedent shall make them known and present them, and all persons indebted to said decedent shall make payment thereof without delay to Linda Gardner, Executor, 201 Butternut Lane, South Abington Township, Pennsylvania 18444 or to Jenna Kraycer Tuzze, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, P.O. Box 240, Clarks Summit, Pennsylvania 18411.

ESTATE OF BARBARA C. DAVIS, late of the City of Scranton, Pa died October 27, 2022, Letters of Testamentary granted to Mary Ann Maro, Terrence V. 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 Executors' name.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF GEORGE LUPYAK**, Deceased, 160 Jefferson Street, Simpson, Lackawanna County, Pennsylvania 18407, who died on November 27, 2022. All persons indebted to the Estate are requested to make payment and those having claims or demands are to present same, without delay, to the Co-Executors, John Lupyak or Debbie Free, 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: JOSEPH W. MALONEY III, Deceased, late of City of Scranton, Lackawanna County, Pennsylvania, who died October 26, 2022. Letters of Administration having been granted in said Estate, all persons indebted thereto shall make payment and all creditors shall present their claims without delay to Walker & Walker, P.C., Michael D. Walker, Esquire, Attorney for the Estate, P.O. Box 747, 364 Hamlin Highway, Hamlin, Pennsylvania 18427. Michael D. Walker, Esquire, Walker & Walker, PC, Attorney

RE: ESTATE OF HOWARD J. MAUS, late of the Borough of Archbald, Pennsylvania (died November 20, 2022). Notice is hereby given that Letters of Administration for the Estate of Howard J. Maus have been issued to Julianne M. Kitch-Maus, 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 303 Vincent Avenue, Eynon, Pennsylvania 18403 or to Robert T. Kelly, Jr., Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Biden Street, Suite 200, Scranton, PA 18503.

RACHEL S. MICHAELS A/K/A RACHEL MICHAELS, late of Waverly, Township, Lackawanna County, Pennsylvania, (Died November 22, 2022). Notice is hereby given that Letters Testamentary, on the above-named Estate, have been granted to James F. Michaels, Executor. 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 James F. Michaels, c/o Frank J. Bolock, Jr., Esquire, Bolock Law, 212 Front Street, Clarks Summit, PA 18411, Attorney for the Estate.

IN RE: ESTATE OF CARLA MULLEN, late of Archbald, Lackawanna County, Pennsylvania, (died September 5, 2022). Letters of Administration in the above Estate having been granted, all person having claims or demands against the Estate of the Decedent shall make them known and present them, and all persons indebted to the said Decedent shall make payment thereof, without delay, to Kerry Mullen-Rupe, Personal Representative, or to Joseph S. Toczydlowski, Jr., Esquire of the Toczydlowski Law Office, 723 North Main Street, Archbald, PA 18403.

ESTATE OF CATHERINE L. STEMPHOSKI a/k/a CATHERINE A. STEMPHOSKI, late of Newton Township, Lackawanna County, PA (died December 2, 2022). Letters Testamentary granted to John J. Stemphoski and Margaret S. Pritchky; all persons indebted thereto shall make payment and all creditors shall present their claims without delay to said Executors or Paul Keller, Esq., 415 S. State St., Clarks Summit, Pennsylvania, 18411.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF VIVIAN TURBOLSKI**, Deceased, 411 Third Street, Eynon, Lackawanna County, Pennsylvania 18403, who died on November 30, 2022. 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, Eric Turbolski, 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.

ESTATE OF CARL A. WOLFE, late of Factoryville, Pa. died December 1, 2021, Letters of Administration granted to Paul N. Wolfe. – Jacob Nogi, Attorney for the Estate, 345 Wyoming Avenue, Suite 200, Scranton, PA 18503. Notice is hereby given that Letters of Administration have been granted. All persons indebted to the said estate are required to make payment, and those having claims or demands are to present the same without delay to the Administrator's name.

CHANGE OF NAME

NOTICE IS HEREBY GIVEN that a Petition has been filed in the Court of Common Pleas of Lackawanna County, Pennsylvania, seeking to change the name of Catherine Haley Jones to Elijah-Graham Catherine Jones. A hearing on the Petition will be held on February 17, 2023 at 1:30 o'clock p.m. before Judge Dempsey at the Lackawanna County Government Center, 123 Wyoming Ave, Scranton, Pennsylvania, at which time any persons interested may attend and show cause, if any, why the Petition should not be granted. T-1

CHANGE OF NAME

AND NOW, this 11th day of January, 2023, upon motion of Ann Alice Wesolowski, Petitioner it is ORDERED and DECREED that the within Petition be heard on the 31st day of March, 2023 at 1:30PM in Courtroom No. C before the Honorable Judge Dempsey and that notice of the filing of the within Petition and of the aforesaid date of hearing be published in the Scranton Times and the Lackawanna Jurist at least thirty (30) days before the hearing.

LACKAWANNA JURIST

NOTICE OF PROPOSED PRIVATE SALE #1298

On December 12, 2022, the Lackawanna County Tax Claim Bureau received and approved a private sale offer from the Borough of Jermyn to purchase the property identified as tax map number 07312-040-07000 located at Washington Ave, Jermyn, Pennsylvania 18433 pursuant to the terms and conditions of Section 5860.613 of the Real Estate Tax Sale Law, 72 P.S. § 5860.613, for \$1.00 free and clear of all tax claims and tax judgments.

An interested party, or a person interested in purchasing the property may, if not satisfied that the sale price approved by the Bureau is sufficient, within forty-five (45) days after notice of the proposed sale, petition the Court of Common Pleas of Lackawanna County to disapprove the sale.

Barbara Lynady, Deputy Director
Lackawanna County Tax Claim Bureau T-2

TO: **Victoria Szanyi**
Address unknown

NOTICE

A petition has been filed asking the Court to put an end to all rights you have to your child **N.S., born in the city of Scranton, County of Lackawanna on 9/21/2020, biological female child of Victoria Szanyi**. The Court has set a hearing to consider ending your rights to your children. That hearing will be held on **February 9, 2023 at 1:00 PM** at the Lackawanna County Courthouse, 200 N. Washington Avenue, Scranton, PA. If you do not appear at this hearing, the Court may decide that you are not interested in retaining your rights to your child and your failure to appear may affect the Court's decision on whether to end your rights to your child. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your children may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer.

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 TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Northern Pennsylvania Legal Services, Inc.
33 North Main Street, Suite 200
Pittston, PA 18640
(570) 299-4100 T-1

LEGAL NOTICE

LACKAWANNA JURIST

HELEN EXARHOULIAS CATHERINE EXARHOULIAS 1844 Clearview Street Scranton, PA 18508	:	IN THE COURT OF COMMON
	:	PLEAS OF LACKAWANNA
	:	COUNTY, PENNSYLVANIA
	:	
Plaintiff,	:	CIVIL ACTION - LAW
	:	
	:	
	:	No. 2022-02689

v.

ANTHONY GRAZIANO
8 Hazelwood Avenue
Livingston, NJ 07039

**JOHN SZYMANSKI, in his role as Sheriff
of the
County of Lackawanna**
200 N. Washington Ave.
Scranton, PA 18503

**RCS REO I, LLC, assignee of Residential
Credit Solutions, Inc.**
350 South Grand Avenue
47th Floor
Los Angeles, CA 90071

Defendants.

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 days of this Notice. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS 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.

Northeastern Pennsylvania Legal Services
33 N. Main Street, Suite 200
Pittston, PA 18640
Telephone (570) 299-4100 T-1

ARBITRATORS NEEDED

The Lackawanna County Court Administrator's Office is looking for local Attorneys to serve as Arbitrators. Hearings are held throughout the year, with the next group scheduled for the week of 2/21/2023.

If you are interested in serving, please email Dina Brazil at brazild@lackawannacounty.org to be added to the list.

LEGAL ASSISTANT/PARALEGAL

Steppacher Law Offices, LLC, 224 Adams Avenue, Scranton, PA, has an immediate opening for a Legal Assistant/Paralegal in the Social Security Disability Department of the Law Practice.

This individual will communicate with clients as their Social Security Disability claims proceed through the legal process. This individual will assist the lawyer with all preliminary work including the acquisition of the clients' medical records and their submission to Social Security in preparation for the clients' hearings. This position requires an individual who is a self-starter, is willing to learn, is detail oriented, is willing to work in a fast-paced environment, and who takes pride in their work.

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Please submit your resume to mbsteppacher@steppacherlaw.com or call Steppacher Law Offices, LLC (570-346-8700) and ask for Mardi Steppacher.

LACKAWANNA JURIST

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- Strong organization and oral/written communication skills
- Proficiency in Microsoft Office

Qualified candidates should submit a cover letter and resume to jurist@lackawannabar.org

Robert W. McDonald, CPA

570.687.0622

robertmcdonaldcpa@gmail.com

PA Inheritance Tax Return

Estates & Trusts Form 1041

Federal Estate Return Form 706

Gift Tax Return Form 709

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There are currently vacancies on Pennsylvania Supreme Court Boards and Committees, and they have been posted on the [UJS website](#).

Board of Law Examiners – Applicants must be members of the Pennsylvania bar or jurists. In addition, applicants should be knowledgeable about law school curriculum, legal practice and attorney ethical obligations. Law school faculty may not serve on this Board. Additionally, applicants should not apply for a membership position if, during that position's term of service, they will have immediate family members who will be taking the bar examination or seeking membership in the Pennsylvania bar.

Juvenile Court Procedural Rules Committee – Applicants should be knowledgeable about the Pennsylvania Rules of Juvenile Court Procedure and experienced in juvenile law practice in Pennsylvania, including dependency and delinquency matters.

Lawyers Fund for Client Security Board – Lawyer applicants should be knowledgeable about the practice of federal or state law in Pennsylvania and about a lawyer's duties to clients. Non-lawyer applicants should have an interest in supporting public trust and confidence in the legal profession.

Applications are due by Jan. 31.

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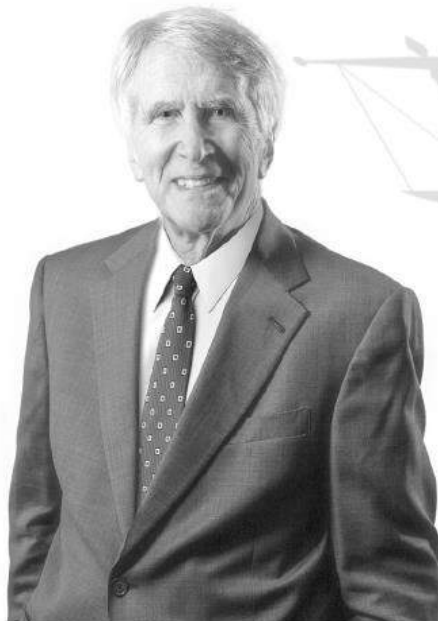
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