

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, MARCH 7, 2025 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 1

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)225-6906

PHH MORTGAGE CORPORATION Plaintiff v. MICHAEL COLE SR; MICHELLE COLE A/K/A MICHELLE D. COLE Defendant(s)

COURT OF COMMON PLEAS OF LACKAWANNA COUNTY NO.: 16-CV-3779

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE CITY OF SCRANTON, LACKAWANNA COUNTY, PA:

BEING KNOWN AS: 1301 SLOAN ST SCRANTON, PA 18504

BEING PARCEL NUMBER: 155.16-020-018

PIN: 15516020018

TOTAL VALUE: \$22,000

LEGAL DESCRIPTION/DIMENSIONS:

90X145 KEYSTONE LAND CO L 1 7 2 B 7

IMPROVEMENTS:

RESIDENTIAL PROPERTY

By: Nicole C. Rizzo, Esquire PA ID No. 332712

Attorney for Plaintiff

SALE 3

By virtue of Writ of Execution No. 24CV4237 Brighthouse Life Insurance Company v 415 S Irving LLC.

Docket Number: 24CV4237

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

Commonly known as: 415 South Irving Avenue, Scranton, PA 18505

Parcel #: 15717010005

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

Residential

Judgment Amount: \$111,199.59

Attorneys for Plaintiff:

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212)471-5100

By: Perry Russell, Esq. (334517)

SALE 4

By virtue of a Writ of execution filed to No. 2023-01262 CSMC 2021-RPL4 TRUST vs. DAVID MITCHELL AKA DAVID M. MITCHELL and ERIN MITCHELL, owner(s) of property situate in City of Scranton, Lackawanna County, PA.

Being: 1403 Euclid Avenue, Scranton, PA 18504

Assessment Map #: 1341504000190

Assessed Value Figure: \$21,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$294,562.98

ALL that certain lot or parcel of land situate in the City of Scranton, County of Lackawanna and State of PA

SALE 5

By virtue of a Writ of Execution filed to No. 2024-04100 UMB Bank, National Association Extra (Plaintiff) vs. Cynthia Boland, William Boland (Defendant) and Glenda L. Vernon, owner(s) of property situate in Borough of Old Forge Lackawanna County, PA being 345 Sussex Street, Old Forge, PA 18518

Parcel No: 17511020030

Property ID #: 17511020030

Assessed Value figure: 5,500

Improvements thereon:

Residential Multi Dwelling

Attorney: Emmanuel J. Argentieri, Esq.

Sheriff to collect: \$

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SALE 6

By virtue of a Writ of Execution filed to No. 24 CV 5253, CITIZENS BANK, N.A. v. Carl Graziano, owner(s) of property situate in Borough of Olyphant, Lackawanna County, PA, being 61 Adams Avenue, Olyphant, PA 18447.

Size of Lot: 16,250 square feet (Dimensions of parcel, square footage and/or acreage)

Property ID #: 11419-050-00134

Assessed Value figure: \$26,500.00

Improvements thereon:

Residential property

Attorney: Law Office of Gregory Javardian, LLC

Sheriff to collect: \$57,093.29

SALE 7

By virtue of a Writ of Execution filed to No. 2019-04056 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST 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: \$157,592.74

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

SALE 8

By virtue of a Writ of Execution filed to No. 2023-04636 Nationstar Mortgage LLC vs. Anthony Raye Molyneaux a/k/a Anthony R. Molyneaux, owner(s) of property situated in City of Scranton, Lackawanna County, PA 1626 Monsey Avenue, Scranton, PA 18509

Assessment Map #: 13517050026

Assessed Value figure: \$1,800.00

Improvement thereon:

a residential dwelling

Attorney: Samantha Gable, Esq.

Sheriff to Collect: \$200,624.70

SALE 9

By virtue of a Writ of Execution No. 24-CV-941 Freedom Mortgage Corporation v. Unknown Heirs, Successors, Assigns, and all Persons, Firms, or Associations Claiming Right, Title or Interest from or under Jennifer Santanna a/k/a Jennifer Lynn Santanna, Deceased owner(s) of property situate in

the City of Carbondale, Lackawanna County, PA, being 164 Washington Street, Carbondale, PA 18407 Parcel No. 05509080054

Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$94 689.43

Attorneys for Plaintiff

Orlans PC

SALE 10

By virtue of a Writ of Execution filed to No. 2022-CV-2855, DLJ Mortgage Capital, Inc. (Plaintiff) v. Alexis Rink, In Her Capacity as Heir of Brian David Rink et al. (Defendants) Owner of property situate in Old Forge, Lackawanna County, PA, being 139 Drakes Lane, Old Forge, PA 18518

Dimensions: 49X170X59X170

Property ID #: 18407-020-013

Assessed Value Figure: \$6,000.00

Improvements thereon:

Residential Dwelling

Attorney: Richard J. Nalbandian, Esq., Eckert Seamans Cherin & Mellot, LLC

Sheriff to collect: \$126,397.23

SALE 11

By virtue of a Writ of Execution filed to No. 24cv2217 Carrington Mortgage Services, LLC vs. Jenny Jimenez-Florian, owner(s) of property situated in City of Scranton, Lackawanna County, PA being 1319-1321 Luzerne Street, Scranton, PA 18504

Dimensions: 50 x 150

Assessment Map #: 15605020006

Assessed Value figure: \$13,000.00

Improvements thereon:

a residential dwelling

Attorney: Samantha Gable, Esq.

Sheriff to Collect: \$175,461.15

SALE 12

By virtue of a Writ of Execution filed to No. 24CV3459, Wilmington Savings Fund Society, FSB d/b/a Christiana Trust, not in its individual capacity but solely in its capacity as Certificate Trustee for NNPL Trust Series 2012-1 v. Ted J. Kalinowski Defendants/owners of property situate in the City of Dunmore, Lackawanna, PA being 600-602 East Drinker Street, Dunmore, PA 18512.

Property ID #: 145.52-020-047 and 146.52-020-048

Assessed Value figure: \$0.00

Improvements thereon:

Residential Real Estate

Attorney: Matthew C. Fallings, Esq.

Sheriff to collect: \$119,572.29

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SALE 13

By virtue of a Writ of Execution filed to No. 2024-02466, Wilmington Savings Fund Society, FSB not individually, but solely as trustee for Residential Mortgage Aggregation Trust v. Starr Baden Defendants/owners of property situate in the City of Scranton, Lackawanna, PA being 921-923 Clay Ave, Scranton, PA 18510-1131.

Property ID #: 14618020011
Assessed Value figure: \$0.00

Improvements thereon:
Residential Real Estate
Attorney: Matthew C. Fallings, Esq.
Sheriff to collect: \$132,970.16

SALE 14

By Virtue of a Writ of Execution filed to No. 2024-03462 Kiavi Funding, Inc. Plaintiff vs. 703 Smith LLC Defendant

703 Smith LLC, owner of the property situated in City of Scranton, County of Lackawanna, and Commonwealth of PA being 703 Smith Street, Scranton, PA 18504.

Containing an area of 4,356 Square Feet.

Property ID #: 15617080019
Assessed Value Figure: \$5,400.00

Improvements thereon:
A Single-Family Residential Dwelling
Attorney: Jacqueline F. McNally, Esq.

SALE 15

By Virtue of a Writ of Execution filed to No. 2024-02798 Kiavi Funding, Inc. Plaintiff vs. 2006 Wyane LLC Defendant

2006 Wyane LLC, owner of the property situated in City of Scranton, County of Lackawanna, and Commonwealth of PA being 2006 Wayne Avenue, Scranton, PA 18508.

Containing an area of 0.13 Acres.

Property ID #: 13408070035
Assessed Value Figure: \$12,000.00

Improvements thereon:
A Multi-Family Residential Dwelling
Attorney: Jacqueline F. McNally, Esq.

SALE 16

By virtue of a Writ of Execution filed to No. 2022-03430 Yakte Properties (Plaintiff), LLC vs. Lori J. Karluk a/k/a Lori Jean Karluk (Defendant) owner of property Situate in Throop, LACKAWANNA COUNTY, PA BEING 849 Goodman Street, Throop, PA 18512 DWELLING KNOW AS: 849 GOODMAN STREET, THROOP, PA 18512.

TAX PARCEL #: 12503010033

Title to said premises is vested in Lori J. Karluk a/k/a Lori Jean Karluk by deed from dated July 22, 2006 and

recorded August 25, 2006 in Instrument Number 200624177.

Assessment Map #: 12503010033

Assessed Value figure: \$8,000.00

Improvements thereon:

Residential Dwelling

Attorney: McCabe, Weisberg & Conway, LLC

Sheriff to collect: \$57,517.73

SALE 17

By virtue of a Writ of Execution filed to No. 24-CV-2429 PS Funding, Plaintiff vs. 538 Orchard, LLC, Defendant

538 Orchard LLC, owner of the property situate in the City of Scranton, Lackawanna County, Commonwealth of PA being 538 Orchard Street, Scranton, PA 18505

Control #: 340-59959

Dimensions: 20x162, W-12 B-004 L-023 P-047

Property ID #: 15660-010-008

Assessed Figure: \$8,500.00

Improvements thereon:

Residential Multi Dwelling, none

Attorney: John J. Winter, Esquire, Chartwell Law

Sheriff to collect: \$205,958.17

SALE 18

By virtue of a Writ of Execution filed to No. 2024-04071 NEPA Builders (Plaintiff), Inc. vs. Jeremy Redner (Defendant), owner(s) of property situate in Borough of Taylor Lackawanna County, PA being 128 Harrison Street, Taylor, PA 18517

Dimensions: 47 ½' wide and 150' long, 7,125.00 square feet, 0.16 acre

Property ID #: 16614-040-019

Assessed Value figure: \$6,000.00

Improvements thereon:

Building

Attorney: Zachary D. Morahan

Sheriff to collect: \$78,674.56

SALE 19

By virtue of a Writ of Execution filed to No. 2024-04958, PENNYMAC LOAN SERVICES, LLC v. Melissa Marie Sullo a/k/a Melissa M. Sullo, owner(s) of property situate in the Borough of Dunmore, Lackawanna County, PA, being 100 Barton Street, Dunmore, PA 18512. Size of Lot 40X80

Property ID #: 14634010022

Assessed Value figure: \$8,000.00

Improvements thereon:

Residential property

Attorney: Powers Kim, LLC

Sheriff to collect: \$14,685.45

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SALE 20

By virtue of a Writ of Execution filed to No. 2024-CV-4212, The Fidelity Deposit & Discount Bank, Plaintiff, vs. Jenton Esworthy, Defendant and Owner of the property situate in the Township of Carbondale, Lackawanna County, PA, being known as 25 Gravity Road, Carbondale Twp., PA 18407. Containing 14,469 square feet of land, more or less.
Property ID #: 04601-010-00529
Assessed Value: \$23,600.00
Improvements Thereon:
Residential Dwelling
Attorney: Rocco Haertter, Esquire
Sheriff to Collect: \$347,377.33

SALE 21

By virtue of a Writ of Execution filed to No. 24 CV 5468, U.S. Bank Trust National Association, not in its individual capacity, but solely as Owner Trustee for Citigroup Mortgage Loan Trust 2021-RP5 C/o Nationstar Mortgage LLC. vs. Francis G. Gardus, Gretchen L. Gardus owner of a property situate in the Township of Fell, Lackawanna County, PA, being 35 Ontario Street, Carbondale, PA 18407.
Dimensions: 50X150
Property ID #: 04507020011
Assessed Value Figure: \$6,500.00
Improvements Thereon:
Residential Single Dwelling
Attorney: Emmanuel J. Argentieri/Romano, Garubo & Argentieri
Sheriff to collect: \$259,323.73

SALE 22

By virtue of a Writ of Execution filed to No. 2022-01902, PENNYMAC LOAN SERVICES, LLC v. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title, or Interest from or under Michael D. Muraca aka Michael Muraca, Deceased, owner(s) of property situate in the Borough of Olyphant, Lackawanna County, PA, being 329 Mooney Street, Olyphant, PA 18447. Size of Lot 60x110
Property ID #: 11407050016
Assessed Value figure: \$10,000
Improvements thereon:
Residential property
Attorney: Powers Kim, LLC
Sheriff to collect: \$15,490.37

SALE 23

By virtue of a Writ of Execution filed to No. 24CV4080 Nationstar Mortgage LLC vs. Christopher Anthony Lugo a/k/a Christopher Anthony Lugo Sr., owner(s) of property situated in Fifteenth Ward of the City of Scranton Lackawanna County, PA being 1819 Luzerne Street, Scranton, PA 18504
Assessment Map #: 14420030026
Assessed Value figure: \$10,000.00
Improvement thereon:
a residential dwelling
Attorney: Samantha Gable, Esq.
Sheriff to Collect: \$91,033.41

SALE 24

By virtue of a Writ of Execution No. 2023-04146 ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. v. CATHERINE J. JOHNSON owner(s) of property situate in the BOROUGH OF OLYPHANT, LACKAWANNA County, PA, being 510 SANDERSON AVE. OLYPHANT, PA 18447
Tax ID #: 11414-050-043
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$87,649.41
Attorneys for Plaintiff
Brock & Scott, PLLC

SALE 25

By virtue of Writ of Execution No. U.S. Bank Trust Company, National Association, not in its individual capacity but solely in its capacity as Indenture Trustee of CIM Trust 2023-NR2 v Anita Demeo, Angelo Demeo
Docket #: 2021-05371
Property to be sold is situated in the borough/township of Clifton, 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:
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212)471-5100
By: Robert Flacco, Esq. (325024)

LACKAWANNA JURIST

SALE 26

By virtue of a Writ of Execution No. 2022-51545
Carbondale Area School District (Plaintiff) vs. Kenneth
Rojas Clarisa Rojas (Defendants)
Kenneth Rojas and Clarisa Rojas, owner(s) of
property situate in Carbondale, Lackawanna County,
PA, being 96 8th Avenue.

Dimensions: 30x90

Property ID #: 05505-050-063

Assessed Value Figure: \$8,000.00

Improvements thereon:

Attorney: Portnoff Law Associates, Ltd., (866)211-
9466

Sheriff to Collect: \$5,632.63

SALE 27

By virtue of a Writ of Execution No. 2017-55477
Jefferson Township Sewer Authority (Plaintiff) vs.
Steven P. Dennis United States of America
(Defendant)

Steven P. Dennis and United States of America,
owner(s) of property situate in Jefferson Township,
Lackawanna County, PA, being: 551 Cortez Road

Dimensions: 1.06A

Property ID #: 13904-010-00902

Assessed Value Figure: \$16,500.00

Improvements thereon:

RESIDENTIAL SINGLE DWELLING

Attorney: Portnoff Law Associates, Ltd., (866)211-
9466

Sheriff to Collect: \$6,758.94

SALE 28

By virtue of a Writ of Execution No. 2020-51387
Abington Heights School District (Plaintiff) vs. Eric M.
Turock (Defendant)

Eric M. Turock, owner(s) of property situate in Clarks
Summit, Lackawanna County, PA, being: 817 Hill Top
Drive, L26

Dimensions: 75x158

Property ID #: 10015-010-00200

Assessed Value Figure: \$26,000.00

Improvements thereon:

Attorney: Portnoff Law Associates, Ltd., (866)211-
9466

Sheriff to Collect: \$8,692.65

SALE 29

By virtue of a Writ of Execution No. 2021-53313
Abington Heights School District (Plaintiff) vs. Silvia C.
Delvalle Jurado (Defendant)

Silvia C. Delvalle Jurado, owner(s) of property situate
in Clarks Summit, Lackawanna County, PA, 1022
Sleepy Hollow Road.

Dimensions: 138x28x261x168

Property ID #: 10014-020-03400

Assessed Value Figure: \$22,000.00

Improvements thereon:

Attorney: Portnoff Law Associates, Ltd., (866)211-
9466

Sheriff to Collect: \$7,285.40

SALE 30

By virtue of a Writ of Execution No. 2021-53330
Abington Heights School District (Plaintiff) vs. Silvia C.
Delvalle Jurado (Defendant)

Silvia C. Delvalle Jurado, owner(s) of property situate
in Clarks Green, Lackawanna County, PA, being:
499 N. Abington Road

Dimensions: 206x117x96x143x229x231

Property ID #: 09002-010-00801

Assessed Value Figure: \$42,300.00

Improvements thereon:

Attorney: Portnoff Law Associates, Ltd., (866)211-
9466

Sheriff to Collect: \$10,838.63

SALE 31

By virtue of a Writ of Execution No. 2020-51349
Abington Heights School District (Plaintiff) vs. Camp
Dennis, Inc. (Defendant)

Camp Dennis, Inc, owner(s) of property situate in
Clarks Summit, Lackawanna County, PA, being:

210 Clark Avenue

Dimensions: 50x150

Property ID #: 09019-020-01600

Assessed Value Figure: \$9,500.00

Improvements thereon:

Attorney: Portnoff Law Associates, Ltd., (866)211-
9466

Sheriff to Collect: \$5,703.88

SALE 32

By virtue of a Writ of Execution No. 2022-51384
Carbondale Area School District (Plaintiff) vs. Perri
Realty Corporation, Inc. (Defendant), owner(s) of
property situate in Carbondale, Lackawanna County,
PA, being:

124 Cleveland Avenue

Dimensions: 65x100

Property ID #: 05506-030-02401

Assessed Value Figure: \$11,000.00

Improvements thereon:

Attorney: Portnoff Law Associates, Ltd., (866)211-
9466

Sheriff to Collect: \$5,145.95

LACKAWANNA JURIST

SALE 33

By virtue of a Writ of Execution No. 2019-54912
Carbondale Area School District (Plaintiff) vs. James
L. Kilmer Cindy Kilmer (Defendants), owner(s) of
property situate in Carbondale, Lackawanna County,
PA, being 12 Coolidge Ave.

Dimensions: 50x140

Property ID #: 05506-030-029

Assessed Value Figure: \$7,500.00

Improvements thereon:

Attorney: Portnoff Law Associates, Ltd., (866)211-
9466

Sheriff to Collect: \$4,802.92

NOTICE

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

A SCHEDULE OF DISTRIBUTION OF ONLY **HIGH
BID SALES** WILL BE FILED BY THE SHERIFF NOT
LATER THAN APRIL 7, 2025 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**

DECEMBER 2, 2024

LACKAWANNA JURIST

ESTATE

First Notice

ESTATE OF ETHAN ALLEN, a/k/a ETHAN R ALLEN JR., late of Dunmore, Lackawanna County, PA (December 14, 2024). Letters of Administration granted to SHARON ALLEN McDONNELL; 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 ELIZABETH BERKOSKI, DECEASED, late of the City of Scranton, Lackawanna County, Pennsylvania, (died January 15, 2025). Letters Testamentary having been granted, creditors shall make demand and debtors shall make payment to Vincent Rocco, 729 Rebecca Ave., Scranton, PA, 18504 or to Stephen J. Evers, Esq., Attorney for the Estate, 213 R. North State Street, Clarks Summit, PA, 18411.

Notice is hereby given that Letters of Administration have been granted to Thomas R. Carey, The Administrator, of the **ESTATE OF RALPH PATRICK CAREY, II, a/k/a RALPH P. CAREY, II, a/k/a, RALPH CAREY, II**, late of South Abington Township, PA, who died on June 11, 2024. All persons indebted to the Estate are required to make payment and those having claims or demands are to present the same without delay to the Administrator or to Raymond C. Rinaldi, II, Esquire, Rinaldi & Poveromo, P.C., P.O. Box 826, Scranton, PA, 18501.

PETER A. HALLOCK, Dec. Late of Scranton City, Lackawanna County, PA. D.O.D. 3/27/22. 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 Audrey Ann Hallock, Executrix, c/o Kristen L. Behrens, Esq., 1650 Market St., #1200, Phila., PA 19103. Atty.: Kristen L. Behrens, Dilworth Paxson, LLP, 1650 Market St., #1200, Phila., PA 19103

RE: ESTATE OF WILLIAM F. KATILUS, late of Scranton, Lackawanna County, Pennsylvania (died January 17, 2025). 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 Dana Katilus, Administratrix, or to James W. Reid, Esquire, Oliver, Price & Rhodes, LLP, Attorneys for the Estate, 1212 South Abington Road, Clarks Summit, Pennsylvania 18411. Oliver, Price and Rhodes Attorneys at Law By James W. Reid, Esquire

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF LOUIS LEVITE aka LOUIS F. LEVITE**, late of Carbondale, Lackawanna County, Pennsylvania (died January 11, 2025). All persons indebted to the Estate are requested to make payment, and those having claims or demands are to present same, without delay, to Executor, John J. Lawler, Jr., or John J. Lawler, Jr., Attorney for the Estate, 25 North Main Street., Suite Two, Carbondale, Pennsylvania 18407. JOHN J. LAWLER, JR., ESQUIRE

Notice is hereby given that Letters of Administration have been granted to Teresa Salerno, Administratrix of the **ESTATE OF MARY MICHALSKI**, Deceased, late of the Borough of Archbald, Lackawanna County, Pennsylvania. Date of death: October 4, 2024. Creditors are to present claims and debtors are to make payments to Teresa Salerno, Estate Administratrix or to P. Timothy Kelly, Esquire, Attorney for the Estate, 240 Penn Avenue, Suite 202, Scranton, PA 18503. P. Timothy Kelly, Esquire, Attorney for the Estate

ESTATE OF SHARON M. MILLER, DECEASED, late of 703 O'HARA ST., SCRANTON, PA 18505, (Died NOVEMBER 23, 2024). SCOTT MILLER, Executor; Dante A. Cancelli, Suite 260, 125 North Washington Ave., Scranton, Pennsylvania 18503, Attorney. DANTE A. CANCELLI, ESQUIRE

RE: Estate of LOIS M. SACK, late of Scranton, Lackawanna County, Pennsylvania (died December 12, 2024). Notice is hereby given that Letters of Testamentary for the Estate have been issued to Patricia Sack, Executrix of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to the Executrix, or to John J. McGovern, Jr., Attorney for the Estate, 321 Spruce Street - Suite 201, Scranton, PA 18503.

RE: ESTATE OF DONALD EDWARD STACKNICK, JR., late of Dalton Township, Lackawanna County, Pennsylvania (died December 12, 2024). 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 Melissa Bortree, Administratrix, or to Travis M. Eckersley, Esquire, Oliver, Price & Rhodes, LLP, Attorneys for the Estate, 1212 South Abington Road, Clarks Summit, Pennsylvania 18411. Oliver, Price and Rhodes, LLP By Travis M. Eckersley, Esquire

Second Notice

ESTATE OF THERESA CHELAK a/k/a THERESA L. CHELAK, DECEASED, late of 2741 BOULEVARD AVE., SCRANTON, PA 18509, (Died DECEMBER 3, 2024). DAVID M. CHELAK, Executor; Mark G. Rudalavage, 171 Scranton-Carbondale Highway, Eynon, Pennsylvania 18403-1027, Attorney. MARK G. RUDALAVAGE, ESQUIRE

ESTATE OF ALAN W. CROWN, file number 3525-00068, late of Childs, Lackawanna County, PA (Date of death: 11/26/2024). Alexis Miller was appointed Administratrix on January 23, 2025. Any person or persons having claim against or indebted to the Estate must present same to the Administratrix c/o Jeffrey A. Levine, Esquire, Herlands & Levine, 27 North Main Street, Suite 301, Carbondale, PA 18407.

Notice is hereby given that Letters Testamentary have been granted in the **ESTATE OF JEAN E. FINLEY**, late of Dickson City, Lackawanna County, Commonwealth of Pennsylvania (died January 15, 2025). All persons indebted to the Estate are requested to make payments and all those having claims or demands are to present same, without delay to John Finley, Executor of the Estate or Jeffrey W. Nepa, Esquire, Attorney for the Estate, 41 N. Main Street, 4th Floor, Carbondale, PA 18407. Jeffrey W. Nepa, Esquire, Attorney for the Estate

LACKAWANNA JURIST

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted in the **ESTATE OF DAVID P. HAMILTON**, late of Carbondale, Lackawanna County, Pennsylvania (died December 8, 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 Co-Administrator, Teri Lawler, Co-Administrator, Kimberly Hamilton, or John J. Lawler, Jr., Attorney for the Estate, 25 North Main Street, Suite Two, Carbondale, Pennsylvania 18407. JOHN J. LAWLER, JR., ESQUIRE

ALLAN HORNBECK, late of Archbald, Lackawanna County, Pennsylvania, (died May 11, 2024). Notice is hereby given that Letters Testamentary have been issued to Kristen Crisci, Executrix of the Estate. **MARIANNE M. STIVALA, ESQUIRE, CALI LAW, 103 EAST DRINKER STREET, DUNMORE, PENNSYLVANIA 18512.**

EDMUND JOSEPH LOKUTA, SR., late of Springbrook Township, Lackawanna County, Pennsylvania (died November 24, 2024). Notice is hereby given that Letters Testamentary have been issued to Edmund Lokuta, Executor of the Estate. **MARIANNE M. STIVALA, ESQUIRE, CALI LAW, 103 EAST DRINKER STREET, DUNMORE, PENNSYLVANIA 18512.**

BARTON MORALES, late of Greenfield Township, Lackawanna County, Pennsylvania (died November 23, 2024). Notice is hereby given that Letters Testamentary have been issued to Douglas Morales, Executor of the Estate. **MARIANNE M. STIVALA, ESQUIRE, CALI LAW, 103 EAST DRINKER STREET, DUNMORE, PENNSYLVANIA 18512.**

NOTICE IS HEREBY GIVEN that Letters Testamentary in the **ESTATE OF ROBERT J. MURRAY, A/K/A ROBERT MURRAY**, late of the Borough of Dalton, Lackawanna County, Pennsylvania, have been granted to the undersigned. All persons indebted to said estate are required to make immediate payment and those having claims shall present them for settlement to: **RYAN MURRAY, EXECUTOR, KEVIN R. GREBAS, Esquire, COLBERT & GREBAS, P.C., 210 Montage Mountain Road – Suite A, Moosic, PA 18507. Date of Death: October 31, 2024**

RE: ESTATE OF MARYANNE PENNY, Deceased, Late of Carbondale, Pennsylvania (Died July, 9, 2024). Letters of Administration in the Estate of Maryanne Penny, having been granted, all persons having claims or demands against said Estate of the Decedent should make them known and present them and all persons indebted to said Estate should make payment thereof, without delay, to Samantha Herne, Administratrix, c/o Robert T. Moran, Esquire, 116 N. Washington Avenue, Suite 400, Scranton, PA 18503. (570) 955-4513.

THE ESTATE OF DAVID FRANCIS SCARPETTA a/k/a **DAVID F. SCARPETTA**, late of the Borough of Old Forge, County of Lackawanna, Commonwealth of Pennsylvania (died July 15, 2024). Notice is hereby given that Letters Testamentary have been granted in the above Estate to Ashley Scarpetta Maconeghy, Executrix. 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 Ashley Scarpetta Maconeghy, 421 Shyrewood Drive, Lawrenceville, GA 30043-6452.

SHARON STEPHENS aka SHARON K. STEPHENS, late of Scranton, Lackawanna County, Pennsylvania, who died December 4, 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 Kate Morgan, Executrix, c/o Attorney Scott Lynett, The Law Office of Scott Lynett, 310 Penn Avenue, Scranton, Pennsylvania 18503.

Third Notice

ESTATE OF THOMAS E. ADERHOLD, late of Moosic, PA (died December 8, 2024), Nicole L. Surplus, Executrix, Paul A. Kelly, Jr., Esq.-Attorney, 201 Lackawanna Avenue, Suite 306, Scranton, PA. 18503

RE: ESTATE OF FLORA P. CECCACCI, late of Scranton, Pennsylvania (died October 30, 2024). Notice is hereby given that Letters Testamentary for the Estate of Flora P. Ceccacci have been issued to Ann Marie Scheller, 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 633 Genet Street, Scranton, PA 18505 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 granted in the **ESTATE OF LINDA CLARK**, late of Mayfield, Lackawanna County, Commonwealth of Pennsylvania (died August 1, 2024). All persons indebted to the Estate are requested to make payments and all those having claims or demands are to present same, without delay to John Clark, Executor of the Estate or Sean P. McGraw, Esquire, Attorney for the Estate, 41 N. Main Street, 4th Floor, Carbondale, PA, 18407. Sean P. McGraw, Esquire, Attorney for the Estate

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted to Suzanne Waltke, Executor of the **ESTATE OF AGNES M. DONOVAN**, deceased, who died on December 13, 2024, late of Dunmore, 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 Suzanne Waltke, c/o her attorney Carlo A. LaMonica, Esquire, LaMonica Law Firm LLC, 3218 Pittston Avenue, Scranton, PA 18505.

ESTATE OF JOSEPH C. KVERAGAS, LATE OF SCRANTON, LACKAWANNA COUNTY AND COMMONWEALTH OF PENNSYLVANIA. DECEASED WHEREAS, LETTERS OF ADMINISTRATION in the above Estate have been granted to **PATRICIA ANN SCAVO**, Administratrix, all persons indebted to the said estate are requested to make immediate payment and those having claims or demands to present the same without delay to her through her attorney **DAVID J. JORDAN, JR., ESQUIRE 31 West First Street Suite J. Wind Gap, PA 18091**

LACKAWANNA JURIST

Estate Notice is Hereby Given that Letters Testamentary have been Granted in the **ESTATE OF HARRIET LOCKER**, late of the Township of Glenburn, Pennsylvania, Lackawanna County, who died September 25, 2024. All persons indebted to said Estate are requested to make payment and those having claims to present the same, without delay, to the Executor(rix) Linda B. Gable and James Klonsky, and their attorneys, Mey & Sulla, LLP, 1144 East Drinker Street, Dunmore, Pennsylvania 18512. Justin J. Sulla, Esq.

RE: **ESTATE OF CAREY F. NEEDHAM** late of the City of Scranton, Pennsylvania, who died on December 7, 2024. Letters of Administration 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: Christopher J. Osborne Jr., Attorney for the Estate, 201 Lackawanna Avenue, Suite 300A, Scranton, Pennsylvania 18503.

It is hereby given that Letters of Administration have been granted in the **ESTATE OF JOHN J. PANTUSO**, late, of Dunmore, Lackawanna County, Pennsylvania, who died on June 9th, 2024. All persons indebted to said Estate are requested to make payment and those having claims or demands to present same without delay to Anita M. Bausman, 806 North Moran Road, Trivoli, IL 61569 or, to Attorney John D. Lalley, Attorney for the Estate, 709 N. State Street, Clarks Summit, PA 18411.

ESTATE OF FRANK PAUL PIPIA, late of Jefferson Township, Lackawanna County, Pennsylvania, who died December 19, 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 Salvatore Pipia Jr., Executor, c/o Attorney Scott Lynett, The Law Office of Scott Lynett, 310 Penn Avenue, Scranton, Pennsylvania 18503.

ESTATE OF GARY PROPERSI, late of Old Forge, PA (died 12/08/2024), Colleen Lindsay, Administrator, c/o Michael F. Bailey, Esquire, 4099 Birney Avenue, Moosic, PA 18507.

ESTATE OF BRANDON M. ROSS, late of Scranton, Lackawanna County, PA (died June 3, 2024). Letters of Administration were granted to Kimberly Crafts. Creditors present claims and debtors make payment to the Administratrix or to Kim Giombetti, Esq., The GAR Building, 305 Linden Street, Scranton, PA 18503, Attorney for the Estate.

ESTATE OF PAULINE M. SALLUSTI, late of the City of Scranton, Lackawanna County, Pennsylvania 18505, who died on January 20, 2024. Letters Testamentary have been granted to Henry J. Sallusti. All persons indebted to the Estate are required to make payment and those having claims or demands to present the same without delay to John J. Warring, Attorney for the Estate, c/o The Warring Law Firm, 345 Wyoming Avenue, Scranton, Pennsylvania 18503.

NOTICE IS HEREBY GIVEN that Letters of Administration in the **ESTATE OF ELINDA MAY SHIPLEY, A/K/A ELINDA M. SHIPLEY, A/K/A ELINDA SHIPLEY**, late of the Borough of Jessup, Lackawanna County, Pennsylvania, have been granted to the undersigned. All persons indebted to said estate are required to make immediate payment and those having claims shall present them for settlement to: JALINN SCHORR, ADMINISTRATRIX, KEVIN R. GREBAS, Esquire, COLBERT & GREBAS, P.C., 210 Montage Mountain Road – Suite A, Moosic, PA 18507. Date of Death: March 13, 2023.

ESTATE OF PAUL SILVESTRI, late of Jessup, Lackawanna County, Pennsylvania (died November 21, 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 Marie Golden, Executrix c/o Lawrence A.J. Spegar, Esquire, 24 Hill Street, Jessup, PA 18434.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted to Rosemary Urban, Executrix of the **ESTATE OF MARGARET M. URBAN**, late of Old Forge, Lackawanna County, Pennsylvania, who died on November 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 the Executrix, c/o Biagio V. Musto, II, Esquire, 171 William Street, Pittston, PA 18640.

Notice is hereby given that Letters Testamentary have been granted to Rose Mary Johnson and Cataldo Urso, Executors of the **ESTATE OF ROSE MARY URSO a/k/a ROSE MARY ANN URSO**, late of Dunmore, PA, who died on November 9, 2024. All persons indebted to the Estate are required to make payment and those having claims or demands are to present the same without delay to the Executors or to Carl J. Poveromo, Esquire, Rinaldi & Poveromo, P.C., P.O. Box 826, Scranton, PA, 18501. RINALDI & POVEROMO, P.C., Attorneys.

ESTATE OF WILMA WINTERS, DECEASED, late of 5 CHAPPLE LANE, RANSOM, PA 18653, (Died DECEMBER 26, 2024). KEITH WINTERS, Executor; Dante A. Cancelli, Suite 260, 125 North Washington Ave., Scranton, Pennsylvania 18503, Attorney. DANTE A. CANCELLI, ESQUIRE

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 BARBARA A. YANCHEK**, late of Jermyn, PA. Diane Zindell, Executrix; Christopher J. Szewczyk, Esquire, Attorney, 321 Biden Street, Suite 201, Scranton, PA 18503. CHRISTOPHER J. SZEWCZYK, ESQUIRE, ATTORNEY FOR THE ESTATE

IN RE: **CHESTER J. ZELAZNY, JR., A/K/A CHESTER J. ZELAZNY**, deceased, late of Borough of Throop, Lackawanna County, Pennsylvania, who died October 31, 2024. 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., Matthew H. Walker, Esquire, Attorney for the Estate, P.O. Box 747, 364 Hamlin Highway, Hamlin, Pennsylvania 18427. Matthew H. Walker, Esquire, Walker & Walker, PC Attorney.

LACKAWANNA JURIST

ARTICLES OF DISSOLUTION

Pursuant to the requirements of section 1975 of the Pennsylvania Business Corporation Law of 1988, notice is hereby given that GOODFIELD CONVENIENT STORES, INC. is currently in the process of voluntarily dissolving.

Toczydlowski Law Office
723 North Main St.
Archbald, PA 18403
T-1 7/14/25

CHANGE OF NAME

Notice is hereby given that on February 10, 2025, a Petition was filed by Jose R. Perez Portorreal to change his son's name from Matthew Coronado to Matthew Perez Coronado. The Court has fixed the 24th day of April, 2025, at 1:30PM as the date and time of the Hearing at the Lackawanna County Courthouse. T-1 7/14/25

NOTICE

NOTICE OF ACTION IN MORTGAGE FORECLOSURE
IN THE COURT OF COMMON PLEAS OF LACKAWANNA
COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW
NO.: 2024-09027

NEWREZ LLC DBA SHELLPOINT MORTGAGE
SERVICING, Plaintiff,
vs.

Teresa Harvey, as believed Heir and/or Administrator to the Estate of Renee Liparulo; Lora Holbert, as believed Heir and/or Administrator to the Estate of Renee Liparulo; Donna Middaugh, as believed Heir and/or Administrator to the Estate of Renee Liparulo; Harold Holbert, as believed Heir and/or Administrator to the Estate of Renee Liparulo; Unknown Heirs, and/or Administrators to the Estate of Renee Liparulo, Defendants

TO: Unknown Heirs, and/or Administrators to the Estate of Renee Liparulo

You are hereby notified that Plaintiff, NewRez LLC dba Shellpoint Mortgage Servicing, filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of Lackawanna County, Pennsylvania, docketed to No. 2024-09027, seeking to foreclose the mortgage secured by the real estate located at 200 Agnes Street, Olyphant, PA 18447.

A copy of the Action in Mortgage Foreclosure will be sent to you upon request to the Attorney for the Plaintiff, MDK Legal, P. O. Box 165028, Columbus, OH 43216-5028. Phone 614-220-5611.

You have been sued in court. If you wish to defend against the claims in this notice, you must take action within twenty (20) days after this publication, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the 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 NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

LAWYER REFERRAL SERVICE
Lackawanna Bar Association Lawyer Referral
338 North Washington Avenue
3rd Floor
Scranton, PA 18503
(570) 969-9600

North Penn Legal Services
33 North Main Street
Suite 200
Pittston, PA 18640
(570) 299-4100 T-1 7/14/25

LACKAWANNA JURIST

IN THE COURT OF COMMON PLEAS
OF LACKAWANNA COUNTY, PENNSYLVANIA
CIVIL ACTION-LAW

No. 2025-598

THE ESTATE OF THERESA M. KONECNY
Plaintiff
vs.

THE ESTATE OF VERONICA KONECNY, THE ESTATE OF GEORGE KONECNY, AND THE ESTATE OF ANN KONECNY
Defendants

NOTICE IS HEREBY GIVEN to the Defendants, THE ESTATE OF VERONICA KONECNY, THE ESTATE OF GEORGE KONECNY, AND THE ESTATE OF ANN KONECNY, and all their heirs, transferees, successors, and assigns, and all other people or entities claim, by and through the Defendants, and all other persons whatsoever, that The Estate of Theresa M. Konecny commenced an action against you to No. 2025-598, in the Office of the Prothonotary of Luzerne County, Pennsylvania, which you are required to defend to quiet title to that certain piece, parcel and plot of land situated in the County of Lackawanna, State of Pennsylvania, and is described as follows:

The property is located at 1010 Lower Pleasant Road, Peckville, Pennsylvania, as more fully described as: All that certain piece of parcel of land situate in the Borough of Blakely, County of Lackawanna, bounded and described as follows: Being Lot No. thirty-one (31) fronting on the Northerly side of Pleasant Avenue in Block "D" as shown on the map entitled "Map of Theron Ferris Patent" and recorded in Lackawanna County in Map Book #1, pages 48 and 49. Said lot number 31 being forty (40) feet in the front and rear and one hundred and thirty-three and seven-tenths (133 7/10) feet in depth on the Westerly side and one hundred forty-four and fifteen one hundredths (134 15/100) feet in depth on the Easterly side; coal and minerals excepted and reserved as in deeds in the chain of title.

The Court has fixed the 10th day of April, 2025 at 9:30 a.m., in the Lackawanna County Courthouse, 200 N. River Street, Wilkes-Barre, PA 18711, as the time and place for a hearing in said action.

YOU ARE HEREBY NOTIFIED TO APPEAR AND DEFEND this action within thirty (30) days of this publication hereof. In default of appearance or defense of such action, a Decree of Court may be entered holding that the Plaintiff has a validated indefeasible title to said real estate against you, and that you will be permanently enjoined from impeaching, denying, attacking or asserting any claim or title to said premises inconsistent with the ownership of the Plaintiff, for the recovery of said premises or such other action as the Court may direct within thirty (30) days from the date of said Decree.

If you wish to defend, you must enter a written appearance personally or by an attorney and file your defenses or objections, in writing, with the Court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET HELP.

North Penn Legal Services
33 N. Main Street
Suite 200
Pittston, PA 18640
877-953-4250

JOSEPH A. DESOYE, ESQUIRE
WYOMING VALLEY LAW FIRM
9 N. MAIN STREET STE 6
PITTSSTON, PA 18640
TELEPHONE NO. (570) 299-5166
PA. ATTORNEY I.D. No. 200479
COUNSEL FOR PLAINTIFF