

LACKAWANNA JURIST

BY VIRTUE OF CERTAIN WRITS OF EXECUTION ISSUED OUT OF THE COURTS OF COMMON PLEAS OF LACKAWANNA COUNTY, THE SHERIFF WILL EXPOSE AT PUBLIC SALE, BY VENUE OR OUTCRY, ALL THE RIGHT, TITLE AND INTEREST OF THE DESCRIBED LOTS, PIECES OR PARCELS OF LAND TO THE HIGHEST AND BEST BIDDER FOR CASH OR CERTIFIED FUNDS (SUBJECT TO PAYMENT OF ANY UNPAID TAXES) AT THE COURTHOUSE IN THE CITY OF SCRANTON, COUNTY OF LACKAWANNA, AND STATE OF PENNSYLVANIA, ON **FRIDAY, JUNE 9, 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 filed to No. 22 CV 3875, Wells Fargo Bank, N.A. as Trustee for Bear Stearns Asset Backed Securities I Trust 2004-BO1 v. Bernice Herman, solely in her capacity as known heir of William A. Holland, deceased and Joann Lyman, solely in her capacity as known heir of William A. Holland, deceased and The Unknown Heirs of William A. Holland, Deceased and William A. Holland, owner of property situate in Scranton, Lackawanna COUNTY, PA being 314 Phelps Street, Scranton, PA 18509.

Front: 36 Depth: 31

Property ID #: 1451604000201

Assessed Value Figure: \$10,000

Improvements Thereon:

Residential Single Dwelling

Attorney: Matthew C. Fallings, Esq.

Sheriff to Collect: \$16,010.90

SALE 2

BY VIRTUE OF A WRIT OF EXECUTION, filed to Docket No. 22-CV-4193 Luzerne Bank

v. Herbert A. Kriegh and Jean Kriegh. Herbert A. Kriegh and Jean Kriegh are the owners of property situate within the Borough of Moscow, County of Lackawanna and Commonwealth of PA, being a street address of: 811 Parkview Road, Moscow, PA 18444

Assessment Map/Parcel/Plate #: 19004-010-12004

Instrument #: 2002-002607

Pin Verification#: 19004-010-012

Assessed Value Figure: \$40,000.00

Improvements Thereon:

Improved real estate with a residential single dwelling

Attorney: JAMES T. SHOEMAKER, ESQ, HOURIGAN, KLUGER & QUINN, PC, 600 Third Avenue

Kingston, PA 18704

jshoemaker@hkqlaw.com

(570)287-3000

Sheriff to collect: \$232,428.46 (plus accrued interest, attorney's fees, and costs)

SALE 3

By virtue of a Writ of Execution filed to No. 2022-CV-4397, U.S. Bank Trust, N.A. et. al. vs. Theresa A. Woytach et. al., owners of property situate in City of Scranton, Lackawanna County, PA, being 501 Fellows Street, Scranton, PA 18504

Dimensions: 6X82X100X9X150

Property ID #: 15610050006

Assessed Value Figure: \$7,000.00

Improvements thereon:

Residential Single Dwelling

Attorney: Patrick J. Wesner/Parker McCay PA

Sheriff to collect: \$30,556.98

SALE 4

By virtue of a Writ of Execution filed to No. 2022-02040 First Heritage Financial vs. Eric Lissefeld, known Heir of Sandra Clark, deceased; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Sandra Clark, deceased, owner(s) of property situate in First Ward of the City of Scranton Lackawanna County, PA being 215 West Parker Street, Scranton, PA 18508

Dimensions: 50' x 140'

Assessment Map #: 13505010010

Assessed Value figure: \$6,000.00

Improvement thereon:

a residential dwelling

Attorney: Christopher A. DeNardo, Esq

Sheriff to Collect: \$105,517.28

LACKAWANNA JURIST

SALE 5

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 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION Plaintiff, v. LORI M. TALERICO-LIGORIO A/K/A LORI M. LIGORIO; MICHAEL LIGORIO Defendant(s) COURT OF COMMON PLEAS LACKAWANNA COUNTY NO: 2022-04627 ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE CITY OF SCRANTON, COUNTY OF LACKAWANNA AND COMMONWEALTH OF PA: BEING KNOWN AS: 118 WHITETAIL DRIVE, SCRANTON, PA 18504

BEING PARCEL #: 13304040055

DIMENSIONS: 153 X 153 X 121 X 105 BLDG & LAND

TOTAL VALUE: \$26,000

IMPROVEMENTS:

RESIDENTIAL PROPERTY

Robertson, Anschutz, Schneid, Crane & Partners, PLLC A Florida professional limited liability company Robert Flacco, Esquire ID #: 325024

SALE 6

By virtue of a Writ of Execution filed to No. 22-4209 Wells Fargo Bank vs. Paulo Ribeiro, owner(s) of property situate in Scranton Lackawanna County, PA being 527 W. Market St.

Dimensions: 32 x 115 x 32 x 114

Property ID #: 12320040047

Assessed Value figure: 6,000

Improvements thereon:

Bldg & Land

Attorney: Brock & Scott

Sheriff to collect: \$59,648.01

SALE 7

By virtue of a Writ of Execution filed to No. 2022-02885, UMB Bank, National Association, not in its individual capacity, but solely as legal title trustee for LVS Title Trust XIII v. Unknown Heirs, Devisees, and/or Personal Representatives of Dennis McNulty, deceased and Deborah J. McNulty a/k/a Deborah Reda, solely as heir of Dennis McNulty, deceased, 130 Spring Street,

Carbondale, PA 18407, owner of property situate in City of Carbondale, Lackawanna County, PA, being known as 130 Spring Street, Carbondale, PA 18407.

Property ID #: 055-05-060-003

Assessed Value Figure: \$0.00

Improvements thereon:

Single Family Residence

Attorney: Richard M. Squire & Associates, LLC

Sheriff to collect: \$2,000.00

SALE 9

By virtue of a Writ of Execution filed to No. 2022-05091 ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. vs. JENNIFER HIGBEE, owner(s) of property situate in BOROUGH OF THROOP, Lackawanna County, PA. Being: 721 Cypress Street, Throop, PA 18512

Assessment Map #: 12513050006

Assessed Value Figure: \$7,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$73,760.84

BEING Lot Number Thirty (30) in Block "U" and being fifty (50) feet in front on Cypress Street, by one hundred and sixty-five (165) feet in depth, according to a plan entitled "Price, Pancoast and Throop's Map of Throop".

SUBJECT to the same conditions, exceptions, restrictions, reservations, covenants, easements, and right of ways as are contained in deeds forming the chain of title.

SALE 10

By virtue of a Writ of Execution filed to No. 6724-2019-CV Wayne Bank, S/B/M North Penn Bank vs. Frank E. Palermo, Sr. and Cristine A. Palermo, owner(s) of property situate in Dunmore Borough Lackawanna County, PA being 969 Throop Street

Dimensions: 50 x 150 Bldg & Land

Property ID #: 14714010013

Assessed Value figure: \$7,000

Improvements thereon:

Residential Dwelling

Attorney: Kimberly D. Martin

Sheriff to collect: \$82,716.93

LACKAWANNA JURIST

SALE 11

By virtue of a Writ of Execution No. 22-4767 loanDepot.com, LLC v. Terri Balint, in her capacity as Administratrix and Heir of the Estate of Kenneth S. Havir a/k/a Kenneth Havir, Deceased and Unknown Heirs, Successors, Assigns, and all Persons, Firms, or Associations Claiming Right, Title or Interest from or under Kenneth S. Havir a/k/a Kenneth Havir, Deceased owner(s) of property situate in the City of Scranton, Lackawanna County, PA, being 1017 Ash Street, Scranton, PA 18510

Parcel #: 14618010007

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$87,489.69

Attorneys for Plaintiff: Orlans PC

SALE 12

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

WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST Plaintiff v. ANN MARIE ABELOFF Defendant(s) COURT OF COMMON PLEAS LACKAWANNA COUNTY NO: 2022-CV-03355

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE LYING AND BEING IN THE THIRD WARD OF THE BOROUGH OF DICKSON CITY, COUNTY OF LACKAWANNA AND COMMONWEALTH OF PENNSYLVANIA. BEING KNOWN AS: 304 MAPLEWOOD DRIVE OLYPHANT, PA 18447

BEING PARCEL #: 11405050007

DIMENSIONS: 40 75x95

TOTAL VALUE: \$14,500

IMPROVEMENTS:

RESIDENTIAL PROPERTY

Robert Crawley, Esquire ID #: 319712 Attorney for Plaintiff

SALE 13

By virtue of a Writ of Execution No. 2018-2896 WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I V. BRIAN J. YOUSHOCK owner(s) of property situate in the BOROUGH OF DICKSON CITY, LACKAWANNA County, PA, being 811 LINK STREET A/K/A 811 LINK STREET L4, DICKSON CITY, PA 18519-1228

Tax ID #: 114-09-010-018

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$149,726.79

Attorneys for Plaintiff

Brock & Scott, PLLC

SALE 14

By virtue of a Writ of Execution filed to NO. 16CV3633 U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE CIM TRUST 2018-NR1 MORTGAGE-BACKED NOTES, SERIES 2018-NR1 vs. GLADYS ZAWICKI, owner(s) of property situate in TOWNSHIP OF JEFFERSON, Lackawanna County, PA. Being 2054 Moosic Lakes Road f/k/a RD3 Box 392, Jefferson Township, PA 18436

Assessment Map #: 15003010004

Assessed Value Figure: \$12,600.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$115,907.88

SALE 15

By virtue of a Writ of Execution No. 2022-004043 WELLS FARGO BANK, N.A. v. RUHAMAH C. MERRING A/K/A RUHAMAH MERRING owner(s) of property situate in the CITY OF CARBONDALE, LACKAWANNA County, PA, being 104 PARK STREET, CARBONDALE, PA 18407

Tax ID #: 05505 070 027

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$104,861.21

Attorneys for Plaintiff

Brock & Scott, PLLC

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SALE 16

By virtue of a Writ of Execution No. 22 CV 3303, Wilmington Trust, National Association, not in its individual capacity, but solely as trustee of MFRA Trust 2015-1 v Timothy Perry
Docket #: 22 CV 3303

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

Commonly known as: 2325 Birney Avenue and 2313 Birney Avenue, Scranton, PA 18505

Parcel #: 16714010014

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

Judgment Amount: \$265,878.80

Attorneys for the Plaintiff:

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212) 471-5100

By: Catherine Aponte, Esq.

Dated: December 7, 2022

SALE 17

Robertson, Anschutz, Schneid, Crane & Partners, PLLC A Florida professional limited liability company 133 Gaither Drive, Suite F Mt. Laurel, NJ 08054 Phone: (855)225-6906 Fax: (866)381-9549 Attorneys for Plaintiff

MORTGAGE ASSETS MANAGEMENT, LLC Plaintiff v. ALFORD J. CARPENTER A/K/A ALFORD J. CARPENTER; CARMELLA M. CARPENTER A/K/A CARMELLA

CARPENTER Defendant(s) COURT OF COMMON PLEAS LACKAWANNA COUNTY NO: 2022-03425

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE FIFTH WARD OF THE CITY OF CARBONDALE:

BEING KNOWN AS: 55 MCCABE AVENUE CARBONDALE, PA 18407

BEING PARCEL #: 04514040044

DIMENSIONS: 78X150X51X150

TOTAL VALUE: \$13000

IMPROVEMENTS:

RESIDENTIAL PROPERTY

Robert Crawley, Esquire ID #: 319712

Attorney for Plaintiff

SALE 18

By virtue of a Writ of Execution filed to No. 2022 CV-2447 ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. vs. THOMAS J. TURPACK, owner(s) of property situate in Borough of Jessup, Lackawanna County, PA.

Being: 117 River Street, Jessup, PA 18434

Assessment Map #: 10417030010

Assessed Value Figure: \$8,500.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$116,100.72

SALE 19

Robertson, Anschutz, Schneid, Crane & Partners, PLLC A Florida professional limited liability company 133 Gaither Drive, Suite F Mt. Laurel, NJ 08054 Phone: (855)225-6906 Fax: (866)381-9549 Attorneys for Plaintiff

PHH MORTGAGE CORP Plaintiff v. ALBERT AMICO, IN HIS CAPACITY AS HEIR OF PATRICIA MILDRED MURACA A/K/A PIERTINA MURACA A/K/A PATRICIA MURACA; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER PATRICIA MILDRED MURACA A/K/A PIERTINA MURACA A/K/A PATRICIA MURACA Defendant(s) COURT OF COMMON PLEAS LACKAWANNA COUNTY NO: 2022-01296

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE BOROUGH OF DUNMORE, COUNTY OF LACKAWANNA, AND STATE OF PA: BEING KNOWN AS: 125 WALNUT STREET DUNMORE, PA 18512

BEING PARCEL #: 14616020074

DIMENSIONS: 40 X 118

TOTAL VALUE: \$5,000

IMPROVEMENTS:

RESIDENTIAL PROPERTY

Robert Crawley, Esquire ID # 319712

SALE 20

By virtue of a Writ of Execution filed to No. 2022-CV-3443 WILMINGTON SAVINGS FUND SOCIETY, FSB, not individually but solely as trustee for FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2019-HB1 vs. Joseph J. Rescigno; Joan Rescigno, owner(s) of property situated in Borough of Dunmore, Lackawanna County, PA being 7 Tiffany Drive, Scranton, PA 18512 .89 acres

Assessment Map #: 15803010007

Assessed Value figure: \$26,000.00

Improvement thereon:

a residential dwelling

Attorney: Samantha Gable, Esq

Sheriff to Collect: \$374,599.90

LACKAWANNA JURIST

SALE 21

By virtue of a Writ of Execution filed to No. 22-CV-3356, DLJ Mortgage Capital, Inc. v. Akinola O. Fadahunsi, owner of property situate in the Borough of Clarks Summit, Lackawanna COUNTY, PA being 218 Ashmore Avenue, Clarks Summit, PA 18411.

Property ID #: 09020010008

Assessed Value Figure: \$30,842.00

Improvements Thereon:

Residential Single Dwelling

Attorney: Matthew C. Fallings, Esq.

Sheriff to Collect: \$352,375.23

SALE 22

By virtue of a Writ of Execution filed to No. 2022-04247, U.S. Bank Trust, N.A. et.al. vs. Ellen M. Mason et. al., owners of property situate in City of Scranton, Lackawanna County, PA, being 1018 Beech Street, Scranton, PA 18505

Dimensions: 40X160

Property ID #: 16708070024

Assessed Value Figure: \$7,000.00

Improvements thereon: Residential Single Dwelling

Attorney: Patrick J Wesner/Parker McCay PA

Sheriff to collect: \$58,137.78

SALE 23

IN THE COURT OF COMMON PLEAS OF LACKAWANNA COUNTY, PA PNC BANK, NATIONAL ASSOCIATION, Plaintiff, vs. LORI J. KARLUK A/K/A LORI JEAN KARLUK, Defendant.

CIVIL DIVISION No. 22-3660

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF LORI J. KARLUK A/K/A LORI JEAN KARLUK OF, IN AND TO:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE BOROUGH OF THROOP, COUNTY OF LACKAWANNA, COMMONWEALTH OF PA. HAVING ERRECTED THEREON A DWELLING KNOWN AND NUMBERED AS 849 GOODMAN STREET, THROOP BORO, PA 18512. DEED BOOK VOLUME 586, PAGE 656, PARCEL # 12503010033.

Property Address: 849 Goodman Street, Throop Boro, PA 18512

Assessment #: 12503010033

Judgment Amount: \$37,607.54

SALE 24

By virtue of a Writ of Execution filed to No. 2021-05525 LOANCARE, LLC vs. The Unknown Heirs of Robert J. Tenewitz Deceased and ROSE TENEWITZ Solely in Her Capacity as Heir of Robert J. Tenewitz, Deceased, owner(s) of property situate in CITY OF CARBONDALE, Lackawanna County, PA.

Being: 116 Park Street, Carbondale, PA 18407

Assessment Map #: 05509090003

Assessed Value Figure: \$7,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$56,107.20

SALE 25

By virtue of a Writ of Execution filed to No. 22-3657 FREEDOM MORTGAGE CORP. vs. owner(s) of property situate in Carbondale, Lackawanna County, PA.

Being: 315 Dundaff Street

Dimensions: 180x150x210x150

Property ID#: 0350301004

Assessed Value Figure: \$15,000.00

Attorney: Brock & Scott

Sheriff to collect: \$124,336.34

SALE 26

Robertson, Anschutz, Schneid, Crane & Partners, PLLC A Florida professional limited liability company 133 Gaither Drive, Suite F Mt. Laurel, NJ 08054 Phone: (855)225-6906 Fax: (866)381-9549 Attorneys for Plaintiff

REVERSE MORTGAGE SOLUTIONS, INC. (Plaintiff) v. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ARLENE SCHMIDT (Defendant).

Court of Common Pleas, Lackawanna County, No: 2019-05944

All those certain lots or pieces of ground situate in the 21st ward of the city of Scranton, County of Lackawanna and commonwealth of PA.

Being known as: 2508 Jackson Street, Scranton, PA 18504

BEING PARCEL #: 14412-040-011

PIN: 14412040011

DIMENSIONS: 24x120 bldg & land

TOTAL VALUE: \$5,000

IMPROVEMENTS:

RESIDENTIAL PROPERTY

Attorney for Plaintiff

Robert Crawley, Esquire ID # 319712

LACKAWANNA JURIST

SALE 27

By virtue of a Writ of Execution filed to No. 2022-02442 FREEDOM MORTGAGE CORP. v. TADD M. HUEGEL, owner(s) of property situate in the Township of Clifton, Lackawanna County, PA.

Being: 34 Plank Rd W. Clifton Township, PA 18424

Tax ID #: 2420201000801

Improvements Thereon: Residential Dwelling

Judgment Amount: \$227,043.48

Attorneys for Plaintiff: Brock & Scott, PLLC

SALE 28

By virtue of Writ of Execution No. 2022-02581. Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee of CIM 2021-NR4 v Anthony Jackson A/K/A Anthony P. Jackson.

Docket #: 2022-02581

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

Commonly known as: 175 Phillips St, Throop, PA 18512.

Parcel #: 13605010026

Judgment Amount: \$112,127.41

Attorneys for Plaintiff:

Catherine Aponte, Esq

1325 Franklin Ave, Ste 160

Garden City, NY 11530

(212) 471-5100

SALE 29

By virtue of Writ of Execution No. 22CV2976. U.S. Bank National Association, not in its individual capacity but solely in its capacity as Indenture Trustee of CIM Trust 2021-NR3 v Geraldine Balmer and Harold Balmer.

Docket #: 22CV2976

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

Commonly known as: 1225 Frieda St, Dickson City, PA 18519.

Parcel #: 11413151115

Judgment Amount: \$102,620.25

Attorneys for Plaintiff:

Friedman Vartolo LLP

Catherine Aponte, Esq

1325 Franklin Ave, Ste 160

Garden City, NY 11530

(212) 471-5100

SALE 30

By virtue of Writ of Execution filed to No. 2014-CV-00478. Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, Not in its individual capacity but solely as the trustee for the brougham fund I trust (Plaintiff) v J. James Meredick (deceased); Maureen Meredick; United States of America (Defendant), owner(s) of property situate in City of Scranton, Lackawanna County, PA.

Being 1525 West Locust St, Scranton, PA 18504.

Dimensions of parcel, sq footage and/or acreage: 9,176 sq ft

Property ID#: 1550802000230

Assessed Value Figure: \$21,000.00

Improvements thereon:

Single family dwelling

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

Dieterick, Kimberly J. Hong, Michael E.

Carleton, Meredith H. Wooters, Matthew P.

Curry, Alyk L. Oflazian & Cristina L. Connor

Sheriff to collect: \$36,790.40

SALE 31

By virtue of Writ of Execution No. 2020-51002. Carbondale Area School District (Plaintiff) v Del Con, LLC (Defendant), owner(s) of property situate in Carbondale, Lackawanna County, PA, being 48 Scott Street.

Dimensions of parcel, square footage and/or acreage: 120x130x128x130

Property ID#: 04404-020-00203

Assessed Value Figure: \$14,500.00

Improvements thereon: Commercial property

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

Dugan, Esq, Portnoff Law Associates, Ltd.,

(866) 211-9466

Sheriff to collect: \$6,019.71

SALE 32

By virtue of Writ of Execution No. 2017-52148. Carbondale Area School District (Plaintiff) vs. Richard Ormsby (Defendant), owner(s) of property situate in Fell Township, Lackawanna County, PA, being 11 Railroad Street.

Dimensions of parcel, square footage and/or acreage: 40x125

Property ID#: 04507-010-004

Assessed Value Figure: \$4,228.00

Improvements thereon: Residential property

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

Dugan, Esq, Portnoff Law Associates, Ltd.,

(866) 211-9466

Sheriff to collect: \$5,641.60

LACKAWANNA JURIST

**NOTICE TO ALL PARTIES IN INTEREST
AND CLAIMANTS:**

**A SCHEDULE OF DISTRIBUTION OF
ONLY HIGH BID SALES WILL BE FILED
BY THE SHERIFF NOT LATER THAN
JULY 9, 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**

MARCH 13, 2023

LACKAWANNA JURIST

ESTATES

First Notice

Notice is hereby given that Letters Administration have been granted to Susan Ambroseccchia in the **ESTATE OF MARTIN AMBROSECCHIA, III**, late of Scranton, Pennsylvania, who died on April 20, 2023. All persons indebted to the Estate are requested to make payment and those having claims or demands are to present the same without delay to Susan Ambroseccchia, Administrator(rix) c/o John P. Finnerty, Esquire, 75 Glenmaura National Boulevard, Moosic, Pennsylvania 18507.

ESTATE OF ELAINE FRANCES PETTINATO COLLINS, late of Clifford Twp, PA 18407, Pennsylvania (died 04/09/23). Notice is hereby given that Letters of Testamentary on the above Estate have been granted to Catherine Collins, Executrix. All persons indebted to the said Estate are required to make payment and those having claims to present the same without delay to Patrick N. Coleman, Esquire, Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

ESTATE OF SUSAN M. COLOMBO Late of Glenburn Township, died February 8, 2023, Co-Executors, Christopher Colombo and Jeffrey Colombo; Sal Cognetti, Jr., Cognetti and Cimini, Scranton Life Building, 538 Spruce Street – Suite 800, Scranton, Pa 18503 and Danielle M. Mulcahey, Wright, Reiher and Mulcahey, 148 Adams Avenue, Scranton, PA 18503, Attorneys for the Estate. Notice is hereby given that Letters 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 named.

ESTATE OF SARA NAN EISNER, DECEASED, late of 318 PENN AVE., SCRANTON, PA 18503, (Died APRIL 1, 2023) JILL MILLER, Executrix; Dante A. Cancelli, Esquire, Suite 260, 125 North Washington Ave., Scranton, Pennsylvania 18503, Attorney. DANTE A. CANCELLI, ESQUIRE

Notice is hereby given that Letters Testamentary have been granted to Rosanne Gilpin, Executrix of the **ESTATE OF RUTH E. GILPIN a/k/a RUTH GILPIN**, late of Scranton, PA, who died on April 19, 2023. All persons indebted to the Estate are required to make payment and those having claims or demands are to present the same without delay to the Executrix or to Raymond C. Rinaldi, II, Esquire, Rinaldi & Poveromo, P.C., P.O. Box 826, Scranton, PA 18501.

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 JOSEPH F. KASE**, Archbald, PA. Charlene Hopkins, Executrix; Rocco V. Valvano, Jr., Esquire, Attorney, 321 Biden Street, Suite 201, Scranton, PA 18503. **ROCCO V. VALVANO, JR., ESQUIRE, ATTORNEY FOR THE ESTATE**

Notice is hereby given that Letters of Administration have been granted to Jeffrey Nash and Sherri Lynn Peterson, Co-Administrators of the **ESTATE OF LAWRENCE DAVID NASH a/k/a LAWRENCE D. NASH**, late of Scranton, PA, who died on March 10, 2023. 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 Administrators or to Raymond C. Rinaldi, II, Esquire, Rinaldi & Poveromo, P.C., P.O. Box 826, Scranton, PA 18501.

ESTATE OF JANET NIEMIEC, late of the Borough of Old Forge, Lackawanna County, Pennsylvania. Date of Death: March 17, 2023. Executrix: Lorraine Ross. Attorneys: Needle Law, PC, 240 Penn Avenue, Suite 202, Scranton, PA 18503. P. Timothy Kelly, Esquire

IN RE: ESTATE OF MATTHEW PAUL PIDGEON, a/k/a MATTHEW PIDGEON late of Jermyrn, Lackawanna County, Pennsylvania, (October 9, 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 Lauren Pidgeon, Personal Representative, or to Joseph S. Toczydlowski, Jr., Esquire of the Toczydlowski Law Office, 723 North Main Street, Archbald, PA 18403.

ESTATE OF FLORENCE V. SAJKOWSKI a/k/a FLORENCE SAJKOWSKI, late of Scranton, Pennsylvania, (Died: April 20, 2023) Notice is hereby given that Letters Testamentary on the above Estate have been granted to Jane Turock, Executor. All persons indebted to the said Estate are required to make payment and those having claims to present the same without delay to the Executor named herein, or to Lawrence A. Durkin, Esquire, Durkin MacDonald, LLC, Attorney for the Estate, 536 East Drinker Street, Dunmore, Pennsylvania 18512.

ESTATE OF ANGELA M. TAROLI late of Old Forge, Lackawanna County, Pennsylvania (died April 3, 2023). Notice is hereby given that Letters Testamentary have been issued to Renee Epifano 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 Estate of Angela M. Taroli, c/o John J. McGee, Attorney for the Estate, PO Box 3298, Scranton, PA 18505.

Notice is hereby given that Letters Testamentary have been granted to Thomas R. Timlin, III in the **ESTATE OF JANET TIMLIN**, late of Scranton, Pennsylvania, who died on March 8, 2023. All persons indebted to the Estate are requested to make payment and those having claims or demands are to present the same without delay to Thomas R. Timlin, III, Executor c/o John P. Finnerty, Esquire, 75 Glenmaura National Boulevard, Moosic, Pennsylvania 18507.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF THEODORE TOMKO, a/k/a THEODORE E. TOMKO**, Deceased, 658 Morgan Street, Dickson City, Lackawanna County, Pennsylvania 18519, who died on April 4, 2023. All persons indebted to the Estate are requested to make payment and those having claims or demands are to present the same, without delay, to the Executrix, Deborah Wilensky, 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.

LACKAWANNA JURIST

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF JOHN W. WILLIAMS, a/k/a JOHN WILLIAMS**, Deceased, 208 Carey Road, Scott Township, Lackawanna County, Pennsylvania 18433, who died on January 7, 2023. All persons indebted to the Estate are requested to make payment and those having claims or demands are to present the same, without delay, to the Executrix, Nancy J. Williams, 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 ANNA YOUNG, of Scranton, Pennsylvania, Date of Death: November 15, 2022. Notice is hereby given that Letters of Administration in the above-named estate have been granted to the undersigned, to whom all persons owing said estate are requested to make payment and those having claims or demands against it make known the same without delay. Robert Brombacher, Administrator, c/o David W. Saba, Esquire, 345 Market Street, Kingston, PA 18704.

ESTATE OF DAVID M. ZELENOWSKI, DECEASED, late of 1273 SNYDER AVE., TAYLOR, PA 18517, (Died APRIL 7, 2023). FELIX J. ZELENOWSKI, Executor; Dante A. Cancelli, Suite 260, 125 North Washington Ave., Scranton, Pennsylvania 18503, Attorney. DANTE A. CANCELLI, ESQUIRE

Second Notice

ESTATE OF HELEN BEZUHLY, ESTATE NUMBER 35-2023-551, DECEASED, LATE OF OLD FORGE, PA, LACKAWANNA COUNTY, PA; DIED JANUARY 27, 2023. NOTICE IS HEREBY GIVEN THAT LETTERS OF TESTAMENTARY HAVE BEEN GRANTED IN THE ABOVE ESTATE. ALL PERSONS INDEBTED TO SAID ESTATE ARE REQUIRED TO MAKE PAYMENTS, AND THOSE HAVING CLAIMS OR DEMANDS ARE TO PRESENT THE SAME WITHOUT DELAY TO MAUREEN BEZUHLY, 430 E.57TH STREET, NEW YORK, NY 10022.

NOTICE IS HEREBY GIVEN that Letters Testamentary in the **ESTATE OF DOMINICK BONACCI, SR. A/K/A DOMINICK BONACCI**, late of Dickson City, 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: DOMINICK BONACCI, JR., EXECUTOR, KEVIN R. GREBAS, Esquire, COLBERT & GREBAS, P.C., 210 Montage Mountain Road – Suite A, Moosic, PA 18507, Date of Death: March 17, 2023.

RE: ESTATE OF ELIZABETH BONEVITCH, late of South Abington Township, PA, who died March 16, 2023. 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: Wendy Stevens, Executrix, or Daniel L. Penetar, Jr., Esquire, 753 East Drinker Street, Dunmore, PA 18512.

ESTATE OF DAVID JAMES CHERKAS, ESTATE NUMBER 35-2023-579, DECEASED, LATE OF CLARKS SUMMIT, PA, LACKAWANNA COUNTY, PA; DIED SEPTEMBER 3, 2022. NOTICE IS HEREBY GIVEN THAT LETTERS OF TESTAMENTARY HAVE BEEN GRANTED IN THE ABOVE ESTATE. ALL PERSONS INDEBTED TO SAID ESTATE DEMANDS ARE PRESENT THE SAME WITHOUT DELAY TO ALAN LEE ROYCE, 2455 RANSOM ROAD, CLARKS SUMMIT, PA 18411.

ESTATE OF KENNETH WILLIAM CORRELL, AKA KENNETH W. CORRELL, KEN CORRELL, ESTATE NUMBER 35-23-625, DECEASED, LATE OF SCRANTON, PA, LACKAWANNA COUNTY, PA; DIED APRIL 13, 2023. NOTICE IS HEREBY GIVEN THAT LETTERS OF TESTAMENTARY HAVE BEEN GRANTED IN THE ABOVE ESTATE. ALL PERSONS INDEBTED TO SAID ESTATE ARE REQUIRED TO MAKE PAYMENTS, AND THOSE HAVING CLAIMS OR DEMANDS ARE TO PRESENT THE SAME WITHOUT DELAY TO JANINE M. DUFFY, 308 MINOOKA AVE, MOOSIC, PA 18507.

ESTATE OF GEORGE A. DRUMHELLER a/k/a GEORGE ALFRED DRUMHELLER, SR., late of Scranton and Taylor, Lackawanna County, PA, (died March 1, 2023). Letters Testamentary were granted to Eric H. Drumheller. Creditors present claims and debtors make payment to the Executor, or to Kim A. Giombetti, Esq., The Ritz Building, 222 Wyoming Avenue, Scranton, PA 18503, Attorney for the Estate.

RE: ESTATE OF ANGELINE L. GARZARELLA a/k/a ANGELINA L. GARZARELLA, late of Scranton, County of Lackawanna, and State of Pennsylvania, deceased, who died on the 31st day of March, 2023. Letters of Testamentary having been granted to File No. 35-23-00643, all persons having claims or demands against the estate of the decedent shall make them known and present them, and all persons indebted to the decedent shall make payment thereof without delay to Catherine Wood, 505 N. Hyde Park Avenue, Scranton, PA 18504, or to Mattes & Mattes, P.C., 201 West Main Street, P.O. Box 222, Dalton, PA 18414.

IN RE: Estate of ANNE T. LUDWIG, DECEASED, late of 1300 Dundaff Street, Dickson City, PA, who died on January 24, 2023. Notice is hereby given that Letters Testamentary have been issued to John L. Ludwig, Executor of the ESTATE OF ANNE T. LUDWIG a/k/a ANN LUDWIG. All persons having claims against the Estate or indebted to the Estate shall present claims or make payment within four (4) months to the Executor, 1300 Dundaff Street, Dickson City, PA 18519 and, as to claims, file with the Clerk of the Court of Common Pleas of Lackawanna County, Orphans Court Division, a verified statement of claim.

IN RE: Estate of MARGUERITE A. LUDWIG a/k/a Margarite A. Ludwig, Marguerite Ludwig and Peggy Ludwig, DECEASED, late of 850 Wheeler Avenue, Scranton, PA, who died on April 16, 2023. Notice is hereby given that Letters Testamentary have been issued to Lawrence M. Ludwig, Executor of the ESTATE OF MARGUERITE A. LUDWIG. All persons having claims against the Estate or indebted to the Estate shall present claims or make payment within four (4) months to the Executor, 238 Vassar Avenue, Clarks Green, PA 18411 and, as to claims, file with the Clerk of the Court of Common Pleas of Lackawanna County, Orphans Court Division, a verified statement of claim.

LACKAWANNA JURIST

ESTATE OF DOLORES A. McLAIN a/k/a DOLORES McLAIN a/k/a DOLORIS McLAIN, of Peckville, Pennsylvania (died January 11, 2023). All persons indebted to the estate shall make payment and those having claims or demands are to present same without delay to the Administratrix, Irene Shenosky, or Richard A. Fanucci, Attorney for the Estate, 1711 Main Street, Blakely, PA 18447. RICHARD A. FANUCCI, ESQ.

ESTATE OF MILDRED M. PETCAVAGE, ESTATE NUMBER 35-2023-520, DECEASED, LATE OF PECKVILLE, PA, LACKAWANNA COUNTY, PA; DIED FEBRUARY 8, 2023. NOTICE IS HEREBY GIVEN THAT LETTERS OF TESTAMENTARY HAVE BEEN GRANTED IN THE ABOVE ESTATE. ALL PERSONS INDEBTED TO SAID ESTATE ARE REQUIRED TO MAKE PAYMENTS, AND THOSE HAVING CLAIMS OR DEMANDS ARE TO PRESENT THE SAME WITHOUT DELAY TO CHRISTINE M. ACKOUREY, 840 PULINSKI ROAD, IVYLAND, PA 18974.

ESTATE OF MYRTLE A. RACIBOR, late of South Abington Twp., Pennsylvania (died December 2, 2022). Notice is hereby given that Letters of Testamentary on the above Estate have been granted to Steven Kropa, of Archbald, PA. All persons indebted to the said estate are required to make payment and those having claims to present the same without delay to the Personal Representative named herein, or to Patrick N. Coleman, Esq., Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

ESTATE OF RUTH RICHARDS, Late of Scranton, Pennsylvania, (Died April 11, 2023). Letters Testamentary have been granted to Ms. Kathleen R. Rogers, Executrix. All persons having claims against the Estate or indebted to the Estate shall make payment or present claims to Douglas P. Thomas, Attorney for the Estate, 345 Wyoming Avenue, Suite 200, Scranton, PA 18503.

ESTATE OF CONRAD RUDALAVAGE, SR., a/k/a CONRAD PETER RUDALAVAGE, DECEASED, late of 44 PLUM AVE., CARBONDALE, PA 18407, (Died APRIL 18, 2023). MARK G. RUDALAVAGE, 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 to Keith John Scott, Executor of the **ESTATE OF RUTH SCOTT a/k/a RUTH A. SCOTT**, late of Clifton Township, PA, who died on March 12, 2023. 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 Executor or to Raymond C. Rinaldi, II, Esquire, Rinaldi & Poveromo, P.C., P.O. Box 826, Scranton, PA 18501.

ESTATE OF MICHAEL D. STALTER a/k/a MICHAEL STALTER, of Dunmore, Pennsylvania (died April 1, 2023). All persons indebted to the estate shall make payment and those having claims or demands are to present same without delay to the Administrator, Stephen T. Stalter, or Richard A. Fanucci, Attorney for the Estate, 1711 Main Street, Blakely, PA 18447. RICHARD A. FANUCCI, ESQ.

ESTATE OF BRIDGID S. THOMAS, AKA BRIDGID SURACI, BRIDGID M. SURACI ESTATE NUMBER 35-2023-528, DECEASED, LATE OF CLARK SUMMIT, PA, LACKAWANNA COUNTY, PA; DIED FEBRUARY 22, 2023. NOTICE IS HEREBY GIVEN THAT LETTERS OF TESTAMENTARY HAVE BEEN GRANTED IN THE ABOVE ESTATE. ALL PERSONS INDEBTED TO SAID ESTATE ARE REQUIRED TO MAKE PAYMENTS, AND THOSE HAVING CLAIMS OR DEMANDS ARE TO PRESENT THE SAME WITHOUT DELAY TO FRANK T. SURACI, 5 STARLIGHT DRIVE, WAVERLY, PA 18411.

ESTATE OF JANE M. THOMASSEN a/k/a JANE THOMASSEN, late of Gouldsboro, Lackawanna County, PA (March 1, 2023). Notice is hereby given that Letters Testamentary on the above Estate have been granted to Janis Van Oort. All persons indebted to the said estate are required to make payment and those having claims to present the same without delay to the Executrix named above or to Timothy B. Fisher II, Esquire, Fisher & Fisher Law Offices LLC, Attorneys for the Estate, 525 Main Street, PO Box 396, Gouldsboro, PA 18424.

ESTATE OF NICHOLAS J. TRUMPIKAS a/k/a NICHOLAS JOSEPH TRUMPIKAS a/k/a NICHOLAS TRUMPIKAS, of Scott Township, Pennsylvania (died February 19, 2023). All persons indebted to the estate shall make payment and those having claims or demands are to present same without delay to the Executrix, Natalie Trumplikas, or Richard A. Fanucci, Attorney for the Estate, 1711 Main Street, Blakely, PA 18447. RICHARD A. FANUCCI, ESQ.

NOTICE IS HEREBY GIVEN that Letters Testamentary in the **ESTATE OF CARL JOSEPH WARE**, late of South Abington Township, 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: CASEY WARE, EXECUTOR, BRENDA D. COLBERT, Esquire, COLBERT & GREBAS, P.C., 210 Montage Mountain Road – Suite A, Moosic, PA 18507. Date of Death: November 4th, 2022

ESTATE OF RHONDA L. ZUROSKI, of Scott Township, Pennsylvania (died February 23, 2023). All persons indebted to the estate shall make payment and those having claims or demands are to present same without delay to the Administrator, Carl M. Zuroski, or Richard A. Fanucci, Attorney for the Estate, 1711 Main Street, Blakely, PA, 18447. RICHARD A. FANUCCI, ESQ.

Third Notice

ESTATE OF ANTHONY R. BUCCIARELLI, late of Scranton, Pennsylvania (died September 14, 2022). Notice is hereby given that Letters of Testamentary on the above Estate have been granted to Helen M. Svetlovics, 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 Representative named herein, or to Patrick N. Coleman, Esq., Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

LACKAWANNA JURIST

ESTATE OF LOREN F. BUSTEED, late of Moscow, Pennsylvania (died January 04, 2023). Notice is hereby given that Letters of Testamentary on the above Estate have been granted to Thomas Busteed, of Reading, PA. All persons indebted to the said estate are required to make payment and those having claims to present the same without delay to the Personal Representative named herein, or to Patrick N. Coleman, Esq., Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

ESTATE OF JOHN A. DIEMAND III, late of Scranton, Lackawanna County, Pennsylvania (died February 2, 2023). Letters of Administration c.t.a. 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 Community Bank, N.A., Administrator c.t.a., 1300 Wyoming Avenue, Scranton, Pennsylvania 18509, or to James J. Gillott, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, P.O. Box 240, Clarks Summit, Pennsylvania 18411.

NOTICE IS HEREBY GIVEN that Letters Testamentary in the **ESTATE OF NANCY N. DUFF**, late of South Abington Township, 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: KATHLEEN NYCZ, EXECUTRIX, BRENDA D. COLBERT, Esquire, COLBERT & GREBAS, P.C., 210 Montage Mountain Road – Suite A, Moosic, PA 18507, Date of Death: December 14, 2022.

ESTATE OF JAMES S. FARINA, JR., Late of Archbald, Pennsylvania (died April 1, 2023). Notice is hereby given that Letters Testamentary in the above estate have been granted to Melissa Zawislak. All persons indebted to the said Estate are required to make payment and those having claims to present the same without delay to Melissa Zawislak, Executrix, or to Laura M. Turlip, Esquire, Attorney for the Estate, Hinman, Howard & Kattell, LLP, 705 Bank Towers Building, 321 Biden Street, Scranton, PA. Laura M. Turlip, Esquire

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF LINDA FELLER, a/k/a LINDA J. FELLER**, Deceased, 1015 SR 307, Springbrook Twp, Lackawanna County, Pennsylvania 18444, who died on April 4, 2023. 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, Robert H. Feller, 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 NANCY GALLAGHER, DECEASED, late of the Township of South Abington, Lackawanna County, Pennsylvania, (died April 4, 2023). Letters Testamentary having been granted, creditors shall make demand and debtors shall make payment to Maureen McLaughlin, Executrix, 716 N. Abington Rd., Waverly Twp., PA, 18411 or to Stephen J. Evers, Esq., Attorney for the Estate, 213 R. North State Street, Clarks Summit, PA 18411.

IN RE: EDWARD HOLEVINSKI a/k/a EDWARD M. HOLEVINSKI, Deceased, late of Township of Jefferson, Lackawanna County, Pennsylvania, who died February 20, 2023. Letters of Testamentary having been granted in the 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

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted to Rose Jacklinski, Executrix of the **ESTATE OF JAMES KUCHWARA** late of Scranton, Lackawanna County, Pennsylvania, who died on March 4, 2023. All persons indebted to the said Estate are required to make payment and those having claims to present the same without delay to the Executrix or to Michael F. Cosgrove, Esquire of Haggerty Hinton & Cosgrove LLP, 1401 Monroe Avenue, Suite 2, Dunmore, PA 18509.

RE: Estate of KEVIN KRUK, late of Moosic, Lackawanna County, Pennsylvania (died March 20, 2023). Notice is hereby given that Letters of Administration for the Estate have been issued to KEVIN KRUK 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.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted to Nicole Marullo in the **ESTATE OF JOHN MARULLO**, late of Scranton, Lackawanna County, Pennsylvania, who died on May 10, 2021. All persons indebted to said estate are requested to make payment, and those having claims to present same, without delay to Louis J. Mattioli III, Esquire, 4285 Hollywood Blvd., Hazle Township, PA 18202.

ESTATE OF MARTHA MATECHAK, DECEASED. LATE OF LACKAWANNA COUNTY, PENNSYLVANIA (Died February 21, 2023). LETTERS TESTAMENTARY IN THE ESTATE OF MARTHA MATECHAK, HAVING BEEN GRANTED, all persons having claims or demands against the 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 Elias Krenitsky, Executor c/o Jonathan L. Pietrowski, Esquire, 323 Bridge Street, Old Forge, PA 18518, (570) 406-0602.

ESTATE OF THERESA JANE MCDOWELL a/k/a JANE MCDOWELL late of Scranton, Lackawanna County, PA (died March 16, 2023). Notice is hereby given that Letters of Administration in the above Estate have been issued to Kenneth J. McDowell, Administrator. Creditors shall present claims and Debtors shall make payments to Kenneth J. McDowell, c/o David J. Rinaldi, Esquire, RINALDI & RINALDI, 2 West Olive Street, Scranton, PA 18508.

IN RE: NANCY YURKANIN a/k/a NANCY E. YURKANIN, Deceased, late of Township of Springbrook, Lackawanna County, Pennsylvania, who died February 7, 2023. Letters of Testamentary 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.

LACKAWANNA JURIST

ARTICLES OF INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation-Nonprofit have been filed with the Dept. of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania for the purposes of obtaining a Certificate of Incorporation of a proposed nonprofit corporation to be organized under the provisions of the PA Nonprofit Corporation Law of 1988. The name of the corporation is: **SAINT ANN MARONITE CATHOLIC CHURCH INC.** The Articles of Incorporation were filed on April 14, 2023. ALEXANDER J. KARAM, JR. ESQUIRE

ALEXANDER J. KARAM, JR., P.C.
675 Walnut Street
Easton, PA 18042 T-1 5/19/23

CHANGE OF NAME

Notice is hereby given that on May 8th, 2023 a Petition was filed by Melissa Nagle to change her son's name from Jeremiah N. Keith to Jazmyn M. Keith. The Court has fixed June 16th 2023 at 1:30PM as the date and time of the Hearing at the Lackawanna County Courthouse. T-1 5/19/23

CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on May 5, 2023, the Petition for Name Change of Lucas David Eakle, a minor, by and through the Petitioner, Colin M. Rumford, natural father of said minor, was filed in the Court of Common Pleas of Lackawanna County to No. 23-CV-1967 and prays for a Decree to change said minor's name to Lucas David Rumford. The Court has fixed June 16, 2023, at 1:30 p.m. as the date and time of the Hearing. T-1 5/19/23

CERTIFICATE OF ORGANIZATION

A Certificate of Organization has been filed with the Pennsylvania Department of State for the entity known as Donavan Produce, LLC with a registered office at 300 Blacksmith Drive, Dalton, Pennsylvania 18414, in accord with the provisions of the Business Corporation Law, as amended. T-1 5/19/23

NOTICE

Finance of America Reverse LLC
PLAINTIFF
VS.

Paul London, known Heir of Colinne London, deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Colinne London, deceased
DEFENDANTS COURT OF COMMON PLEAS
CIVIL DIVISION
LACKAWANNA COUNTY

NO: 22cv3909

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Colinne London, deceased
527 N Bromley Avenue
Scranton, PA 18504

Your house (real estate) at:

527 N Bromley Avenue, Scranton, PA 18504

Parcel ID: 1451404000902

is scheduled to be sold at Sheriff's Sale at Lackawanna County Sheriff's Office

200 North Washington Avenue

Scranton, PA 18503 on July 7, 2023 at 10:00AM to enforce the court judgment of \$92,797.21 obtained by Finance of America Reverse LLC against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

The sale will be cancelled if you pay back to Finance of America Reverse LLC the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: LOGS Legal Group, LLC. (610) 278-6800.

PLEASE NOTE a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 20 days after the filing of the schedule. T-1 5/19/23

LACKAWANNA JURIST

"NOTICE TO LEGATEES"

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

The following accounts have been filed and may be examined in the Office of the Register of Wills and Clerk of Orphans' Court. If you desire to object, the same may be accomplished by filing that objection in writing with the Clerk of Orphans' Court on or before **Monday, the 29th day of May 2023** The accounts will be filed by the clerk, with the Court for adjudication and confirmation on Tuesday, **the 30th day of May 2023**. Distribution may be ordered or authorized without further notice if no objections are filed prior to that date.

| | |
|---|---|
| 35 2019 995 | First and Final Account |
| Eugene J. Harrison Deceased | John F. Harrison, Executor Michael J. Ossont, Esq. |
| 35 2022 61 | First and Final Account |
| Raymond Berry Deceased | Michael Berry, Executor Thomas Patrick Hogan, Esq. |
| 35 2022 493 | First and Final Account |
| Catherine Arthur Deceased 5/19/23 | First National Bank of Penna, Executor James J. Gillotti, Esq. T-1 5/12/23 & |

NOTICE

COURT OF COMMON PLEAS OF LACKAWANNA COUNTY, PA CIVIL DIVISION NO. 2023-00111

SHLOMO SHLESINGER
("Plaintiff"),

SAMUEL KLEIN, his estate, heirs executors, assigns, and all persons claiming any right title and interest ("Defendants") in the land described in Complaint as 929-931 Madison Avenue, Scranton, PA, 18510, Lackawanna County, Property Identification Number 1466202000501 ("Subject Property

NOTICE TO: Defendants concerning the Subject Property

You have been sued by Plaintiff, who brings this action to terminate your rights to the Subject Property, described as:

ALL THAT CERTAIN piece or parcel of land situate in the City of Scranton, County of Lackawanna and State of Pennsylvania, bounded and described as follows, to wit: BEGINNING at a point in the Northwesterly Building Privilege line of Madison Avenue the said Building Privilege line being parallel with and 40.00 feet distant from (at right angles) the center line of said Madison Avenue; the point of beginning also being the intersection of the said Building Privilege line with the line dividing Lot "F" and Lot "G" according to "Kramer and Goodmans subdivision of Lot Nos. 17 to 24 inclusive in Block 238, situate on Madison Avenue in the City of Scranton, the map of said subdivision being recorded in Lackawanna County Map Book 2, Page 81; thence, along the line dividing Lot "F" and Lot "G" North 35° 00' West a distance of 80.00 feet to a point; thence, crossing Lot "F" and part of Lot "E" North 55° 00' East a distance of 40.00 feet to a common corner of lands now or formerly of James Butler et ux. and Mary Ann Mynyk; thence, along said Mary Ann Mynyk lands parallel with and 10.00 feet distant Northeasterly at right angles from the original line dividing Lot "F" and Lot "E" South 35° 00' East a distance of 80.00 feet to a point in the Building Privilege Line of Madison Avenue; thence, along said line of Madison Avenue which is 10 feet Northwesterly of the Fence line of Madison Avenue South 55° 00' West 40.00 feet to the point of beginning for lands described herein.

You must file an Answer within twenty (20) days following the date of this publication or an Order may be entered against you, requiring you to take further actions or a suffer default judgement and final verdict.

If you wish to defend, you must enter a written appearance and file your responses with the Court. If you fail to do so a judgment may be entered against you. You may lose money, property, or other rights.

TAKE THIS NOTICE TO YOUR LAWYER. IF YOU DO NOT HAVE ONE PLEASE CALL:

LACKAWANNA BAR ASSOCIATION, 233 Penn Ave,
Scranton, PA 18503, (570) 969-9161 T-1 5/5/23, 5/12/23,
5/19/23

LACKAWANNA JURIST

NOTICE

TO: FRANK MILLER, a/k/a FRANK L. MILLER, and SARAH M. MILLER their heirs, devisees, personal representatives, and assigns, and all persons claiming by, from, through or under them,

You are hereby notified that the Plaintiff, DONNA M. BANNON has filed a Complaint in Action to Quiet Title in the Court of Common Pleas of Lackawanna County, Civil Division, to No. 2023 – Civil – 1998, setting forth that she is the owner in fee simple to the following parcel of land situate in the City of Carbondale, County of Lackawanna and Commonwealth of Pennsylvania, more particularly described as follows:

BEING on the Southeasterly corner of Tenth Avenue and Cortland Street bounded as follows:

BEGINNING at the aforesaid corner at the intersection of Tenth Avenue and Cortland Street; thence along the Southerly line of Tenth Avenue in an Easterly direction fifty-five (55) feet to a corner of lands of Frank Miller; thence along the lands of said Frank Miller in a Southerly direction forty-three (43) feet to a corner of lands of the Elmer Miller Estate; thence along the line of lands of the said Elmer Miller Estate in a Westerly direction fifty-eight (58) feet to the Easterly line of Cortland Street; thence in a Northerly direction and along said Easterly line of Cortland Street fifty (50) feet to the place of beginning.

PIN NO: 05510-010-006

The Court has ordered that service of the Complaint be made upon you by publication and you are hereby notified to plead to the said Complaint within twenty (20) days from publication hereof. If you fail to plead to the Complaint, judgment will be entered against you and the Plaintiffs will be decreed the owners in fee simple of the said premises; and such other decrees shall be made as the Court may deem proper.

NOTICE

You have been sued in Court. If you wish to defend against the claims set forth herein, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by Attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you and a Judgment may be entered against you by the Court without further notice for any money 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 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.

LAWYER REFERRAL SERVICE
LACKAWANNA BAR ASSOCIATION
233 Penn Avenue
Scranton, PA 18503-1410
Telephone: (570) 969-9161

NORTHERN PA LEGAL SERVICES,
Pittston, PA 18640
Telephone: (570) 299-4100

Jeffrey A. Levine, Esquire
Herlands & Levine
Attorney for the Plaintiff
Donna M. Bannon T-1 5/19/23

LACKAWANNA JURIST

NOTICE

TO: MICHAEL PETUH, a/k/a MICHAEL PETUCK and/or MICHAEL PELICK, hs heirs, devisees, personal representatives, and assigns, and all persons claiming by, from, through or under them,

You are hereby notified that the Plaintiff, JOHN M. WILCHA has filed a Complaint in Action to Quiet Title in the Court of Common Pleas of Lackawanna County, Civil Division, to No. 2023 – Civil – 1999, setting forth that he is the owner in fee simple to the following parcel of land situate in the Township of Greenfield, County of Lackawanna and Commonwealth of Pennsylvania, more particularly described as follows:

ALL that certain piece or parcel of land situate and being in the Township of Greenfield, formerly erroneously referred to as the Township of Fell, Crystal Lake, Lackawanna County, and Commonwealth of Pennsylvania, described as follows, to wit:

BEGINNING at a point, said point being the intersection of the southerly line of Boulevard Avenue with the easterly line of an unnamed twenty four (24') foot drive;

THENCE, along said Boulevard Avenue, North fifty-one degrees East (N 51° E) one hundred seven (107') feet to a point;

THENCE, through the center of Lot No. 32, South thirty-nine degrees East (S 39° E) one hundred fifty (150') feet to a point;

THENCE, along Lot Nos. 37-36-35, South fifty-one degrees West (S 51° W) one hundred seven (107') feet to the said easterly line of a twenty-four (24') foot drive;

THENCE, along the said easterly line of the twenty-four (24') foot drive, North thirty-nine degrees W (N 39° W) one hundred fifty (150') feet to a point, the Place of Beginning.

PIN NO: 01404-040-019

The Court has ordered that service of the Complaint be made upon you by publication and you are hereby notified to plead to the said Complaint within twenty (20) days from publication hereof. If you fail to plead to the Complaint, judgment will be entered against you and the Plaintiff will be decreed the owner in fee simple of the said premises; and such other decrees shall be made as the Court may deem proper.

NOTICE

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

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33 North Main Street
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Jeffrey A. Levine, Esquire
Herlands & Levine
Attorney for the Plaintiff
John M. Wilcha
T-1 5/19/23