

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, JULY 7, 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 in Case Number 2023-00260, Legacy Mortgage Asset Trust 2022-GSI (Plaintiff) vs. Helen D. Morohovech (Defendant), owner of the property situate in the Borough of Taylor, Lackawanna County, PA being 205 Rinaldi Drive, Taylor, PA 18517.

Dimensions of Parcel: 70 x 100 x 90 x 120
Property ID #: 1550102000224
Assessed Value Figure: \$20,000
Improvements Thereon: Residential Dwelling
Attorney: Hladik Onorato and Federman, LLP,
Stephen M. Hladik, Esq

298 Wissahickon Avenue
North Wales, PA 19454
Sheriff to Collect: \$35,930.95 plus costs,
expenses, attorneys' fees and additional interest

SALE 2

BY VIRTUE OF A WRIT OF EXECUTION, filed to No. 2022-01327, NATIONSTAR MORTGAGE LLC C/B/A MR. COOPER vs. CHRISTOPHER JACKSON owner(s) of property situate in the CITY OF SCRANTON, Lackawanna County, PA, being 1008 Corbett Avenue, Scranton, PA 18504.
Assessment Map#: 15613070078
Assessed Value Figure: \$124,900.00
Improvements Thereon:
A residential dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$118,188.96
All that certain piece or parcel of land situate in the city of Scranton, county of Lackawanna and state of PA.

SALE 3

By virtue of a Writ of Execution filed to No. 2021-05434, M&T BANK vs. HECTOR ROMAN and KERI ROMAN, owner(s) of property situate in BOROUGH OF OLD FORGE, Lackawanna County, PA, being 515 Summer Street aka 515-517 Summer St., Old Forge, PA 18518.
Assessment Map#: 17508020027
Assessed Value Figure: \$7,750.00
Improvements thereon:
A residential dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$85,855.86

SALE 4

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
A Florida Limited Liability Company
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
(855)225-6906
GSMPS MORTGAGE LOAN TRUST 2006-
RPI, MORTGAGE PASS-THROUGH

LACKAWANNA JURIST

CERTIFICATES, SERIES 2006-RPI, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, Plaintiff, v. TINA M. GRZYBOWSKI, Defendant.
ALL THAT DESCRIBED LOT OF LAND SITUATE IN THE RIDGE, ARCHBALD BOROUGH, COUNTY OF LACKAWANNA AND COMMONWEALTH OF PA: BEING KNOWN AS: 109 CHURCH ST, EYNON, PA 18403.
BEING PARCEL #: 0941802004
DIMENSIONS: 100 X 75
TOTAL VALUE: \$4,000
IMPROVEMENTS:
RESIDENTIAL PROPERTY
Robert Crawley, Esq ID No. 319712
Attorney for Plaintiff

SALE 5

By virtue of a Writ of Execution No. 2022-03489 AMERISAVE MORTGAGE CORPORATION v. STEPHEN DAVIS, owner(s) of property situate in the TOWNSHIP OF GREENFIELD, LACKAWANNA County, PA, being 159 DECKER RD., JERMYN, PA 18433.
Tax ID# : 0210102000104
Improvements thereon:
Residential dwelling
Judgment Amount: \$198,966.21
Attorneys for Plaintiff:
Brock & Scott, PLLC

SALE 6

By virtue of a Writ of Execution No. 23-CV-312, PINGORA LOAN SERVICING, LLC v. MATTHEW T. STEFANSKI, owner(s) of property situate in MOSCOW BOROUGH, LACKAWANNA County, PA, being 483 N MAIN ST, MOSCOW, PA 18444.
Tax ID# : 190.04-010-009
Improvements thereon:
Residential dwelling
Judgment Amount: \$131,982.74
Attorneys for Plaintiff:
Brock & Scott, PLLC

SALE 7

By virtue of a Writ of Execution filed to Docket No. 22-CV-4756, Peoples Security Bank & Trust Company v. LMS Avatar, LLC, owner of property situate within the Borough of Dickson City, County of Lackawanna and Commonwealth of PA, being a street address of: 1040-1046 Main Street, Dickson City, PA 18519.
Assessment Map/Parcel/Plate No.: 11413-030-016 and 11413-030-017
Instrument #: 201601631
Assessed Value Figure: \$20,100.00
Improvements thereon: Improved real estate with a commercial building
Attorney:
James T. Shoemaker, Esq
Hourigan, Kluger & Quinn, PC
600 Third Avenue
Kingston, PA 18704
jshoemaker@hkqlaw.com
(570) 287-3000
Sheriff to collect: \$234,951.91 (plus accrued interest, attorney's fees, and costs)

SALE 8

By virtue of a Writ of Execution filed to Docket No. 22-CV-4963, Peoples Security Bank & Trust Company v. Lorraine E. Semkew and The United States of America. Lorraine E. Maday n/b/m Lorraine E. Semkew is the owner of property situate within the Borough of Blakely, County of Lackawanna and Commonwealth of PA, being a street address of: 213 Fourth Street, Blakely, PA 18447.
Assessment Map/Parcel/Plate No.: 10317 030 058
Book 1036, Page 379, et seq.
Assessed Value Figure: \$8,500.00
Improvements thereon: Improved residential single dwelling
Attorney:
James T. Shoemaker, Esq
Hourigan, Kluger & Quinn, PC
600 Third Avenue
Kingston, PA 18704
jshoemaker@hkqlaw.com

LACKAWANNA JURIST

(570) 287-3000

Sheriff to collect: \$234,951.91 (plus accrued interest, attorney's fees, and costs)

SALE 9

By virtue of a Writ of Execution in Case Number 2022-03662 Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not in its individual capacity but as Trustee of Securitized Mortgage Asset Loan Trust 2015-1 (Plaintiff) vs. Frank Mangan and Starlisha Harrison a/k/a Starlisha Sparks Harrison (Defendants).
Owner(s) of property situate in the First Ward of the City of Carbondale, Lackawanna County, PA, being 54 Terrace Street, Carbondale, PA 18407.

Dimensions of Parcel: 30x80

Property ID#: 04578-040-002

Assessed Value Figure: \$7,500.00

Improvements thereon: Residential Dwelling

Attorney: Hladik Onorato and Federman, LLP,

Stephen M. Hladik, Esq

298 Wissahickon Avenue

North Wales, PA 19454

Sheriff to collect: \$76,505.07 plus costs, expenses, attorneys' fees and additional interest.

SALE 10

By virtue of a Writ of Execution filed to No. 2022 CV 387, THE FIDELITY DEPOSIT AND DISCOUNT BANK vs. CHRISTOPHER JONES, owner of property situate in Scranton, Lackawanna County, PA being 406 Jefferson Avenue.

55x160 Bldg & Land W-17 B-0150 L-0140 P-00700

Property ID #: 15628020014

Assessed Value figure: 26,000 Total (14,200 Land – 11,800 Building)

Attorney: Sarah R. Lloyd, Esq

SALE 11

By virtue of a Writ of Execution filed to No. 2022-CV-01411, THE FIDELITY DEPOSIT AND DISCOUNT BANK vs. CHRISTOPHER B. JONES, et. al., CHRISTOPHER B. JONES, owner of property situate in Scranton,

Lackawanna County, PA being 1740 Capouse Avenue.

60x181 W-23 B-0060 L-001A

Property ID #: 13518020008

Assessed Value figure: 18,000 Total (6,200

Land – 11,800 Building)

Attorney: Sarah R. Lloyd, Esq

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) 225-6906

(855)381-9549

U.S. BANK TRUST NATIONAL

ASSOCIATION, NOT IN ITS INDIVIDUAL

CAPACITY BUT SOLELY AS OWNER

TRUSTEE FOR RCF 2 ACQUISITION TRUST

Plaintiff v. ROBERT G. CLARK Defendant(s)

COURT OF COMMON PLEAS

LACKAWANNA COUNTY NO: 2019-01754

ALL THOSE CERTAIN LOTS OR PIECES

OF GROUND SITUATE IN THE CITY OF

SCRANTON, COUNTY OF LACKAWANNA

AND STATE OF PENNSYLVANIA.

BEING KNOWN AS: 1743-1745

BEAUMONT AVENUE, SCRANTON, PA

18508.

Property ID#: 13407040018

DIMENSIONS: 50x150 Bldg Land

TOTAL VALUE: \$11,500

IMPROVEMENTS:

RESIDENTIAL PROPERTY

Nicole Rizzo, Esquire ID #: 332712

Attorney for Plaintiff

SALE 13

By virtue of a Writ of Execution filed to No.

2017-06179 U.S. Bank Trust National

Association, not in its individual capacity but

solely as owner trustee for RCF 2 Acquisition

Trust (Plaintiff) v. Treat LaRusso; Nicki

Patricia LaRusso (Defendant(s)), owner(s) of

property situate in City of Scranton,

LACKAWANNA JURIST

Lackawanna County, PA, being 802-804 West Elm Street, Scranton, PA 18504.
40x136

Property ID #: 15610040040

Assessed Value Figure: \$12,100.00

Improvements thereon:

Single family dwelling

Attorney: Katherine M. Wolf, Esq; Kimberly J.

Hong, Michael E. Carleton, Meredith H.

Wooters, Matthew P. Curry, Alyk L. Oflazian

and Cristina L. Connor

Sheriff to collect: \$83,957.88

SALE 14

By virtue of a Writ of Execution filed to NO. 335-Civil-2023, 1801 Jefferson LLC vs. Jarrett Yoder Foundation, a/k/a Jarrett Yoder Foundation, and Diane Yoder, owner(s) of property situate in City of Scranton and Borough of Dunmore, Lackawanna County, PA., being 1800 North Washington Avenue, Scranton, PA 18509.

8.56 acres

Assessment Map #: 13518-030-033 and 13518-050-00321

Assessed Value Figure: \$252,000.00 and \$580,000.00

Improvements thereon:

Commercial - School

Attorney: David M. Gregory, Esq

Sheriff to collect: \$902,982.54

SALE 15

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

Dimensions of Parcel: 0.170 acres

Property ID #: 09304-030-012

Assessed Value Figure: \$6,000.00

Improvements thereon:

Residential Dwelling

Attorney: Hladik Onorato and Federman, LLP,

Stephen M. Hladik, Esq

298 Wissahickon Avenue

North Wales, PA 19454

Sheriff to collect: \$111,216.29 plus costs,

expenses, attorneys' fees and additional interest.

SALE 16

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

A Florida Limited Liability Company

133 Gaither Drive, Suite F

Mt. Laurel, NJ 08054

(855)225-6906

Fax: (866) 381-9549

Attorneys for Plaintiff

MORTGAGE ASSETS MANAGEMENT,

LLC, Plaintiff, v. UNKNOWN HEIRS,

SUCCESSORS, ASSIGNS, AND ALL

PERSONS, FIRMS OR ASSOCIATIONS

CLAIMING RIGHT, TITLE OR INTEREST

FROM OR UNDER JUDITH ANN EGYED

A/K/A JUDITH EGYED, Defendant.

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE CITY OF

SCRANTON, COUNTY OF LACKAWANNA

AND STATE OF PA: BEING KNOWN AS:

532 CAYUGA STREET, SCRANTON, PA

18508.

PROPERTY ID#: 13407030013

DIMENSIONS: 50x100

TOTAL VALUE: \$7,500

BEING PARCEL#: 13407030013

IMPROVEMENTS:

RESIDENTIAL PROPERTY

Robert Crawley, Esq ID No. 319712

Attorney for Plaintiff

SALE 17

By virtue of a Writ of Execution filed to NO.

2020-00459, Federal Home Loan Mortgage

Corporation, as trustee for Freddie Mac

Seasoned Credit Risk Transfer Trust, Series

2017-2, as owner of the Related Mortgage Loan

vs. Nancy Barasse, Substitute Administratrix of

the Estate of Joseph Resnick, Deceased,

owner(s) of property situate in Township of

LACKAWANNA JURIST

Newton, Lackawanna County, PA., being 1706
Newton Ransom Blvd assessed as LR 440,
Clarks Summit, PA 18411.

Dimensions of parcel, sq ft and/or acreage:
2.945

Assessment Map #: 10902020013
Assessed Value Figure: \$25,000.00
Improvements thereon:
A residential dwelling
Attorney: Christopher A. DeNardo
Sheriff to collect: \$284,739.25

SALE 18

By virtue of a Writ of Execution filed to No.
22cv3909, Finance of America Reverse LLC vs.
Paul London, known Heir of Colinne London,
deceased; Unknown Heirs, Successors, Assigns
and All Persons, Firms or Associations
Claiming Right, Title or Interest from or under
Colinne London, deceased, owner(s) of
property situated in Fourth (4th) Ward of the
City of Scranton, Lackawanna County, PA.,
being 527 N Bromley Avenue, Scranton, PA
18504.

Dimensions of parcel, sq ft and/or acreage:
25x75

Assessment Map #: 1451404000902
Assessed Value Figure: \$5,625.00
Improvements thereon:
A Residential Dwelling
Attorney: Christopher A. DeNardo
Sheriff to collect: \$95,664.96

SALE 19

By virtue of a Writ of Execution filed to No.
2020-CV-201, Wilmington Savings Fund
Society, FSB, as trustee of Stanwich Mortgage
Loan Trust 1 vs. Pamela L. Carden a/k/a Pamela
Carden, owner(s) of property situate in
Scranton, Lackawanna County, PA., being 519
Deacon Street, Scranton, PA 18509.

Dimensions of parcel, sq ft and/or acreage:
55x96

Property ID#: 13509040082
Assessed Value Figure: \$8,000.00
Improvements thereon:
Residential Property

Attorney: Powers Kim, LLC
Sheriff to collect: \$104,269.31

SALE 20

By virtue of a Writ of Execution filed to No.
21-CV-4615 Amerihome Mortgage Company,
LLC vs. The Unknown Heirs of Barry L.
Fredericks, deceased, Shari Herring, solely in
her capacity as heir of Barry L. Fredericks,
deceased and Susan Wise, solely in her capacity
as heir of Barry L. Fredericks, deceased,
owner(s) of property situated in Township of
Thornhurst, Lackawanna County, PA being 44
Magnolia Drive fka 431 Magnolia Drive,
Thornhurst, PA 18424.

Assessment Map #: 24601-060-004
Assessed Value figure: \$22,900.00
Improvement thereon:
A residential dwelling
Attorney: KML Law Group, P.C.
Sheriff to Collect: \$120,512.55

SALE 21

By virtue of a Writ of Execution filed to No.
2021-04120 WILMINGTON SAVINGS FUND
SOCIETY FSB, NOT IN ITS INDIVIDUAL
CAPACITY BUT SOLELY AS OWNER
TRUSTEE FOR THE FLIC RESIDENTIAL
MORTGAGE LOAN TRUST 1 vs. The
Unknown Heirs of Kathleen T. Gallagher
Deceased and KRISTYN SPARACINO AKA
KRISTYN GALLAGHER Solely in Her
Capacity as Heir of Kathleen T. Gallagher
Deceased, owner(s) of property situate in CITY
OF SCRANTON, Lackawanna County, PA.
Being: 1210 North Main Avenue, Scranton, PA
18508

Assessment Map #: 13419050014
Assessed Value Figure: \$11,000.00
Improvements thereon:
A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$106,137.88

SALE 22

Robertson, Anschutz, Schneid, Crane &
Partners, PLLC A Florida Limited Liability

LACKAWANNA JURIST

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. BEVERLY J. GEDRIMAS
Defendant(s) COURT OF COMMON PLEAS
LACKAWANNA COUNTY NO: 2016-06982
ALL THOSE CERTAIN LOTS OR PIECES
OF GROUND SITUATE IN THE TOWNSHIP
OF SCOTT, LACKAWANNA COUNTY, PA:
BEING KNOWN AS: 1617 LAKELAND
DRIVE SCOTT TWP, PA 18433
BEING PARCEL #: 05202-010-00502
PIN: 0520201000502
DIMENSIONS: 111 X 423 X 107 X 385
TOTAL VALUE: \$22,000
IMPROVEMENTS:
RESIDENTIAL PROPERTY
By: Robert Crawley, Esquire ID No. 319712

SALE 23

By virtue of a Writ of Execution filed to No. 22
CV 2175 M&T BANK vs. JASON J. DEELEY,
owner(s) of property situate in CITY OF
SCRANTON, Lackawanna County,
Pennsylvania.
Being: 614 South Main Street, Scranton, PA
18504
Assessment Map #: 15609040010
Assessed Value Figure: \$8,700.00
Improvements thereon:
A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$50,955.33

SALE 24

By virtue of Writ of Execution in Case #: 2023
CV 0325 J.P Morgan Mortgage Acquisition
Corp. (Plaintiff) vs. Patricia Ann Coyle and
Michael D. Coyle (Defendants) Owners of the
property situate in the City of Carbondale,
Lackawanna County, PA being 4 Franklin
Street, Carbondale, PA 18407
Dimensions of Parcel 95 x 98 x 42 x 50 x 112
Property Identification #: 05412060015
Assessed Value Figure: \$8,250.00

Improvements thereon:
Residential Dwelling
Attorney: Hladik Onorato and Federman, LLP,
Stephen M. Hladik, Esquire 298 Wissahickon
Avenue, North Wales, PA 19454
Sheriff to Collect \$123,046.92 plus costs,
expenses, attorneys' fees and additional interest.

SALE 25

By virtue of a Writ of Execution filed to No.
23-CV-456, WELLS FARGO BANK N.A., AS
TRUSTEE, FOR CARRINGTON
MORTGAGE LOAN TRUST, SERIES 2006-
NC1 ASSET-BACKED PASS-THROUGH
CERTIFICATES C/O CARRINGTON
MORTGAGE SERVICES, LLC v. Margaret B.
McCauley, owner(s) of property situate in 2nd
Ward, City of Scranton, Lackawanna County,
PA, being 1729 Wayne Avenue, Scranton, PA
18508.
Size of Lot 7,500 square feet (Dimensions of
parcel, square footage and/or acreage)
Property Identification #: 13412-020-055
Assessed Value figure: \$8,000.00
Improvements thereon:
Residential property
Attorney: Law Office of Gregory Javardian,
LLC
Sheriff to collect: \$81,492.77

SALE 26

By virtue of a Writ of Execution filed to No.
22-CV-3441, PENNYMAC LOAN
SERVICES, LLC v. Gretchen Jones, solely in
capacity as heir of Patrick Scanlon, Deceased
and Unknown Heirs, Successors, Assigns and
All Persons, Firms or Associations Claiming
Right, Title or Interest from or under Patrick
Scanlon, Deceased, owner(s) of property situate
in Vandling, Lackawanna County, PA, being
402 Main Street, Vandling, PA 18421
Size of Lot 50x145
Property ID#: 01612020019
Assessed Value figure: \$6,000.00
Improvements thereon:
Residential property
Attorney: Powers Kirn, LLC

LACKAWANNA JURIST

Sheriff to collect: \$118,698.30

Brock & Scott, PLLC

SALE 27

BY VIRTUE of a Writ of Execution filed to No. 22-CV-5210 Plaintiff: PA HOUSING FINANCE AGENCY Vs. Defendant: CARMELLA DeBIASI, EXECUTRIX OF THE ESTATE OF JASON M. DeBIASI, DECEASED

Real Estate: 533 Hickory Street
Municipality: Scranton, PA 18505 Lackawanna County, PA

Dimensions: #1 – 40 x 73 ½
#2 – 40 x 73 ½

See Instrument: 2018-18878
Assessment Map: 15616040064
Assessed Value: \$11,500

Improvements thereon:
A residential dwelling house
Attorney: Leon P. Haller, Esquire Purcell, Krug & Haller

Sheriff to collect: \$127,007.04 (Total amount of Judgment)*
*With costs, interest, late charges and taxes, etc. as may accrue

SALE 28

By virtue of a Writ of Execution No. 2019-02220 RUSHMORE LOAN MANAGEMENT SERVICES LLC v. AUDREY SLEYO, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF MARGARET BOYLAN AND IN HER CAPACITY AS CO-EXECUTOR AND DEVISEE OF THE ESTATE OF CHRISTINE WILLIAMS; ANDREW SANTARSIERO, JR., IN HIS CAPACITY AS CO-EXECUTOR OF THE ESTATE OF CHRISTINE WILLIAMS

owner(s) of property situate in the BOROUGH OF DUNMORE, LACKAWANNA County, PA, being 505 FOURTH STREET, DUNMORE, PA 18512
Tax ID #: 14615040042

Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$74,251.96
Attorneys for Plaintiff

SALE 29

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

Dimensions: 109x200x109x200
Property ID #: 23304-020-020
Assessed Value Figure: \$20,850.00
Improvements thereon:

RESIDENTIAL PROPERTY
Attorney: ROBERT P. DADAY, Esquire, DAVID D. DUGAN, Esquire, Portnoff Law Associates, Ltd., (866)211-9466
Sheriff to Collect: \$69,375.26

SALE 30

By virtue of a Writ of Execution No. 2019-51103 Carbondale Area School District (Plaintiff) vs. Dylan Kohut (Defendant). Dylan Kohut, owner of property situate in Carbondale, Lackawanna County, PA, being: 124 Birkett Street

Dimensions: 30x60
Property ID #: 04510-030-048
Assessed Value Figure: \$7,000.00
Improvements thereon:

RESIDENTIAL PROPERTY
Attorney: ROBERT P. DADAY, Esquire, DAVID D. DUGAN, Esquire, Portnoff Law Associates, Ltd., (866)211-9466
Sheriff to Collect: \$5,442.20

SALE 31

By virtue of a Writ of Execution No. 2019-51878 South Abington Township (Plaintiff) vs. Stephen Lempicky (Defendant) Stephen Lempicky, owner(s) of property situate in S. Abington Township, Lackawanna County, PA, being: 95 Abington Gardens

Property ID #: 11206-CON-9E000
Assessed Value Figure: \$15,000.00
Improvements thereon:

LACKAWANNA JURIST

RESIDENTIAL CONDO PROPERTY

Attorney: ROBERT P. DADAY, Esquire,
DAVID D. DUGAN, Esquire, Portnoff Law
Associates, Ltd., (866)211-9466
Sheriff to Collect: \$5,139.17

**UNLESS EXCEPTIONS ARE FILED
THERE TO WITHIN TEN DAYS AFTER
THE FILING OF THE PROPOSED
SCHEDULE.**

SALE 32

By virtue of a Writ of Execution No. 2020-
51067 Riverside School District (Plaintiff) vs.
Jeffrey P. Tunney (Defendant) Jeffrey P.
Tunney, owner(s) of property situate in Moosic,
Lackawanna County, PA, being: 1025
Springbrook Avenue
Dimensions: 100x150

Property ID #: 18503-010-049
Assessed Value Figure: \$18,500.00
Improvements thereon:

RESIDENTIAL PROPERTY

Attorney: ROBERT P. DADAY, Esquire,
DAVID D. DUGAN, Esquire, Portnoff Law
Associates, Ltd., (866)211-9466
Sheriff to Collect: \$7,290.38

MARK P. MCANDREW

SHERIFF OF LACKAWANNA COUNTY

ATTEST:

**BOB MOORE
REAL ESTATE DEPUTY
SHERIFF'S OFFICE
SCRANTON, PA 18503**

APRIL 10, 2023

SALE 33

By virtue of a Writ of Execution No. 2020-
51248 Riverside School District (Plaintiff) vs.
Daniel Sadowski (Defendant) Daniel Sadowski,
owner(s) of property situate in Taylor,
Lackawanna County, PA, being: 229 Oak Street
Dimensions: 69x110

Property ID #: 16607-040-014
Assessed Value Figure: \$13,500.00
Improvements thereon:

RESIDENTIAL PROPERTY

Attorney: ROBERT P. DADAY, Esquire,
DAVID D. DUGAN, Esquire, Portnoff Law
Associates, Ltd., (866)211-9466
Sheriff to Collect: \$6,191.33

**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
AUGUST 7, 2023 AND THAT
DISTRIBUTION WILL BE MADE IN
ACCORDANCE WITH SAID SCHEDULE**

LACKAWANNA JURIST

ESTATES

First Notice

ESTATE OF HOWARD W. DARLING, ESTATE NUMBER 35-2023-754, DECEASED, LATE OF FACTORYVILLE, PA, LACKAWANNA COUNTY, PA: DIED MARCH 27, 2023. 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 VICKI LYNN SMITH, 2121 COLLEGE ROAD, FACTORYVILLE, PA 18419.

ESTATE OF JOSEPHINE DEROMA, ESTATE NUMBER 35-2023-677, DECEASED, LATE OF SCRANTON, PA, LACKAWANNA COUNTY, PA: DIED SEPTEMBER 12, 2005. NOTICE IS HEREBY GIVEN THAT LETTERS OF ADMINISTRATION HAVE BEEN GRANTED IN THE ABOVE ESTATE. ALL PERSONS INDEBTED TO SAID ESTATE ARE REQUIRED TO MAKE PAYMENTS, AND THOSE HAVING CLAIMS OR DEMANDS ARE TO PRESENT THE SAME WITHOUT DELAY TO NICHOLAS DEROMA, 1407 BANK STREET, DICKSON CITY, PA 18519 AND CONCETTA DESANDO, 140 WILLOW STREET, DUNMORE, PA 18512.

ESTATE OF ROSEMARY A. FARISCHON *aka* **ROSEMARY FARISCHON** late of Spring Brook Township, Lackawanna County, Pennsylvania. Date of Death: April 28, 2023, Executor: Patrick A. Cadden, Sr., P. Timothy Kelly, Esquire, Needle Law, PC, 240 Penn Avenue, Suite 202, Scranton, PA 18503.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF JACQUELINE FERRARO**, *aka* **JACQUELINE M. FERRARO**, Deceased, 16 Chapman Street, Scott Township, Lackawanna County, Pennsylvania 18433, who died on April 15, 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 Executor, Mark Ferraro, or Michael N. Krisa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447. Michael N. Krisa, Esquire, KRISA & KRISA, P.C.

NOTICE IS HEREBY GIVEN that Letters Testamentary in the **ESTATE OF ANNE P. FLANNERY** 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: CHRISTINA F. MULLINS, CO-EXECUTOR, MARK J. FLANNERY, CO-EXECUTOR, KEVIN R. GREBAS, ESQUIRE, COLBERT & GREBAS, P.C., 210 Montage Mountain Road – Suite A, Moosic, PA 18507. Date of Death: March 31, 2023.

ESTATE OF SHIRLEY M. FLYTE, ESTATE NUMBER 35-2023-660, DECEASED, LATE OF MOSCOW, PA, LACKAWANNA COUNTY, PA: DIED APRIL 10, 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 N. CIERO, 618 CHURCH STREET, MOSCOW, PA 18444.

ESTATE OF NAOMI HARRIS, late of Scranton, Pennsylvania (died April 30, 2023). Notice is hereby given that Letters of Testamentary on the above Estate have been granted to Thomas P. Boylan, of Dunmore, PA. All persons indebted to the said estate are required to make payment and those having claims to present the same without delay to the Personal Representative named herein, or to Nicholas D. Tellie, Esq., Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted in the **ESTATE OF SALLY KANE**, late of Carbondale, Lackawanna County, Pennsylvania (died April 30, 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 Administratrix, Janice Winslow, 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 Testamentary in the **ESTATE OF ZENA KAPELAN** late of the City of Scranton, 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: BARBARA A. KAPELAN, EXECUTRIX, BRENDA D. COLBERT, ESQUIRE, COLBERT & GREBAS, P.C., 210 Montage Mountain Road – Suite A, Moosic, PA 18507. Date of Death: October 13, 2022

ESTATE OF JEAN M. KENOSKY, late of Moscow, Lackawanna County, Pennsylvania (died April 9, 2023). 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 James Kenosky and Gerald Kenosky, Executors, 155 Beech Road, Spring Brook Township, PA 18444, or to James J. Gillotti, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, P.O. Box 240, Clarks Summit, Pennsylvania 18411.

ESTATE OF EDMUND J. PIASECKI, late of Scranton, PA, (died 4/5/23), Mary Piasecki, Executrix, Paul A. Kelly, Jr., Esq. – Attorney, 201 Lackawanna Avenue, Suite 306, Scranton, Pa. 18503.

NOTICE is hereby given that Letters of Administration have been given in the **ESTATE OF CHRISTIAN SCHIMELFENIG**, late of Clark Summit, Lackawanna County, Pennsylvania, who died April 15, 2023. All persons indebted to said Estate are required to make payment, and those having claims or demands, to present the same without delay to the Co-Administrators Gary and Nancy Schimelfenig, c/o Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704.

NOTICE is hereby given that Letters of Administration have been given in the **ESTATE OF TUCKER SCHIMELFENIG**, late of Clark Summit, Lackawanna County, Pennsylvania, who died April 15, 2023. All persons indebted to said Estate are required to make payment, and those having claims or demands, to present the same without delay to the Co-Administrators Gary and Nancy Schimelfenig, c/o Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704.

LACKAWANNA JURIST

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF BRENDA D. SHIMMEL, a/k/a BRENDA SHIMMEL, a/k/a BRENDA D. MICHAEL, a/k/a BRENDA MICHAEL SHIMMEL, a/k/a BRENDA MICHAEL**, Deceased, 400 Gleason Drive, Moosic, Lackawanna County, Pennsylvania 18507, who died on March 7, 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, Kelley Michael, 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 LORRAINE CECILIA SWADER a/k/a LORRAINE C. SWADER a/k/a LORRAINE SWADER, a/k/a LORRAINE SWADER, of Blakely, Pennsylvania (died May 2, 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, Delores Holl, or Richard A. Fanucci, Attorney for the Estate, 1711 Main Street, Blakely, PA 18447. RICHARD A. FANUCCI, ESQ.

Notice is hereby given that, in the estate of the decedent set forth below, the Register of Wills has granted letters, testamentary or of administration to the persons named. All persons having claims against said estate are requested to make known the same to them or their attorneys and all persons indebted to said decedent are requested to make payment without delay to the executors or administrators named below. **ESTATE OF SERAFINE A. TOLERICO**, late of the City of Carbondale, Karen A. Tolerico, Executrix, c/o Patrick N. Coleman, Esq., 310 EAST DRINKER STREET, PO BOX 175, DUNMORE, PA 18512-0175.

ESTATE OF SHEILA ANN VAUTER A/K/A SHEILA VAUTER late of Clarks Summit, Lackawanna County, Pennsylvania (died May 9, 2023). Notice is hereby given that Letters of Administration have been issued to KARL VAUTER, 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 Estate of SHEILA ANNA VAUTER A/K/A SHEILA VAUTER, c/o John J. McGee, Attorney for the Estate, PO Box 3298, Scranton, PA 18505.

Second Notice

Letters Testamentary in the **ESTATE OF BETTY ANSCHUETZ**, late of Carbondale, Pennsylvania (Died, July 23, 2022), have been granted to Mary Aileo, Executrix. All persons having claims against the Estate are requested to present them in writing and all persons indebted to the Estate are required to make payment without delay to the above-named Executrix, or to Ann Lavelle Powell, Esquire, Powell & Appleton, P.C., 345 Wyoming Avenue, Scranton, PA 18503, Attorney for the Estate.

ESTATE OF JEAN CAROL CRUMP, late of Rehoboth Beach, Delaware, died on March 18, 2023. All persons having claims against the Estate shall present same to Executor, Kenneth R. Crump, c/o Donald W. Jensen, Esquire, 538 Biden Street, Suite 730, Scranton, Pennsylvania 18503.

ESTATE OF GEORGIA B. FAUX, late of the Borough of Moosic, Lackawanna County, Pennsylvania, (died April 7, 2023). Notice is hereby given that Letters Testamentary have been issued to Janet L. Gillette, Executrix. MARIANNE M. STIVALA, ESQUIRE, BRIAN J. CALI & ASSOCIATES, 103 EAST DRINKER STREET, DUNMORE, PENNSYLVANIA 18512.

ESTATE OF JOHN J. GOLDEN, a/k/a JOHN J. GOLDEN, JR. late of Moosic, Pennsylvania (died March 19, 2023); Michael J. Durkalo, Jr., Executor or William J. Rinaldi, Esquire, Attorney for the Estate, Suite 600, 538 Spruce Street, Scranton, PA 18503.

NOTICE IS HEREBY GIVEN that Letters of Administration were granted to Joel Lesh and John Lesh in the **ESTATE OF JOHN J. LESH SR.**, late of Scott Township, Lackawanna County, Pennsylvania, who died on August 28, 2021. All persons indebted to the said Estate are required to make payment and those having claims or demands to present the same without delay to the estate's counsel named below: Edwin A. Abrahamsen, Esquire, Abrahamsen, Conaboy & Abrahamsen, P.C., 1006 Pittston Avenue, Scranton, PA 18505.

RE: ESTATE OF LINDA J. LITTLE, a/k/a LINDA LITTLE, late of Clarks Summit, County of Lackawanna, and State of Pennsylvania, deceased, who died on the 4th day of April, 2023. Letters of Administration having been granted to File No. 35-23-00779, 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 Richard Little, 634 Hack Road, Dalton, PA 18414, or to Mattes & Mattes, P.C., 201 West Main Street, P.O. Box 222, Dalton, PA 18414.

RE: Estate of CAROL PACIOTTI, late of Jessup, Lackawanna County, Pennsylvania (died March, 20 2023). Notice is hereby given that Letters of Administration for the Estate have been issued to Michael Paciotti, 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 Biden Street - Suite 201, Scranton, PA 18503.

NOTICE IS HEREBY GIVEN that Letters of Administration were granted to Karen Greco and Maria Puzycki, in the **ESTATE OF KENNETH J. PUZYCKI**, late of Scranton, Lackawanna County, Pennsylvania, who died on November 4, 2018. All persons indebted to the said Estate are required to make payment, and those having claims or demands to present the same without delay to the estate's counsel named below: Edwin A. Abrahamsen, Esquire, Abrahamsen, Conaboy & Abrahamsen, P.C., 1006 Pittston Avenue, Scranton, PA 18505.

ESTATE OF MARCIE ANN LOPERA, late of Scott Township, Lackawanna County, Pennsylvania, (died February 23, 2023). Notice is hereby given that Letters of Administration have been issued to Luis Lopera, Administrator. MARIANNE M. STIVALA, ESQUIRE, BRIAN J. CALI & ASSOCIATES, 103 EAST DRINKER STREET, DUNMORE, PENNSYLVANIA 18512.

LACKAWANNA JURIST

RE: ESTATE OF JANET J. NOWOGORSKI, late of Dickson City, Pennsylvania (Died March 8, 2023). Notice is hereby given that Letters Testamentary on the above estate have been granted to Joseph Nowogorski and Susan Hughes. All persons indebted to said estate are required to make payment and those having claims to present the same without delay to the Co-Executors named above or to James P. Gregorowicz, Esquire, Attorney for the Estate, SNB Plaza, Suite 405, 108 North Washington Avenue, Scranton, PA 18503.

ESTATE OF JOAN V. MILLER, late of Clifton Township, Lackawanna County, Commonwealth of Pennsylvania, deceased. Letters of Testamentary in the above-named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Fifth Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant. Stephen J. Miller, 205 E. 14th Street, New York, NY 10003 or to: ARM Lawyers, Jason R. Costanzo, Esq., 115 E. Broad Street, Bethlehem, PA 18018.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted to Carol A. Albright, Executor of the Estate of **ESTATE OF ADELINE M. RAY, a/k/a ADELINA RAY**, deceased, who died on April 17, 2023, late of Scranton, Pennsylvania. All persons indebted to the estate are required to make payment and those having any claims or demands are to present the same, without delay, to the Executor Carol A. Albright, c/o her attorney Carlo A. LaMonica, Esquire, LaMonica Law Firm LLC, 3218 Pittston Avenue, Scranton, PA 18505.

ESTATE OF JOHN P. RENALDI, JR., late of Scranton, PA (died 4/20/23), Matthew P. Renaldi, Executor. Paul A. Kelly, Jr., Esq. – Attorney, 201 Lackawanna Avenue, Suite 306, Scranton, Pa. 18503.

ESTATE OF EUGENE V. SADAVAGE, late of Olyphant, PA (died January 9, 2023). Letters Testamentary having been granted to Jeffery E. Sadavage, all persons having claims shall present them and all persons indebted to decedent shall make payment without delay to Jeffery E. Sadavage, Executor, c/o Frank A. Marcin, Attorney for the Estate, 814 Main Street, Dickson City, PA 18519.

ESTATE OF KENNETH E. WEBER, late of Old Forge, Pennsylvania (died April 9, 2023). All creditors are requested to present their claims and all persons indebted to the decedent will make payment to John Weber and Michelle Stefanowicz Co-Executors; or to John J. Brazil, Jr., attorney for the Estate, 712 Main Street, Suite 1, Moosic, Pennsylvania 18507.

Third Notice

RE: ESTATE OF MARY DEFELICE, late of the Borough of Dunmore, Lackawanna County, Pennsylvania, 18512, died March 2, 2023. All persons having claims against the Estate or indebted to the Estate shall make payment or present claims to Frank Capoccia, Administrator, or J. Joseph Grady, Esquire, 201 Franklin Avenue, Scranton, PA 18503, Attorney for the Estate. J. Joseph Grady, Esquire, Attorney for the Estate

RE: ESTATE OF KATHRYN DIAMOND, late of Spring Brook Township, Pennsylvania (Died December 2, 2022). Notice is hereby given that Letters Testamentary on the above estate have been granted to Archie Parker. All persons indebted to said estate are required to make payment and those having claims to present the same without delay to the Executor named above or to James P. Gregorowicz, Esquire, Attorney for the Estate, SNB Plaza, Suite 405, 108 North Washington Avenue, Scranton, PA 18503.

NOTICE IS HEREBY GIVEN that Letters of Administration in the **ESTATE OF RITA U. KRENITSKY A/K/A RITA KRENITSKY** late of Simpson, 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: DENISE A. KRENITSKY, ADMINISTRATRIX, BRENDA D. COLBERT, ESQUIRE, COLBERT & GREBAS, P.C., 210 Montage Mountain Road – Suite A, Moosic, PA 18507, Date of Death: March 15, 2023.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted to Madelyn Maffullo Smith, Executrix of the **ESTATE OF MARY ANN MAFFULLO** late of Dunmore, Lackawanna County, Pennsylvania, who died on April 7, 2023. All persons indebted to said Estate are required to make payment and those having claims to present the same without delay to the Executrix or to Joseph O. Haggerty, Jr., of Haggerty Hinton & Cosgrove LLP, 1401 Monroe Avenue, Suite 2, Dunmore, PA 18509.

ESTATE OF JOSEPH MOSKOWITZ, late of Old Forge, Lackawanna County (died March 23, 2023). Notice is hereby given that Letters Testamentary have been granted to Robyn Jaffee and Edward Stahler. All persons indebted to the said Estate are required to make payment, and those having claims or demands to present same without delay to the Executors to David I. Falk, Esq., attorney for the estate, 227 Penn Avenue, Scranton, PA. 19503.

ESTATE OF ARLEEN MUDRYK, late of Scranton, PA (died 3/21/23), Lynn Elizabeth Mudryk, Executrix, Paul A. Kelly, Jr., Esq. – Attorney, 201 Lackawanna Avenue, Suite 306, Scranton, Pa. 18503.

ESTATE OF ROBERT A. SCOTTI, Late of Moosic, Pennsylvania, (died December 11, 2022). Notice is hereby given that Letters Testamentary in the above estate have been granted to Gerald A. Scotti. All persons indebted to the said Estate are required to make payment and those having claims to present the same without delay to Gerald A. Scotti, Executor, 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

ESTATE OF JAMES CLIFFORD TIMLIN A/K/A MOST REVEREND JAMES C. TIMLIN, late of Dunmore, Lackawanna County, Pennsylvania (died April 9, 2023). 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 Most Reverend Joseph C. Bambera, Executor, 300 Wyoming Avenue, Scranton, Pennsylvania 18503 or to Joseph A. O'Brien, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, P.O. Box 240, Clarks Summit, Pennsylvania 18411.

LACKAWANNA JURIST

Notice is hereby given that Letters Testamentary have been granted to James G. Gavin in the **ESTATE OF DOROTHY D. WARD**, late of Taylor, Pennsylvania, who died on April 6, 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 James G. Gavin, Executor(rix) c/o John P. Finnerty, Esquire, 75 Glenmaura National Boulevard, Moosic, Pennsylvania 18507.

ESTATE OF MARTIN YATSKO, Late of Scranton, Pennsylvania (Died May 5, 2023). Letters Testamentary have been granted to Mr. Martin Yatsko, Jr., Executor. 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.

CHANGE OF NAME

IN RE: CHANGE OF NAME OF LUCAS BRALCZYK TO

LUCAS CHRISTOPHER HUMMEL LEWIS

AND NOW, this 23rd day of May, 2023, upon motion of Michael Lewis, Petitioner it is ORDERED and DECREED that the within Petition be heard on the 25th day of July, 2023 at 1:30PM before the Honorable Dempsey and that notice of the filing of the within Petition and of the aforesaid date of hearing be published in the Scranton Times and the Lackawanna Jurist at least thirty (30) days before the hearing. T-1 6/9/23

NOTICE

NOTICE TO TIFFANY MAZUR IN THE COURT OF COMMON PLEAS OF LACKAWANNA COUNTY CIVIL ACTION LAW – NO.: 23-CV-469

SARAH MAHLER, 202 McAndrew Drive, Apt. B, Archbald, PA 18403 v. TIFFANY MAZUR, 107 River Street, Olyphant, PA 18447.

NOTICE IS HEREBY GIVEN THAT A COMPLAINT has been filed with regard to the above-captioned matter.

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after 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.

North Penn Legal Services, Inc.
33 North Main Street
Suite 200
Pittston, PA 18640
Phone: (570) 299-4100

Lawyer Referral Service
Lackawanna Bar Association
233 Penn Avenue
Scranton, PA 18503
Phone: (570) 969-9161

Edwin A. Abrahamsen, Jr., Esquire
Abrahamsen, Conaboy & Abrahamsen, P.C.
1006 Pittston Avenue
Scranton, PA 18505
570-348-0200
T-1 5/26/23, 6/2/23, & 6/9/23

LACKAWANNA JURIST

NOTICE

TO: COMMONWEALTH INSURANCE COMPANY

You are hereby notified that George J. Wallis and Marijayne Wallis, his wife, have filed a Complaint in Action to Quiet Title to Case No. 2023-CIVIL-2008. On May 19, 2023, the Court granted the Plaintiffs leave to serve you by publication. The Plaintiffs allege that they are the owners of the property referenced herein and that an outstanding mortgage which was long ago paid remains open and unsatisfied of record. The property which is the subject of this action to quiet title is described in Mortgage Book 1234, Page 793 et seq. which is filed in the Office of the Recorder of Deeds in and for Lackawanna County, Pennsylvania. In the Mortgage, the property is referred to as 10 Brennan Court, Carbondale, PA 18407 and was acquired by the Plaintiffs on February 19, 1988 in Deed Book 1239, Page 241. The premises in questions are also identified on the assessment records of Lackawanna County as follows: Tax Map No. 05509-030-019.

The Court has granted the Plaintiffs leave to serve you by publication and you are hereby notified to plead to the Complaint within thirty (30) days from the date of publication. If you fail to plead to the Complaint, judgment can be entered and the Plaintiffs can obtain an Order directing that the mortgage in question be satisfied so as to relinquish any interest of Commonwealth Insurance Company in and to the premises by reason of said mortgage.

NOTICE

You have been sued in Court. If you wish to defend against the claims set forth in 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 claims or relief requested by the Plaintiffs. You may lose money or property or other rights important to you.

You should take this paper to your lawyer at once. If you do not have a lawyer, go to or telephone one of the offices set forth below to find out where you can get legal help.

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

OR

Lawyers Referral Service
Lackawanna Bar Association
233 Penn Avenue
Scranton, PA 18503-1410
Telephone: (570) 969-9161

Walter F. Casper, Jr., Esquire
Attorney for the Plaintiffs
T-1 6/9/23

LACKAWANNA JURIST

NOTICE

David Z. Smith, Esquire
SMITH & SMITH GROUP, PLLC
10491 Ben C. Pratt/6 Mile Cypress Parkway, Box 256
Fort Myers, Florida 33966
Counsel for Plaintiff: E.L.C.A DEVELOPMENT CORPORATION is a Pennsylvania Corporation

E.L.C.A DEVELOPMENT CORPORATION, a Pennsylvania Corporation
15 AM Hughes Blvd. Covington Twp, PA 18444,
Plaintiff
vs.
CIVIL ACTION - LAW

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER: FRANK J. GAISSL and JOAN T. GAISSL or their Estates as may be DECEASED With the Last Known Address of Record being 14 Spring Water Dr., Woonsocket RI 02895 And by and through their possible testate/ Intestate heirs RICAHRD GAISSL 4 Olivia Terrace, Walpole MA 02081 JOANNE HILTON 171 Ray Ave, Woonsocket, RI 02895 JOHN GAISSL 254 Hall St., Dunstable, MA 01827 DIANE PIAZZA 40 Clark Road, Wrentham, MA 02093 Defendant 2022-CV-2860

Plaintiff has filed an ACTION TO QUIET TITLE to divest you of any possible interest in Lot (s) No. WD1, LOT 119, OAK PLACE, as shown on Map of Section WD1 of Eagle Lake, as recorded in the Office of the Recorder of Deeds in and for Lackawanna County in Map Book No. 6A on Page 636 at Tax Parcel # 22701-020-119.

YOU HAVE BEEN SUED IN COURT. IF YOU WISH TO DEFEND AGAINST THE CLAIMS OUTLINED IN THE FOLLOWING PAGES, YOU MUST TAKE ACTION WITHIN TWENTY (20) DAYS AFTER THE COMPLAINT AND NOTICE ARE SERVED, BY ENTERING A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY MAILING IN WRITING TO 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 CAN NOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP. Northern Pennsylvania Legal Services, Inc., 33 North Main St., Pittston, PA 18640, (570) 299-4100 PA Lawyer Referral Service, Lackawanna Bar Assoc., 338 North Washington Ave. Scranton, PA 18503, (570) 969-9600

David Z. Smith, Esq.
SMITH & SMITH GROUP, PLLC
10491 Ben C. Pratt Parkway, Box 256
Fort Myers, FL 33966 (570)815-5447
Supreme Court I.D. Number 56597