

## 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](mailto: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](mailto: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,

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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 (4<sup>th</sup>) 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 2<sup>nd</sup>  
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

**ACCORDANCE WITH SAID SCHEDULE  
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:

**MARK P. MCANDREW  
SHERIFF OF LACKAWANNA COUNTY**

**ATTEST:**

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

**APRIL 10, 2023**

**RESIDENTIAL PROPERTY**

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

**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**



## LACKAWANNA JURIST

### ESTATES

#### **First Notice**

**ESTATE OF ERNEST ALATZAS**, late of the City of Scranton, Lackawanna County, Pennsylvania, (died January 26, 2023). Notice is hereby given that Letters of Administration on the above estate have been issued to George E. Alatzas and Debra A. Wright, Administrators of the 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 Administrators or to Guy N. Valvano, Esquire, 117 W. Drinker Street, Dunmore, PA 18512, Attorney for the Estate.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF JOSEPH BRZUCHALSKI, a/k/a JOSEPH S. BRZUCHALSKI**, Deceased, 631 Cemetery Street, Mayfield, Lackawanna County, Pennsylvania 18433, who died on April 30, 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, Stanley Brzuchalski, 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 Administration have been granted to Martin J. Castaldi in the **ESTATE OF MICHAEL P. CASTALDI**, late of Scranton, Pennsylvania, who died on February 23, 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 Martin J. Castaldi, Executor(rix) c/o John P. Finnerty, Esquire, 75 Glenmaura National Boulevard, Moosic, Pennsylvania 18507.

**ESTATE OF JACK W. DAKEY**, late of Scott Township, Lackawanna County, Pennsylvania (died May 3, 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 Robert Reynolds, Executor, 1598 Layton Road, Scott Township, PA 18447, 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.

**IN RE: ESTATE OF DOREEN DUNN**, late of Dalton, Lackawanna County, Pennsylvania, died March 15, 2023. Notice is hereby given that Letters Testamentary on the above listed Estate to Kathleen D. O'Connor and James W. Dunn. All persons indebted to the said Estate are required to make payment and those having claims to present the same without delay to Theresa J. Malski-Pezak, Esquire, 907 Church Street, Jessup, Pennsylvania 18434.

**ESTATE OF TINA A. LASKOWSKI** late of the City of Scranton, Lackawanna County, Pennsylvania, died on September 13, 2022. Letters of Testamentary having been granted to Rosemary Laskowski. Creditors shall make demands and debtors shall make payment without delay to Marjorie DeSanto Barlow, Esquire, Attorney for the Estate, DeSanto Barlow Law, PC, Professional Arts Building, 327 North Washington Ave., Suite 400, Scranton, PA 18503.

**RE: ESTATE OF MARGARET E. MCGOFF**, late of Clarks Summit, PA, who died on February 13, 2023. Letters of Administration in the above estate having been granted, all persons having claims or demands against the estate of the decedent shall make them known and present them, and all persons indebted to said decedent shall make payment thereof without delay to: Brian McGoff, Executor or Caroline Goryczk, Executrix, c/o Attorney for the Estate, John M. Hart, III, Esq., HART LAW, 134 E. Grove Street, Dunmore, PA 18510.

**ESTATE OF MARY BETH ROLLISON**, of Jessup, Pennsylvania (died May 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 Executrix, Kathleen Sherrieb, or Richard A. Fanucci, Attorney for the Estate, 1711 Main Street, Blakely, PA 18447. RICHARD A. FANUCCI, ESQ.

Letters Testamentary have been granted in the **ESTATE OF EDWARD J. SIENKIEWICZ**, to Debra A. White, Executrix, or to Shrive Law, LLC, Jason A. Shrive, Esquire, 538 Biden Street-Suite 418, Scranton, PA 18503, Attorney. All persons having claims against the Estate are requested to present them in writing and all persons indebted to the Estate are to make payment to it in care of the Attorney noted above.

**ESTATE OF MELANIE VERRASTRO a/k/a MELANIE L. GALLAGHER VERRASTRO**, late of Dunmore, Pennsylvania (Died May 12, 2023). Barbara DeSpirito, Administratrix or Barbara J. O'Hara, Esquire, Attorney for the Estate, 1421 E. Drinker Street, Dunmore, Pennsylvania 18512. HUGHES, NICHOLLS & O'HARA. By: Barbara J. O'Hara, Esquire

#### **Second Notice**

**ESTATE OF ROBERT CARSON**, late of Throop, died January 22, 2023. Notice is hereby given that Letters Testamentary on the above estate have been granted to Lori Carson, as Executrix. All persons indebted to this Estate are required to make payment and those having claims are required to present the same without delay to the Executrix named within or to Kelly Hadley, Esq., 345 Wyoming Ave., Scranton, PA 18503.

**ESTATE OF MARGARET T. CIEWSKY, DECEASED**, late of 258 DELAWARE ST., ARCHBALD, PA 18403. (Died APRIL 6, 2023). ERIN A. CIEWSKY, Executrix; Mark G. Rudalavage, 171 Scranton-Carbondale Highway, Eynon, Pennsylvania 18403-1027, Attorney. MARK G. RUDALAVAGE, ESQUIRE

Estate Notice is Hereby Given that Letters Testamentary have been Granted in the **ESTATE OF IRENE C. COCKING**, late of the Township of Elmhurst, Pennsylvania, Lackawanna County, who died April 24, 2023. All persons indebted to said Estate are requested to make payment and those having claims to present the same, without delay, to the Executrix, Lorna M. Kosko, 304 Wolf Street, Elmhurst Twp., PA 18444, and their attorneys, Mey & Sulla, LLP, 1144 East Drinker Street, Dunmore, Pennsylvania 18512. Justin J. Sulla, Esq.

## LACKAWANNA JURIST

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF ANN MARIE DAMICO A/K/A ANN MARIE BALDASSARI**, late of Dunmore, Lackawanna County, Pennsylvania, who died on April 11, 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 Mia Baldassari, Executrix, c/o Joseph G. Albert, Esquire. JOSEPH G. ALBERT, ESQUIRE, 458 Wyoming Avenue, Suite 201, Kingston, PA 18704.

**ESTATE OF SOPHIE DUBIAK**, late of the City of Scranton died 02/17/2023 Letters of Testamentary granted to Kathy Ann Donovan, Sean Gallagher Attorney for the Estate, 416 Jefferson Avenue, Scranton, PA 18510. Notice is hereby given that Letters of Testamentary have been granted. All persons indebted to the said estate are required to make payment, and those having claims or demands are to present the same without delay to the Executors' name.

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted to Rosanne Kuhar, Administrator of the **ESTATE OF JOSEPH GALUSKA, JR.**, late of Moosic, Lackawanna County, Pennsylvania who died on March 30, 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 Administrator in c/o Gregory S. Skibitsky, Jr., Esquire, Skibitsky & Molino, 457 North Main Street, Suite 101, Pittston, PA 18640.

**ESTATE OF BLANCHE E. GERMANO**, Late of Dunmore, died May 25, 2022. Notice is hereby given that Letters of Administration on the above estate have been granted to Michael J. Germano, III, as Administrator. All persons indebted to this Estate are required to make payment and those having claims are required to present the same without delay to the Administrator named within or to Kelly Hadley, Esq., 345 Wyoming Ave., Scranton, PA 18503.

**ESTATE OF WILLIAM F. GIELLO**, Late of Dunmore, died March 5, 2023. Notice is hereby given that Letters Testamentary on the above estate have been granted to Jonathan P. Giello, as Executor. All persons indebted to this Estate are required to make payment and those having claims are required to present the same without delay to the Executor named within or to Kelly Hadley, Esq., 345 Wyoming Ave., Scranton, PA 18503.

**ESTATE OF MARY ELIZABETH HATALA**, late of Peckville, Pennsylvania (Died: March 18, 2023). EMMA HATALA, Administratrix or Albert E. Nicholls, Jr., Attorney for the Estate, 1421 E. Drinker Street, Dunmore, Pennsylvania 18512. HUGHES, NICHOLLS & O'HARA, By: Albert E. Nicholls, Jr., Esquire

**ESTATE OF JUDITH ANNE KELLY, A/K/A SISTER MARIA ROSE KELLY, IHM**, late of Scranton, 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 Sister Kathryn Clauss, IHM, Executor, IHM Center, 2300 Adams Avenue, Scranton, Pennsylvania 18509 or to Jenna Kraycer Tuzze, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, P.O. Box 240, Clarks Summit, Pennsylvania 18411.

**IN THE ESTATE OF WILLIAM E. LEWIS**, deceased, late of Clarks Summit Borough, Lackawanna County, Pennsylvania, who died on November 11, 2022. Letters Testamentary having been granted unto Nancie Jane Hopkins by the Register of Wills of Lackawanna County on February 7, 2023, all persons having claims against the Estate of said decedent are requested to make known the same and all persons indebted to the said decedent to make payment without delay to Nancie Jane Hopkins, c/o Thomas R. Daniels, Esq., 34 East Tioga Street, Tunkhannock, PA 18657.

**ESTATE OF JAMES M. LORD**, Deceased, late of City of Scranton, County of Lackawanna, Pennsylvania. Date of Death: March 11, 2023, Administrators: Larry Lord and Barbara Gataveskas, Attorneys: P. Timothy Kelly, Esquire, Needle Law, P.C., 240 Penn Avenue, Suite 202, Scranton, PA 18503.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF FRANCES MEHOLIC**, Deceased, 400 Upper Powderly Street, Carbondale, Lackawanna County, Pennsylvania 18407, who died on May 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 Administrator, Gregory Meholic, 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 MICHAEL J. MELANDO, SR.**, Late of Throop, died March 8, 2023. Notice is hereby given that Letters of Administration on the above estate have been granted to Michael J. Melando, Jr., as Administrator. All persons indebted to this Estate are required to make payment and those having claims are required to present the same without delay to the Administrator named within or to Kelly Hadley, Esq., 345 Wyoming Ave., Scranton, PA 18503.

**ESTATE OF JEAN MICHAEL REES**, Late of Clarks Summit, died April 18, 2023, Executrix, Suzanne M. Kaufman; Danielle M. Mulcahey, Attorney for the Estate, Wright, Reihner and Mulcahey, 148 Adams Avenue, Scranton, PA 18503. 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 Executrix named.

**ESTATE OF WILLIAM G. REES**, Late of Clarks Summit, died May 15, 2023, Executrix, Suzanne M. Kaufman; Danielle M. Mulcahey, Attorney for the Estate, Wright, Reihner and Mulcahey, 148 Adams Avenue, Scranton, Pa 18503. 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 Executrix named.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF CHESTER M. SHINER**, late of Scranton, Lackawanna County, Pennsylvania, who died December 5, 2022. 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 Executor, Gary W. Shiner or the attorney of the Estate named below. Job T. Stepanski, Esquire, 183 Market St., Suite 200, Kingston, PA 18704, 570-718-1444.

## LACKAWANNA JURIST

**RE: ESTATE OF MARY ANN TATE**, late of Borough of Moosic, Pennsylvania (died May 31, 2023). Notice is hereby given that Letters of Administration for the Estate of Mary Ann Tate have been issued to Thomas Edward Tate, 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 at 631 Redmond Avenue Rear, Belmar, NJ 07719-3029 or to Robert T. Kelly, Jr., Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Biden Street, Suite 200, Scranton, PA 18503.

**ESTATE OF FREDERICK K. TOY**, Late of Covington Township, died April 1, 2023. Notice is hereby given that Letters Testamentary on the above estate have been granted to Lisa Toy, as Executrix. All persons indebted to this Estate are required to make payment and those having claims are required to present the same without delay to the Executor named within or to Kelly Hadley, Esq., 345 Wyoming Ave., Scranton, PA 18503.

**ESTATE OF FREDA M. YOUNGBLOOD, A/K/A FREDA YOUNGBLOOD**, late of Scranton, Lackawanna County, Pennsylvania (died May 25, 2023). Personal Representatives are Mark Youngblood, 1105 Oakmont Road, Clarks Summit PA 18411 and Sean Youngblood, 305 Elmwood Drive Moscow PA 18444. Attorney for the Estate is Nancy M. Barrasse, Esquire, 224 Adams Avenue, Scranton, Pennsylvania 18503.

### Third 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 a/k/a 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, a/k/a 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

## LACKAWANNA JURIST

**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.

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 LORRIANE 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.

### CHANGE OF NAME

NOTICE IS HEREBY GIVEN that Shannon K McDonald, Esquire, has filed a petition, addressed to Lackawanna County Court of Common Pleas, the object of which is to change the present legal name of Marjorie Ann McDonald, to the name of Marjie Anna McDonald. A hearing was scheduled for June 16, 2023, at said Court, before Judge Dempsey at 1:30PM. T-1 6/23/23

### CHANGE OF NAME

Notice is hereby given that Morsal Gul Mohammad filed a petition for Change of Name from Morsal Gul Mohammad to Hajira Liya Mirza. A hearing will be held on July 25, 2023 at 1:30PM. T-1 6/23/23

### CHANGE OF NAME

Notice is hereby given that on the 25<sup>th</sup> day of July, 2023 at 1:30p.m. a hearing has been set at the Lackawanna County Government Center, 123 Wyoming Avenue, Scranton, Pennsylvania for a Petition for Change of Name for the minor child M.J.K., filed by Kathryn Calais.

Kurt Lynott, Esquire  
103 East Drinker Street  
Dunmore, PA 18512  
570-344-2029 T-1 6/23/23

### CHANGE OF NAME

**IN RE: CHANGE OF NAME OF LUCAS CHRISTOPHER BRALCZYK**

**TO**

**LUCAS CHRISTOPHER HUMMEL LEWIS**

AND NOW, this 23<sup>rd</sup> day of May, 2023, upon motion of Michael Lewis, Petitioner it is ORDERED and DECREED that the within Petition be heard on the 25<sup>th</sup> 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 6/23/23

## LACKAWANNA JURIST

### CERTIFICATE OF ORGANIZATION

A Certificate of Organization has been filed with the Pennsylvania Department of State for the entity known as Recovery Massage Therapy, LLC with a registered office at 722 Cortez Road Jefferson Twp., Pennsylvania 18436, in accord with the provisions of the Business Corporation Law, as amended. T-1 6/23/23

### CERTIFICATE OF ORGANIZATION

NOTICE IS HEREBY GIVEN THAT a Certificate of Organization for Midgard Construction, LLC, a Pennsylvania limited liability company, has been filed and approved by the Department of State of the Commonwealth of Pennsylvania on April 21, 2023 in accordance with the provisions of the Commonwealth of Pennsylvania Limited Liability Company Law of 1994, 15 Pa. C.S.A. Section 8901, as amended. Midgard Construction, LLC is owned and operated by Christopher Platt. T-1 6/23/23

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: The Estate of DANNY J. SALZMANN a/k/a DANNY JOHN SALZMANN, Danny SALZMANN, Administrator

THE ESTATE OF DANNY J. SALZMANN :
a/k/a DANNY JOHN SALZMANN :
Danny SALZMANN, Administrator :
2747 Price St, Scranton, PA 18504, :

Plaintiff : CIVIL ACTION - LAW

vs. :

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS :
AND ALL PERSONS, FIRMS OR :
ASSOCIATIONS CLAIMING RIGHT, :
TITLE OR INTEREST FROM OR UNDER :
JACOB WEISS :
Price St :
Scranton, PA 18504; :
M. J. DONAHOE :
Price St :
Scranton, PA 18504; :
or THEIR Estate(S) :
as may be DECEASED :

PENNSYLVANIA DEPARTMENT OF REVENUE :
INHERITANCE TAX DIVISION :
RM 207, Bank Towers :
207 Wyoming Ave :
Scranton, PA 18501427 :

PENNSYLVANIA DEPARTMENT OF PUBLIC :
WELFARE :
100 Lackawanna Avenue :
Scranton, PA 18503 :

LACKAWANNA COUNTY TAX CLAIM BUREAU :
123 Lackawanna Ave, 2nd Floor :
Scranton, PA 18503 :
CITY OF SCRANTON, SINGLE TAX OFFICE :
216 The Mall at Steamtown :
Scranton, PA 18503 :

INTERNAL REVENUE SERVICE :
DEPARTMENT OF THE TREASURY :
409 Lackawanna Avenue, :
Scranton, PA 18503 :

Defendant : 2023-CV- 2330

## LACKAWANNA JURIST

### NOTICE

Plaintiff has filed an ACTION TO QUIET TITLE/ADVERSE POSSESSION to divest you of any possible interest IN THE REAL PROPERTY (VACANT) AT Lot #17 in Block number (1) ONE, upon Kramer and Levy plot of lots in Keyser Valley, (21<sup>st</sup>) Twenty-first Ward, Scranton, PA, Assessed at # 14402 030 031. 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 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  
T-1 6/23/23