

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, OCTOBER 11, 2024 AT 10 AM** OF SAID DAY.

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

For more information on Sheriff Sales and how they work, please visit:

https://www.lackawannacounty.org/government/elected_officials/sheriff/sheriff_sales.php

SALE 1

By virtue of a Writ of Execution filed to No. 2023-01318 LAKEVIEW LOAN SERVICING, LLC vs. JOANNE CAINES and MICHAEL CAINES, owner(s) of property situate in BOROUGH OF OLYPHANT, Lackawanna County, PA. Being 604 Elm Street, Olyphant, PA 18447

Assessment Map #: 1141406000102

Assessed Value Figure: \$21,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$108,269.26

BEGINNING at a point South Forty degrees Forty-five minutes East (S. 40° 45' E.) Eighty (80) feet from an iron pin corner, said corner being at the point of intersection between the Southerly side of Beech Street with the Easterly side of Elm Street; thence North Forty-nine degrees Fifteen minutes East (N. 49° 15' E.) One Hundred Twenty-two feet to an iron pin corner; said corner being on the dividing line between Lots 7, 8, 14 and 13 of Mellow-DeMatteo Development; thence South Forty degrees Forty-five minutes East (S. 40° 45' E.) 124.5 feet to a point being the middle of Lot 15; thence along the middle of Lot 15, South Forty-nine degrees Fifteen minutes West (N. 40° 45' W.) 124.5 feet to the place of beginning.

BEING Lot No. Fourteen (14) and part of Lot No. Fifteen (15) of the Mellow-DeMatteo Development as set forth in survey prepared by George R. Bernosky, R.S. dated December, 1978.

SALE 2

By virtue of a Writ of Execution filed to No. 23-CV-4131 CARRINGTON MORTGAGE SERVICES, LLC vs. B E A MINOR Solely in His/Her Capacity as Heir of HARRISON J. GRUBER III A/K/A HARRISON J. GRUBER, Deceased, K E A MINOR Solely in His/Her Capacity as Heir of HARRISON J. GRUBER III A/K/A HARRISON J. GRUBER, Deceased, K E

A MINOR Solely in His/Her Capacity as Heir of HARRISON J. GRUBER III A/K/A HARRISON J. GRUBER, Deceased, M M A MINOR Solely in His/Her Capacity as Heir of HARRISON J. GRUBER III A/K/A HARRISON J. GRUBER, Deceased, HARRISON GRUBER IV Solely in His Capacity as Heir of HARRISON J. GRUBER, III A/K/A HARRISON J. GRUBER, Deceased, The Unknown Heirs of HARRISON J. GRUBER III A/K/A HARRISON J. GRUBER, Deceased and JANEAN HETZKO Solely in Her Capacity as Heir of HARRISON J. GRUBER III A/K/A HARRISON J. GRUBER, Deceased, owner(s) of property situate in Township of Clifton, Lackawanna County, PA.

Being: 1931 Livingston Lane AKA 127 Livingston Lane, Gouldsboro, PA 18424

Assessment Map #: 23302100036

Assessed Value Figure: \$30,600.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$104,702.47

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE IN THE TOWNSHIP OF CLIFTON, COUNTY OF LACKAWANNA AND COMMONWEALTH OF PA.

SALE 3

By virtue of a Writ of Execution filed to No. 16-CV-4087 LAKEVIEW LOAN SERVICING, LLC vs. DAWN M. MEAD, owner(s) of property situate in Township of Fell, Lackawanna County, PA.

Being: 621 1ST Street, Richmondale, PA 18421

Assessment Map #: 00719010016

Assessed Value Figure: \$12,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$176,344.94

ALL THAT CERTAIN lot, piece or parcel of land Situate, lying and being in the Village of Richmondale, Township of Fell, County of Lackawanna and State of PA.

SALE 4

By virtue of a Writ of Execution filed to No. 2023-02147 FREEDOM MORTGAGE CORPORATION vs. THOMAS LEE HART, owner(s) of property situate in Borough of Jermyn, Lackawanna County, PA.

Being: 119 Hill Street, Jessup, PA 18434

Assessment Map #: 10418-030-046

Assessed Value Figure: \$8,500.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$163,457.33

ALL THAT CERTAIN lot, piece or parcel of land situate, lying and being in Borough of Jessup, formerly Borough of Vinson, County of Lackawanna and State of PA.

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SALE 5

By virtue of a Writ of Execution filed to No. 2023-01156 The Bank of New York Mellon, successor to The Bank of New York, not in its individual capacity but solely as Trustee on behalf of the holders of the CIT Mortgage Loan Trust, 2007-1 Asset-Backed Certificates, Series 2007-1 vs. Ann Marie Balla Solely in Her Capacity as Heir of Donald J. Stott Jr., Deceased, Donald Stott a/k/a D.J. Stott Solely in His Capacity as Heir of Donald J. Stott Jr., Deceased and Unknown Heirs of Donald J. Stott, Jr. Deceased, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, PA. Being: 805 Ferdinand Street, Scranton, PA 18508
Assessment Map #: 13407020045
Assessed Value Figure: \$20,000.00
Improvements thereon:
A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$164,758.68
All those certain pieces or parcel of land situate, lying and being in the Third Ward of the City of Scranton, County of Lackawanna and State of PA.

SALE 6

By virtue of a Writ of Execution filed to No. 2014-03818 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2005-WL2, ASSET-BACKED CERTIFICATES, SERIES 2005-WL2 vs. PAUL HRYWNAK JR., owner(s) of property situate in Township of Springbrook, Lackawanna County, PA. Being: Route 316 a/k/a RR#3 Box 3419A O'Hara Road, Moscow, PA 18444
Assessment Map #: 2030201002301
Assessed Value Figure: \$25,000.00
Improvements thereon:
A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$373,548.14
ALL that certain piece or parcel of land situated, lying and being in the Township of Springbrook, County of Lackawanna and Commonwealth of PA.

SALE 7

By virtue of a Writ of Execution filed to No. 24CV2299 LAKEVIEW LOAN SERVICING, LLC vs. BETHANY AZZARO as Administratrix of the Estate of Salvatore Azzaro, Deceased, owner(s) of property situate in City of Scranton, Lackawanna County, PA. Being: 1777 East Mountain Road, Scranton, PA 18505
Assessment Map #: 16806020049
Assessed Value Figure: \$9,051.00
Improvements thereon:
A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$68,562.10
SITUATE IN THE TWELFTH WARD OF THE CITY OF SCRANTON, IN THE COUNTY OF LACKAWANNA, AND STATE OF PA

SALE 8

BY VIRTUE OF A WRIT OF EXECUTION, filed to Docket No. 23-CV-4980 PLAINTIFF, Community Bank, N.A., formerly Community Bank, N.A., d/b/a First Liberty Bank & Trust V. DEFENDANTS, Charles Collura, Jennifer Collura, and the United States of America. Charles Collura and Jennifer

Adamski Collura, are the record owners of the property situate in the Village of Peckville, Borough of Blakely, County of Lackawanna, and Commonwealth of PA, more specifically known as: 817 R. Hickory Street, Peckville, PA 18452
Being a street address of: 817 R. Hickory Street, Peckville, PA 18452
Assessment Map/Parcel/Plate #: 10413 030 012
Instrument #: 200705566
Assessed Value Figure: \$4,600.00
Improvements Thereon:
Single dwelling residential home
Attorney: JAMES T. SHOEMAKER, ESQ
HOURIGAN, KLUGER & QUINN, PC
600 Third Avenue
Kingston, PA 18704
jshoemaker@hkqlaw.com
(570)287-3000
Sheriff to collect: \$44,451.84 (plus accrued interest, attorney's fees, and costs)

SALE 9

By virtue of a Writ of Execution filed to NO. 23-CV-761, Wells Fargo Bank, National Association as Trustee for ABFC 2006-OPT3 Trust, Asset Backed Funding Corporation Asset-Backed Certificates, Series 2006 OPT3 v. Geraldine Healey a/k/a Geraldine Healy, owner of property situate in the Scranton, Lackawanna COUNTY, PA being 513 North Irving Avenue, Scranton, PA 18510-2237.
Front: 27 Depth: 160
Property ID #: 15709050016
Assessed Value Figure: \$89,980
Improvements Thereon:
Residential Real Estate
Attorney: Matthew C. Fallings, Esq.
Sheriff to Collect: \$108,857.53

SALE 10

By virtue of a Writ of Execution filed to No. 2023-CV-3525 Forum Towers Condominium Association (Plaintiff) vs. Nicole Fife (Defendant) owner of property situate in the City of Scranton, Lackawanna County, PA being 220 Linden Street, Unit 310
Dimensions: Condominium unit at Forum Towers of approximate 700 square feet and 0.8% proportional undivided interest in common elements
Property ID #: 14583C0N01071
Assessed Value figure: \$5,496.00
Improvements thereon:
Residential Condominium Unit
Attorney: Brigid E. Carey, Esquire
Sheriff to collect: \$12,552.03 together with Sheriff's cost and poundage

LACKAWANNA JURIST

SALE 11

By virtue of a Writ of Execution filed to NO. 24 CV. 1693 John Fisher (Plaintiff) vs. James M. Stacchiotti (Defendant) owner(s) of property situate in Old Forge Borough, Lackawanna County, PA being 277 Drake Street, Old Forge, PA 18518

Dimensions: 75 x 110

Property ID #: 18415-040-00404

Assessed Value figure: \$23,000

Improvements thereon:

Improved with a single family dwelling known as 277 Drake Street, Old Forge, PA 18518

Attorney: Robert E. Marsh, Jr., Esquire, Marsh & Associates, LLC

Sheriff to collect: \$74,660.61

SALE 12

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

Dimension: Irregular

Assessment Map #: 15803010007

Assessed Value figure: \$26,000.00

Improvement thereon:

a residential dwelling

Attorney: Samantha Gable, Esq

Sheriff to collect: \$402,659.91

SALE 13

By virtue of a Writ of Execution file to No. 2023-CV-4192, Federal Home Loan Mortgage et. al. (Plaintiff) vs. Susan Marie Rutkoski and The United States of America Department of Justice of property situate in the City of Scranton (Defendant) Lackawanna County, PA, being 1725 Cedar Avenue, Scranton, PA 18505

Dimensions: 40X150

Property ID #: 167.06-030-002

Assessed Value Figure: \$10,000.00

Improvements thereon:

Residential Single Dwelling

Attorney: Patrick J Wesner/Parker McCay PA

Sheriff to collect: \$46,360.55

SALE 14

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

SWBC MORTGAGE CORPORATION Plaintiff v. JUSTIN JOSEPH SEMBRAT Defendant
COURT OF COMMON PLEAS OF LACKAWANNA COUNTY
NO: 2024-00821

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE BOROUGH OF BLAKELY, COUNTY OF LACKAWANNA AND COMMONWEALTH OF PA

BEING KNOWN AS: 319 UNION ST PECKVILLE, PA 18452
BEING PARCEL #: 10414010024

DIMENSIONS: 48X65X41X50

TOTAL VALUE: \$6,200

IMPROVEMENTS:

RESIDENTIAL PROPERTY

By: Cierra Mendez, Esquire PA ID No. 334198

Attorney for Plaintiff

SALE 15

By virtue of a Writ of Execution filed to No. 2024-00496 Legacy Mortgage Asset Trust 2022-GS1 (PLAINTIFF) vs. Helen D. Morohovech (DEFENDANT), owner of property situated in Borough of Taylor Lackawanna County, PA being 205 Rinaldi Drive, Taylor, PA 18517

Assessment Map #: 1550102000224

Assessed Value figure: \$15,550.00

Improvement thereon:

a residential dwelling

Attorney: Christopher A. DeNardo, Esq

Sheriff to Collect: \$23,820.77

SALE 16

By virtue of a Writ of Execution filed to No. 18 CV 5821, JPMorgan Mortgage Acquisition Corp. (Plaintiff) vs. Irina Malinsky (Defendant) owner of a property situated in the City of Scranton, Lackawanna County, PA, being 446 10th Avenue, Scranton, PA 18512

Dimensions: 48X102X31X80 BLDG & LAND

Property ID #: 15609080013

Assessed Value Figure: \$4,000

Improvements Thereon:

Residential Multi Dwelling

Attorney: Emmanuel J. Argentieri/Romano, Garubo & Argentieri

Sheriff to collect: \$40,575.58

SALE 17

By virtue of a Writ of Execution filed to No. 2024-01263 Guild Mortgage Company LLC (Plaintiff) v. Adam Rosko (Defendant) owner of property situate in Borough of Dickson City, Lackawanna County, PA being 911 Lincoln Street, Dickson City, PA 18519

Dimensions: 0.00

Property ID #: 11320050005

Assessed Value Figure: \$5,000.00

Improvements thereon:

single family dwelling

Attorney: Ed E. Qaqish, Esquire; Meredith H. Wooters, Kimberly J. Hong, Michael E. Carleton, Alyk L. Ofiazian, Cristina L. Connor and Katherine M. Wolf

Sheriff to collect: \$77,481.77

LACKAWANNA JURIST

SALE 18

By virtue of a Writ of Execution filed to No. 2023-01098 MidFirst Bank (Plaintiff) v. G.O, a minor, as Believed Heir of the Estate of Tyler O'Donnell; Unknown Heirs and/or Administrators of the Estate of Tyler O'Donnell (if any); T.O, a minor, as Believed Heir of the Estate of Tyler O'Donnell (Defendant(s)) owner(s) of property situate in City of Scranton, Lackawanna County, PA being 2210 Prospect Avenue, Scranton, PA 18505

Dimensions: 0.00

Property ID #: 16714030039

Assessed Value Figure: \$7,000.00

Improvements thereon:

single family dwelling

Attorney: Ed E. Qaqish, Esquire; Meredith H. Wooters, Kimberly J. Hong, Michael E. Carleton, Alyk L. Ofiazian, Cristina L. Connor and Katherine M. Wolf

Sheriff to collect: \$62,220.14

SALE 19

By virtue of Writ of Execution filed to No. 24-CV-152, Loan Funder LLC, Series 38732 vs. Lackawanna Art & Architecture Preservation, Inc., owner of the property situate in the City of Scranton, Lackawanna County, PA, being 444 Jefferson Avenue, Scranton, PA 18510, approximately 70X160 sq. ft. lot

Property ID #: 15628020010

Assessed Value figure: \$28,000

Improvements thereon:

Commercial use building

Attorney: Sarah A. Elia, Esq., Weber Gallagher, 2000 Market Street, 13th Floor, Philadelphia, PA 19103, (267)295-3364

Sheriff to collect: \$127,612.63

SALE 20

By virtue of a Writ of Execution No. 23-CV-3623 FREEDOM MORTGAGE CORPORATION v. ALAN A. PANEK owner(s) of property situate in the CITY OF CARBONDALE, LACKAWANNA County, PA, being 154 DUNDAFF ST. CARBONDALE, PA 18407

Tax ID #: 04513-020-0032

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$94,944.88

Attorneys for Plaintiff

Brock & Scott, PLLC

SALE 21

By virtue of a Writ of Execution filed to No. 23 CV 2101, U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMTP Trust, Series 2019-C (Plaintiff) vs. Michael W. Kowaleski, Stephanie A. Kowaleski (Defendants) owner of property situate in the Borough of Jermyn, Lackawanna County, PA, being 102 Raymond Drive, Jermyn, PA 18433

Dimensions: 80x125x80x125

Property ID #: 0731601000106

Assessed Value Figure: \$19,000

Improvements Thereon:

Residential Single Dwelling

Attorney: Emmanuel J. Argentieri/Romano, Garubo & Argentieri

Sheriff to collect: \$213,353.63

SALE 22

By virtue of a Writ of Execution filed to No. 23-CV-04727 PS Funding, Plaintiff vs. 929 Madison, LLC, Defendant 929 Madison LLC, owner of the property situate in the City of Scranton, Lackawanna County, Commonwealth of PA being 929 Monroe Avenue, Scranton, PA 18510

Control #: 340-53053

Dimensions: 40x160, W-09 B-006 L-005 P-026

Property ID #: 14670020014

Assessed Figure: \$15,000.00

Improvements Thereon:

Residential Multi Dwelling, none

Attorney: John J. Winter, Esquire, Chartwell Law

Sheriff to collect: \$151,159.82

SALE 23

By Virtue of a Writ of Execution filed to No. 14 CV 4633 BANK OF AMERICA, N.A. (Plaintiff) vs. Gerard J. Taylor a/k/a Gerard Joseph Taylor and Christine Taylor a/k/a Christine Moranko Taylor (Defendant) owners of property Situate in City of Scranton, LACKAWANNA COUNTY, PA BEING 1309-1311 Blair Avenue, Scranton, PA 18508

Assessment Map #: 13420040014

Assessed Value figure: \$8,500.00

Improvements thereon:

Residential Dwelling

Attorney: McCabe, Weisberg & Conway, LLC

Sheriff to collect: \$105,488.50

SALE 24

By virtue of a Writ of Execution No. 12 CV 230 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE LOAN TRUST 2007-BNC1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BNC1 v. STEPHEN T GRECCO owner(s) of property situate in the BOROUGH OF DUNMORE, LACKAWANNA County, PA, being 219 GREEN ST. DUNMORE, PA 18512

Tax ID #: 14615060025

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$121,597.99

Attorneys for Plaintiff

Brock & Scott, PLLC

SALE 25

By virtue of a Writ of Execution filed to No. 2015-cv-5089 KAIFENG CHEN (Plaintiff) vs. QIONG CHEN and QUIN LIANG CHEN (Defendant)

QUIN LANG CHEN, owner(s) of property situated in Clarks Summit Lackawanna County, PA, being 327 Melrose Ave., Clarks Summit, PA 18411

Dimensions: 90x125 BLDG & LAND

Property ID #: 09018030025

Assessed Value figure: 8,600

Improvements thereon:

Land-1800/Improvement-6,800

Attorney: Patrick Walsh, Esquire, 261 E. Grove Street, Clarks Green, PA 18411

Sheriff to Collect: \$406,461.06

LACKAWANNA JURIST

SALE 26

BY VIRTUE OF A WRIT OF EXECUTION, filed to Docket No. 2023-CV-4981 PLAINTIFF, Community Bank, N.A., formerly Community Bank, N.A., d/b/a First Liberty Bank & Trust V. DEFENDANTS, Charles Collura, Jennifer Collura, and The United States of America

Charles Collura and Jennifer Collura, are the record owners of the property situate in the Borough of Archbald, County of Lackawanna, and Commonwealth of PA, more specifically known as: 1223 West State Street, Archbald, PA 18403
Being a street address of: 1223 West State Street, Archbald, PA 18403

Assessment Map/Parcel/Plate #: 10411-010-002

Instrument #: 201107821

Assessed Value Figure: \$5,500.00

Improvements Thereon:

Residential single-family home

Attorney:

JAMES T. SHOEMAKER, ESQ

HOURIGAN, KLUGER & QUINN, PC

600 Third Avenue

Kingston, PA 18704

jshoemaker@hkqlaw.com

(570)287-3000

Sheriff to collect: \$59,166.73 (plus accrued interest, attorney's fees, and costs)

SALE 27

By virtue of a Writ of Execution No. 2021-04055 U.S. Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For RCF 2 Acquisition Trust C/O U.S. Bank Trust National Association v. James R. Durkee owners of property situate in the Lackawanna County, PA, being 411 Moltke Avenue, Scranton, PA 18505

Dimensions: 40 X 125

Assessment Map #: 16805030028

Assessed Value figure: \$7,500.00

Improvements thereon:

Residential Single Swelling

Attorney: Pincus Law Group, PLLC

Sheriff to collect: \$104,378.50

SALE 28

By virtue of Writ of Execution No. 24-00747 U.S. Bank National Association as Trustee of Grove Funding II Trust v. 1330 Pittston LLC

Docket #: 2024-00747

Property to be sold is situated in the borough/township of Scranton, County of Lackawanna and Commonwealth of PA. Commonly known as: 942-944 North Main Avenue, Scranton, PA 18508

Parcel #: 14507040018

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

Judgement Amount: \$410,463.07

Attorneys for the Plaintiff:

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212) 471-5100

By: S/ Michael Clark

Michael Clark, Esq. (202929)

Dated: April 17, 2024

SALE 29

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

LAKEVIEW LOAN SERVICING, LLC Plaintiff v. S.G., A MINOR, IN HER CAPACITY AS HEIR OF CHRISTOPHER T. GEROULO; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CHRISTOPHER T. GEROULO Defendant(s)

COURT OF COMMON PLEAS OF LACKAWANNA COUNTY
NO: 2022-01405

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE BOROUGH OF DUNMORE, COUNTY OF LACKAWANNA AND COMMONWEALTH OF PA

BEING PARCEL AS: 140 SAND ST DUNMORE, PA 18510

BEING PARCEL #: 15708020008

DIMENSIONS: 36X69X40X85

TOTAL VALUE: \$7,000

IMPROVEMENTS:

RESIDENTIAL PROPERTY

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

Attorney for Plaintiff

SALE 30

By virtue of Writ of Execution in Case Number: 2019-05730

U.S. Bank National Association, not in its individual capacity but solely as trustee for RMTPT Trust, Series 2021 Cottage-TT-V (Plaintiff) vs. Andrew J. Edwards and Renee L. Zimmerman (Defendants) Owners of the property situate in the First Ward of the City of Scranton, Lackawanna County, PA being 2113 North Main Street, Scranton, PA 18508

Dimensions of Parcel 58 X 87

Property ID#: 13505070006

Assessed Value Figure: \$15,500.00

Improvements thereon:

Residential Dwelling

Attorney: Hladik Onorato and Federman, LLP, Stephen M. Hladik, Esquire

298 Wissahickon Avenue, North Wales, PA 19454

Sheriff to Collect \$88,784.72 plus costs, expenses, attorneys' fees and additional interest.

SALE 31

By virtue of a Writ of Execution No. 2019-51713 North Pocono School District (Plaintiff) vs. Yareno L.L.C. (Defendant/s) Yareno, L.L.C., owner(s) of property situate in Moscow, Lackawanna County, PA, being:

113 Brook Street

Dimensions: 123 x 90 x 30 x 210 x 93 x 300

Property ID #: 19802-050-010

Assessed Value Figure: \$10,000.00

Improvements thereon:

Residential – Single Dwelling

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

Sheriff to Collect: \$6,026.76

LACKAWANNA JURIST

SALE 32

By virtue of a Writ of Execution No. 2018-51197 South Abington Township (Plaintiff) vs. Ryan McDonnell, Lisa Miller (Defendant/s)

Ryan McDonnell and Lisa Miller, owner(s) of property situate in S. Abington Twp, Lackawanna County, PA, being:

814 Fairview Road

Dimensions: 100 x 133

Property ID #: 09101-020-00124

Assessed Value Figure: \$26,000

Improvements thereon:

RESIDENTIAL-SINGLE DWELLING

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

Sheriff to Collect: \$5,188.53

SALE 33

By virtue of a Writ of Execution No. 2019-54834 North Pocono School District (Plaintiff) vs. Dolores L. Marcell, Deborah A. Marcell (Defendant/s)

Dolores L. Marcell and Deborah A. Marcell, owner(s) of property situate in Covington Twp., Lackawanna County, PA, being:

828 Drinker Turnpike

Dimensions: 137 x 160

Property ID #: 21202-030-011

Assessed Value Figure: \$8,700.00

Improvements thereon:

Commercial

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

Sheriff to Collect: \$5,777.20

SALE 34

By virtue of a Writ of Execution No. 2019-51530 North Pocono School District (Plaintiff) vs. Bonnie R. Layland (Defendant/s)

Bonnie R. Layland, owner(s) of property situate in Spring Brook Tp, Lackawanna County, PA, being:

205 O'Hara Road

Dimensions: 6.91 Acres

Property ID #: 19604-010-012

Assessed Value Figure: \$18,000.00

Improvements thereon:

Residential - Single Dwelling

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

Sheriff to Collect: \$7,510.88

SALE 35

By virtue of a Writ of Execution No. 2009-50849 North Pocono School District (Plaintiff) vs. Patrick J. Sheridan, Sr., Robin L. Sheridan (Defendant/s)

Patrick J. Sheridan, Sr. and Robin L. Sheridan, owner(s) of property situate in Covington Twp., Lackawanna County, PA, being:

14 Sparrow Drive

Dimensions: 13.80 Acres

Property ID #: 20503-010-004

Assessed Value Figure: \$12,150.00

Improvements thereon:

AGRICULTURE-IMPROVED ACREAGE (10+A)

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

Sheriff to Collect: \$33,375.72

SALE 36

By virtue of a Writ of Execution No. 2012-51125 North Pocono School District (Plaintiff) vs. Mark Gawron (Defendant/s)

Mark Gawron, owner(s) of property situate in Jefferson Twp., Lackawanna County, PA, being:

53 Log Road

Property ID #: 16203-010-00911

Assessed Value Figure: \$16,000.00

Improvements thereon:

RESIDENTIAL-SINGLE DWELLING

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

Sheriff to Collect: \$33,532.08

SALE 37

By virtue of a Writ of Execution No. 2015-51096 North Pocono School District (Plaintiff) vs. Marc Hollister, Sheryl Hollister (Defendant/s)

Marc Hollister and Sheryl Hollister, owner(s) of property situate in Jefferson Twp., Lackawanna County, PA, being:

Hitchcock Road a/k/a 66 Stevens Road

Dimensions: 173.09 Acres

Property ID #: 15101-010-006

Assessed Value Figure: \$24,100.00

Improvements thereon:

AGRICULTURE-OPERATING FARM

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

Sheriff to Collect: \$28,721.10

SALE 38

By virtue of a Writ of Execution No. 2012-53212 North Pocono School District (Plaintiff) vs. Eugene Larnerd, Jennifer Larnerd (Defendant/s)

Eugene Larnerd and Jennifer Larnerd, owner(s) of property situate in Covington Twp., Lackawanna County, PA, being:

225 Yostville Road

Dimensions: 5.55 Acres

Property ID #: 21804-020-00203

Assessed Value Figure: \$15,500.00

Improvements thereon:

RESIDENTIAL-SINGLE DWELLING

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

Sheriff to Collect: \$18,523.31

SALE 39

By virtue of a Writ of Execution No. 2007-51870 North Pocono School District (Plaintiff) vs. Holly M. Derrick, Co-Administratrix of The Estate of Eleanor Manning, Deceased, Eleanor L. Manning, Co-Administratrix of The Estate of Eleanor Manning, Deceased (Defendant/s)

Holly M. Derrick, Co-Administratrix of The Estate of Eleanor Manning, Deceased and Eleanor L. Manning, Co-Administratrix of The Estate of Eleanor Manning, Deceased, owner(s) of property situate in Elmhurst Twp., Lackawanna County, PA, being:

213 State Route 590

Dimensions: 137 x 210 x 132 x 230

Property ID #: 18105-020-013

Assessed Value Figure: \$9,000.00

Improvements thereon:

RESIDENTIAL-SINGLE DWELLING

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

Sheriff to Collect: \$19,317.46

LACKAWANNA JURIST

SALE 40

By virtue of a Writ of Execution No. 2016-52394 North Pocono School District (Plaintiff) vs. Edward M. Brown, III, Marie Joann Brown (Defendant/s)

Edward M. Brown, III and Marie Joann Brown, owner(s) of property situate in Roaring Brook, Lackawanna County, PA, being:

111 Shady Drive Road #2

Dimensions: 100 X 200

Property ID #: 18004-030-040

Assessed Value Figure: \$19,000.00

Improvements thereon:

RESIDENTIAL-SINGLE DWELLING

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

Sheriff to Collect: \$7,666.04

SALE 41

By virtue of a Writ of Execution No. 2018-50724 North Pocono School District (Plaintiff) vs. Michael O'Brien (Defendant/s)

Michael O'Brien, owner(s) of property situate in Madison Twp., Lackawanna County, PA, being:

4130 Bear Brook Road

Dimensions: 1.03 Acres

Property ID #: 19901-020-00702

Assessed Value Figure: \$19,280.00

Improvements thereon:

RESIDENTIAL-SINGLE DWELLING

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

Sheriff to Collect: \$8,148.16

SALE 42

By virtue of a Writ of Execution No. 2018-50402 Carbondale Area School District (Plaintiff) vs. James Fitzgerald, Margaret Fitzgerald (Defendant/s)

James Fitzgerald and Margaret Fitzgerald, owner(s) of property situate in Fell Township, Lackawanna County, PA, being:

328 Jefferson Street

Dimensions: 50 X 150

Property ID #: 02504-020-025

Assessed Value Figure: \$5,000.00

Improvements thereon:

RESIDENTIAL PROPERTY

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

Sheriff to Collect: \$5,380.45

SALE 43

By virtue of a Writ of Execution No. 2018-50576 North Pocono School District (Plaintiff) vs. Thomas A. Stanton, June A. Stanton (Defendant/s)

Thomas A. Stanton and June A. Stanton, owner(s) of property situate in Roaring Brook, Lackawanna County, PA, being: 201 Golf Club Rd

Dimensions: 80 x 288

Property ID #: 17104-010-002

Assessed Value Figure: \$5,875.00

Improvements thereon:

RESIDENTIAL-SINGLE DWELLING

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

Sheriff to Collect: \$4,560.65

SALE 44

By virtue of a Writ of Execution No. 2021-53273 North Pocono School District (Plaintiff) vs. Robert P. Sienkiewicz (Defendant/s)

Robert P. Sienkiewicz, owner(s) of property situate in Madison Twp., Lackawanna County, PA, being:

4271 Bear Brook Road

Dimensions: 10 Acres

Property ID #: 19901-020-00101

Assessed Value Figure: \$21,000.00

Improvements thereon:

Residential - Single Dwelling

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

Sheriff to Collect: \$4,212.72

SALE 45

By virtue of a Writ of Execution No. 2021-50040 North Pocono School District (Plaintiff) vs. Donna Reaser (Defendant/s)

Donna Reaser, owner(s) of property situate in Moscow, Lackawanna County, PA, being:

115-117 Maple Street L5

Dimensions: 66 x 150

Property ID #: 19811-020-009

Assessed Value Figure: \$12,000.00

Improvements thereon:

Residential - Single Dwelling

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

Sheriff to Collect: \$5,539.72

SALE 46

By virtue of a Writ of Execution No. 2018-50458 North Pocono School District (Plaintiff) vs. David A. Lindsey (Defendant/s)

David A. Lindsey, owner(s) of property situate in Madison Twp., Lackawanna County, PA, being:

1225 Becks Crossing Road

Dimensions: 214 x 405 x 219 x 400

Property ID #: 19903-010-020

Assessed Value Figure: \$19,000.00

Improvements thereon:

RESIDENTIAL-SINGLE DWELLING

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

Sheriff to Collect: \$7,895.66

SALE 47

By virtue of a Writ of Execution No. 2021-53027 North Pocono School District (Plaintiff) vs. Angelo Petitto (Defendant/s)

Angelo Petitto, owner(s) of property situate in Madison Twp., Lackawanna County, PA, being:

2180 Reservoir Road

Dimensions: 4.97 Acres

Property ID #: 19101-010-01301

Assessed Value Figure: \$20,000.00

Improvements thereon:

RESIDENTIAL PROPERTY

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

Sheriff to Collect: \$7,653.05

LACKAWANNA JURIST

SALE 48

By virtue of a Writ of Execution No. 2019-51711 North Pocono School District (Plaintiff) vs. Denise M. Hawk (Defendant/s) Denise M. Hawk owner(s) of property situate in Elmhurst Twp., Lackawanna County, PA, being:
114 West Street
Dimensions: 200 x 228 x 200 x 228
Property ID #: 18002-030-003
Assessed Value Figure: \$29,000.00
Improvements thereon:
Residential – Single Dwelling
Attorney: Portnoff Law Associates, Ltd., (866) 211-9466
Sheriff to Collect: \$10,222.28

SALE 49

By virtue of a Writ of Execution No. 2015-50511 Jefferson Township Sewer Authority (Plaintiff) vs. Bernard Ford Hyland (Defendant/s) Bernard Ford Hyland, owner(s) of property situate in Jefferson Twp., Lackawanna County, PA, being:
53 East Shore Drive
Dimensions: 90 X 150
Property ID #: 13802-030-012
Assessed Value Figure: \$9,500.00
Improvements thereon:
RESIDENTIAL-SINGLE DWELLING
Attorney: Portnoff Law Associates, Ltd., (866) 211-9466
Sheriff to Collect: \$17,219.57

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 **NOVEMBER 11, 2024** AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH SAID SCHEDULE UNLESS EXCEPTIONS ARE FILED THERETO WITHIN TEN DAYS AFTER THE FILING OF THE PROPOSED SCHEDULE.

MARK P. MCANDREW
SHERIFF OF LACKAWANNA COUNTY

ATTEST:

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

JULY 11, 2024

LACKAWANNA JURIST

ESTATES

First Notice

NOTICE IS HEREBY GIVEN THAT Letters Testamentary have been granted in the **ESTATE OF ELEANOR G. HEID**, Deceased, late of 1123 East State Street, Archbald, Lackawanna County, Pennsylvania, 18403 (died August 3, 2023), and all persons indebted to said estate are requested to make payment, and those having claims to present the sum without delay, to GERALD J. HEID c/o MICHAEL J. OSSONT, ESQUIRE, THE MATTIOLI LAW FIRM, 425 Biden Street, Suite 300, Scranton, PA 18503, Attorney for the Estate

Notice is hereby given that Letters Testamentary have been granted to David John Kobeski, Executor of the **ESTATE OF THERESA I. KOBESKI A/K/A THERESA KOBESKI**, late of Moosic, PA, who died on August 3, 2024. All persons indebted to the Estate are required to make payment and those having claims or demands are to present the same without delay to the Executor or to Raymond C. Rinaldi, II, Esquire, Rinaldi & Poveromo, P.C., P.O. Box 826, Scranton, PA 18501.

ESTATE OF BERNADETTE LAFFEY, late of Scranton, Lackawanna County, Pennsylvania. Letters Testamentary on the above estate having been granted to Mary Jean Manley, all persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to her c/o Joseph Kosierowski, Esq., 400 Broad Street, Milford, Pennsylvania 18337.

IN RE: ESTATE OF EARL E. LEWAN, late of Peckville, Lackawanna County, Pennsylvania, (died November 14, 2023). Letters Testamentary in the above Estate having been granted, all person having claims or demands against the Estate of the Decedent shall make them known and present them, and all persons indebted to the said Decedent shall make payment thereof, without delay, to Elizabeth Lewan, Personal Representative, or to Joseph S. Toczydlowski, Jr., Esquire of the Toczydlowski Law Office, 723 North Main Street, Archbald, PA 18403.

Notice is hereby given that Letters Testamentary have been granted in the **ESTATE OF JAMES M. LYNADY**, late of Moosic, Lackawanna County, Commonwealth of Pennsylvania (died July 12, 2024). All persons indebted to the Estate are requested to make payments and all those having claims or demands are to present same, without delay to Kelly Shannon, Executrix of the Estate or Sean P. McGraw, Esquire, Attorney for the Estate, 41 N. Main Street, 4th Floor, Carbondale, PA 18407. Sean P. McGraw, Esquire, Attorney for the Estate

IN RE: ESTATE OF GILES M. MORGAN, late of Dickson City, Lackawanna County, Pennsylvania, (died August 15, 2024). Letters Testamentary in the above Estate having been granted, all person having claims or demands against the Estate of the Decedent shall make them known and present them, and all persons indebted to the said Decedent shall make payment thereof, without delay, to Philip Morgan and Leigh Morgan, Personal Representatives, or to Joseph S. Toczydlowski, Jr., Esquire of the Toczydlowski Law Office, 723 North Main Street, Archbald, PA 18403.

ESTATE OF JOAN PEDRICK NOURSE, late of the Borough of Dalton, Lackawanna County, Pennsylvania 18414, who died on July 18, 2024. Letters Testamentary have been granted to Thomas Paul Nourse. All persons indebted to the Estate are required to make payment and those having claims or demands present the same without delay to John J. Warring, Attorney for the Estate, c/o The Warring Law Firm, 345 Wyoming Avenue, Scranton, Pennsylvania 18503.

Notice is hereby given that Letters Testamentary have been granted in the **ESTATE OF NICHOLAS RADOCESKY** late of Scranton, Lackawanna County, Commonwealth of Pennsylvania (died August 30, 2023). All persons indebted to the Estate are requested to make payments and all those having claims or demands are to present same, without delay to Tanya Radocesky, Executrix of the Estate or John J. McGee, Esquire, Attorney for the Estate, PO Box 3298, Scranton, PA, 18505. John J. McGee, Esquire, Attorney for the Estate.

ESTATE OF LORRAINE SHRUBA late of Scranton, PA, died 8/11/2024. Letters Testamentary granted to Deborah Davis. All persons indebted to the said Estate are required to make payments and those having claims to present the same without delay to Executor or Robert J. Murphy, Esq., 208 Chestnut Street, Dunmore, PA 18512, counsel for the Estate.

ESTATE OF STANLEY M. TABOR, DECEASED, late of 215 S. VALLEY AVE., OLYPHANT, PA 18447, (Died AUGUST 2, 2024). WALTER KOBIERECKI, Executor; Dante A. Cancelli, Suite 260, 125 North Washington Ave., Scranton, Pennsylvania 18503, Attorney. DANTE A. CANCELLI, ESQUIRE

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted to Barbara Vanston, Administratrix of the **ESTATE OF MADELYN A. VANSTON** late of Scranton, Lackawanna County, Pennsylvania, who died on July 20, 2024. All persons indebted to said Estate are required to make payment and those having claims to present the same without delay to the Administratrix or to Joseph O. Haggerty, Jr., of Haggerty, Hinton & Cosgrove LLP, 1401 Monroe Avenue, Suite 2, Dunmore, PA 18509

Second Notice

ESTATE OF SALVATORE ANTHONY BENTIVEGNA, ESTATE NUMBER 35-2022-301, DECEASED, LATE OF DUNMORE, PA, LACKAWANNA COUNTY, PA: DIED DECEMBER 20, 2020. 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 NICHOLAS BENTIVEGNA, 317 NORTH CENTER STREET, EBENSBURG, PA 15931.

ESTATE OF GRACE ANN BENTIVEGNA, ESTATE NUMBER 35-2022-1430, DECEASED, LATE OF DUNMORE, PA LACKAWANNA COUNTY, PA: DIED OCTOBER 8, 2022. 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 NICHOLAS BENTIVEGNA, 317 NORTH CENTER STREET, EBENSBURG, PA 15931.

LACKAWANNA JURIST

ESTATE OF ANDREW P. CAPARELLI, DECEASED, late of 431 LILLIBRIDGE ST., PECKVILLE, PA 18452, (Died JULY 31, 2024). DAVID CAPARELLI, Executor, Dante A. Cancelli, Suite 260, 125 North Washington Ave., Scranton, Pennsylvania 18503, Attorney. DANTE A. CANCELLI, ESQUIRE

PATRICK DONLAN, late of Blakely, Lackawanna County, Pennsylvania, (died April 5, 2024). Notice is hereby given that Letters of Testamentary on the above estate have been granted to John Stafursky, Executor of the Estate. All persons indebted to said estate are required to make payment and those having claims or demands to present the same immediately to the Administrator as named above or to Paul K. Paterson, Esquire, MASCELLI & PATERSON, Bank Towers Building, Suite 410, 321 Biden Street, Scranton, PA 18503.

RE: ESTATE OF VINCENT DUTKEVITCH, late of Scranton, Pennsylvania (died June 3, 2024). Notice is hereby given that Letters Testamentary for the Estate of Vincent Dutkevitch have been issued to Renee Cutler, Executrix of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to the Executrix at 1102 E. Longwood Drive, Clarks Summit, PA 18411 or to Robert T. Kelly, Jr., Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Biden Street, Suite 200, Scranton, PA 18503.

NOTICE IS HEREBY GIVEN that Letters Testamentary in the **ESTATE OF MARGARET M. GRIFFITHS,** late of Jefferson Township, Lackawanna County, Pennsylvania have been granted to the undersigned. All persons indebted to said estate are required to make immediate payment and those having claims shall present them for settlement to: THOMAS H. GRIFFITHS, EXECUTOR, JON J. SARRA, Esquire, Hinman Howard & Kattell, LLP, 80 Exchange Street, Binghamton, NY 13901, Date of Death: July 14, 2023.

ESTATE OF JEFFREY RONALD KARDOS, Deceased, File #35-24-01111, late of Old Forge, Lackawanna County, PA; (died 07/09/2024). Notice is hereby given that Letters of Administration have been granted to Jeffery R. Kardos, Jr., Adm. All persons indebted to the Estate are required to make payment, and those having claims or demands are to present the same without delay to Adm. c/o John R. Kardos, Jr., Esq. at 710 Fifth Ave., Ste., 2400, Pittsburgh, PA 15219.

ESTATE OF JOAN M. KENNEDY A/K/A JOAN MARIE KENNEDY, DECEASED, late of 11 GLENMAURA NAT'L BLVD., MOOSIC, PA 18507, (Died JULY 29, 2024) JOHN F. KENNEDY, and MARY K. CONABOY, Co-Executors; Dante A. Cancelli, Suite 260, 125 N. Washington Ave., Scranton, Pennsylvania 18503, Attorney. DANTE A. CANCELLI, ESQUIRE

Notice is hereby given that Letters of Testamentary have been granted in the **ESTATE OF JOHN LINDSAY a/k/a JOHN J. LINDSAY,** late of Dunmore, Lackawanna County, Pennsylvania. All persons indebted to the Estate are requested to make payment, and those having claims or demands are to present same, without delay, to the Executrix Katie Marie Lindsay, 3022 Gleason Avenue, Columbus, GA 31907 or John F. Spall, Attorney for the Estate, 2573 Route 6, Hawley, Pennsylvania 18428. JOHN F. SPALL, ESQUIRE

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF CHARLES J. McAVOY, SR., AKA CHARLES McAVOY, SR. AKA CHARLES JOHN McAVOY,** deceased, of South Abington Township, Lackawanna County, who died on May 14, 2023. All persons indebted to said estate are required to make payment and those having any claims or demands are to present the same without delay unto the Co-Executors, Michelle McAvoy and Alexander McAvoy, in the care of Kelley, Polishan & Solfanelli, LLC, 259 S. Keyser Avenue, Old Forge, Pennsylvania 18518.

Notice is hereby given that Letters Testamentary have been granted to Kevin McNicholas in the **ESTATE OF JAMES FRANCIS McNICHOLAS,** late of Scranton, Pennsylvania, who died on May 12, 2024. 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 Kevin McNicholas, Executor, c/o John P. Finnerly, Esquire, 75 Glenmaura National Boulevard, Moosic, Pennsylvania 18507.

NOTICE IS HEREBY GIVEN that Letters of Testamentary were granted to Leslie Morcom Raciborski in the **ESTATE OF I. SHIRLEY MORCOM,** late of Jermyn, Lackawanna County, Pennsylvania, who died on February 5, 2024. 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 DONALD FRANCIS NEALON, ESTATE NUMBER 35-24-1102, DECEASED, LATE OF SCRANTON, PA, LACKAWANNA COUNTY, PA; DIED JULY 16, 2024. 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 SHANNON K. PEREZ, 725 PALM STREET, SCRANTON, PA 18505.

ESTATE OF BERNARD PRZYWARA, Late of Covington Township, Lackawanna County, Deceased, Letters Testamentary on the above Estate have been granted to the undersigned. All persons indebted to said Estate are requested to make immediate payment, and those having legal claims, to present the same without delay to: Barbara Przywara, c/o Keighlyn Oliver, Esq., Elliott Greenleaf, 15 Public Square, Suite 210, Scranton, PA 18701

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF PETER SENIO,** Deceased, late of 2751 Boulevard Ave, Scranton, Pennsylvania 18509, who died on June 30, 2024. All persons indebted to the Estate are requested to make payment and those having claims or demands are to present same, without delay, to the Executor, Michael N. Krisa, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447. Michael N. Krisa, Esquire, KRISA 7 KRISA, P.C.

LACKAWANNA JURIST

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF MICHAEL J. WALL**, Deceased, 21 Canaan Street, Carbondale, Lackawanna County, Pennsylvania 18407, who died on July 12, 2024. All persons indebted to the Estate are requested to make payment and those having claims or demands are to present same, without delay, to the Co-Executrices, Monique Bednash and Shannon Wall-Alws, or Michael N. Krisa, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447. Michael N. Krisa, Esquire, KRISA 7 KRISA, P.C.

ESTATE OF GOLDYE SCHICK WEINBERGER late of Scranton, Pennsylvania (Died July 29, 2024). Letters Testamentary have been granted to Ms. Marsha Snyder and Ms. Gail Rodman, Co-Executrices. 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.

Third Notice

Notice is hereby given that Letters of Testamentary have been granted in the **ESTATE OF MARY ALICE BEE** late of Dalton, Lackawanna County, Pennsylvania. All persons indebted to the Estate are requested to make payment, and those having claims or demands are to present same, without delay, to the Executrix Cynthia Sue Selvaggio, 1310 Huntington Lane, Dalton, PA 18414 or John D. Lalley, Attorney for the Estate, 709 N. State Street, Clarks Summit, Pennsylvania 18411. JOHN D. LALLEY, ESQUIRE

ESTATE OF GUY DANIEL BISIGNANI SR., A/K/A GUY D. BISIGNANI, late of Jefferson Township, Lackawanna County, PA (August 19, 2024). Notice is hereby given that Letters of Administration on the above Estate have been granted to Carol Bisignani. All persons indebted to the said estate are required to make payment and those having claims to present the same without delay to the Administratrix named above or to Timothy B. Fisher, II, Esquire, Fisher & Fisher Law Offices LLC, Attorney for the Estate, 525 Main Street, PO Box 396, Gouldsboro, PA 18424.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted to Patrick J. Boland, III Executor of the **ESTATE OF MARGARET M. BOLAND** late of Scranton, Lackawanna County, Pennsylvania, who died on September 11, 2022. All persons indebted to said Estate are required to make payment and those having claims to present the same without delay to the Executor or to Michael F. Cosgrove of Haggerty Hinton & Cosgrove LLP, 1401 Monroe Avenue, Suite 2, Dunmore, PA 18509.

ESTATE OF AURELIO CATANZARO A/K/A LARRY CATANZARO, late of Carbondale Twp., Pennsylvania (Died: June 26, 2024). MELISSA GOOD, Executrix 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 JACQUELINE FROMMERT, late of the Township of Madison, Pennsylvania (died June 24, 2024). Notice is hereby given that Letters of Testamentary on the above Estate have been granted to Jennifer O'Malley of the Township of Spring Brook and Rebecca Topa, of the City of Scranton, Pennsylvania. All persons indebted to the said estate are required to make payment and those having claims to present the same without delay to the Personal Representatives named herein, or to Patrick N. Coleman, Esquire, Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

NOTICE IS HEREBY GIVEN that Letters Testamentary in the **ESTATE OF LEMONT B. KIER**, late of Taylor, 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: KATHERINE KIER, c/o Alexander B. Russin, Esquire, 1516 Wyoming Avenue, Forty Fort, PA, 18704, Date of Death: 01/02/2024.

ESTATE OF JOHN J. KUNDA, JR., late of Scranton, PA (died August 12, 2024), Brian Kunda, Executor. Paul A. Kelly, Jr., Esq. – Attorney, 201 Lackawanna Avenue, Suite 306, Scranton, Pa. 18503

RE: ESTATE OF JOSEPH STEPHEN MULLEN, SR., A/K/A JOSEPH STEPHEN MULLEN, late of Scranton, Lackawanna County, Pennsylvania (died May 8, 2006). Notice is hereby given that Letters Testamentary have been issued to William S. Auriemma, Executor of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to Robert M. Buttner, Esquire, attorney for the Estate, 108 N. Washington Ave., Ste. 400, Scranton, PA 18503.

RE: ESTATE OF EDWARD J. RUTKOWSKI, Estate No. 35-24-01112, Deceased, late of West Abington Township, Lackawanna County, PA died July 25, 2024. 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 the Administratrix Iva S. Rutkowski c/o ATTY. Paul J. LaBelle, 3703 BIRNEY AVENUE, MOOSIC, PA 18507.

Notice is hereby given that Letters of Testamentary have been granted in the **ESTATE OF JOHN M. SAVILLE**, late of Scranton, Pennsylvania (Died: July 20, 2024). All persons indebted to said Estate are required to make payment, and those having claims or demands to present the same without delay to Maureen Ross, Executrix, or Paul R. Mazzoni, Esq., Attorney for the Estate, Bank Towers – Suite 201, 321 Biden Street, Scranton, PA 18503.

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted in the **ESTATE OF JILL ANN STALBIRD**, late of Moosic, Lackawanna County, Pennsylvania, who died March 29, 2024. All persons indebted to said estate are required to make payment and those having claims or demands to present the same without delay to the Administrator, James Stalbird, or the Attorney of the Estate named below. Job Stepanski, Esquire, Fellerman & Ciarimboli, 183 Market Street, Suite 200, Kingston, PA 18704.

LACKAWANNA JURIST

ESTATE OF SYLVIA A. VILCHOCK A/K/A SYLVIA

ANN VILCHOCK late of Old Forge, Lackawanna County, Pennsylvania (Died July 19, 2024). Notice is hereby given that Letters Testamentary have been issued to **DEBORAH A STONE** and **TAMARA A. CHESNEAK**, Executors 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 **SYLVIA A. VILCHOCK**, c/o John J. McGee, Attorney for the Estate, PO Box 3298, Scranton, PA 18505.

ESTATE OF STANLEY J. WIERZBICKI, JR., late of the Township of Greenfield, Pennsylvania (died July 04, 2024). Notice is hereby given that Letters of Testamentary on the above Estate have been granted to Heather Walters and Barbara Moody, both of the Township of Greenfield, Pennsylvania. All persons indebted to the said estate are required to make payment and those having claims to present the same without delay to the Personal Representatives named herein, or to Patrick N. Coleman, Esquire, Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

ARTICLES OF INCORPORATION

Lombardi & Co, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Sheils Law Assocs., P.C.
108 North Abington Road
Clarks Summit, PA 18411 T-1 9/20/24

CHANGE OF NAME

IN RE: CHANGE OF NAME OF
MARY ROSE GILBRIDE TUNIS

AND NOW, this 20th day of August, 2024, upon motion of Carl Gilbride, Petitioner it is ORDERED and DECREED that the within Petition be heard on the 24th day of October, 2024 at 1:30PM before the Honorable Judge Dempsey and that notice of the filing of the within Petition and of the aforesaid date of hearing be published in the Scranton Times and the Lackawanna Jurist at least thirty (30) days before the hearing.
T-1 9/20/24

NOTICE OF HEARING

A Petition for Reinstatement to the active practice of law has been filed by **CARL J. GRECO** and will be the subject of a hearing on October 31, 2024 before a hearing committee designated by the Board. Anyone wishing to be heard in reference to this matter should contact the District III Office of the Disciplinary Board of the Supreme Court of Pennsylvania, 601 Commonwealth Avenue, Suite 5800, Harrisburg, PA 17106, phone number (717) 772-8572, on or before **October 17, 2024**.

Marcee D. Sloan
Board Prothonotary
The Disciplinary Board of the
Supreme Court of Pennsylvania
T-1 9/20/24

NOTICE OF ADMINISTRATIVE SUSPENSION

Notice is hereby given that **Mary Erin Lavelle of Lackawanna County** has been **Administratively Suspended** by Order of the Supreme Court of Pennsylvania dated August 12, 2024, pursuant to Rule 219, Pa.R.D.E, which requires that all attorneys admitted to practice in any court of this Commonwealth must pay an annual assessment of \$275.00. The Order became effective **September 11, 2024**.

Suzanne E. Price
Attorney Registrar
The Disciplinary Board of the
Supreme Court of Pennsylvania
T-1 9.20.24

“NOTICE TO LEGATEES”

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

The following accounts have been filed and may be examined in the Office of the Register of Wills and Clerk of Orphans’ Court. If you desire to object, the same may be accomplished by filing that objection in writing with the Clerk of Orphans’ Court **on or before Monday, the 7th day of October 2024**. The accounts will be filed by the clerk, with the Court for adjudication and confirmation on Tuesday, **the 8th day of October 2024**. Distribution may be ordered or authorized without further notice if no objections are filed prior to that date.

35 2021 1243	Second Accounting
Donald J. Walsh a/k/a/ Donald Walsh Sr. Deceased	Kurt Walsh and Leonard Walsh Executors Bridgid Carey, Esquire

35 2022 981	First and Final Account
Ronald L. Lemoncelli Deceased	PNC Bank N.A. Douglas Thomas, Esquire

35 2024 1192	First and Final Account
Ronald L. Lemoncelli Revocable Trust	PNC Bank N.A. Douglas Thomas, Esquire

LACKAWANNA JURIST

**NOTICE OF
PETITION FOR RELIEF UNDER 53 P.S. §3384(3) TO REMOVE THE
RESTRICTION ON THE RUBIN PROPERTY SINCE IT IS NO LONGER
PRACTICAL OR POSSIBLE OR IN THE PUBLIC INTEREST AND
APPLY THE RUBIN PROPERTY TO A DIFFERENT PUBLIC PURPOSE
WHICH WOULD BE IN THE PUBLIC INTEREST**

IN THE COURT OF COMMON PLEAS
OF LACKAWANNA COUNTY, PENNSYLVANIA

ORPHANS COURT DIVISION
O.C. No. 35-24-1207

TO MARY RUBIN, DECEASED, her heirs, executors, administrators, assigns and all persons having or claiming any right, title, interest in or claim against that certain parcel of real property identified as Lackawanna County Parcel No: 145.16-030-003, also known as Corner of Mica and Silex, City of Scranton, Pennsylvania.

TAKE NOTICE THAT the City of Scranton filed a Petition for Relief under 53 P.s. §3384(3) to remove the restriction on the Rubin Property since it is no longer practical or possible or in the public interest and apply the Rubin Property to a different public purpose which would be in the public interest praying that in accordance with 53 P.S. §3384(3) that its Petition to change the public use of the Rubin Property be approved.

If you wish to file a protest or a motion to intervene, you must enter a written appearance personally or by an attorney and file said protest or motion to intervene in writing with the Court. You are warned that if you fail to do so, this case may proceed without you and an Order may be granted, without further notice, for the relief requested by the Petitioner. You may lose money or property or other rights important to you.

Hearing on this Petition will be held on the 22nd day of October, 2024, at 10:00 o'clock A.M. in Courtroom No. 6, Lackawanna County Courthouse, 200 N. Washington Avenue, Scranton, PA 18503.

YOU SHOULD TAKE THIS NOTICE TO A LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CAN NOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW.

Northern Pennsylvania Legal
Services, Inc.
Suite 200
33 North Main Street
Pittston, PA 18640
(570) 299-4083

-or- Lawyer Referral Service
Lackawanna Bar Association
233 Penn Avenue
Scranton, PA 18503
(570) 969-9600

HUGHES, NICHOLLS & O'HARA

BY: W. BOYD HUGHES, ESQUIRE
Attorney for Petitioner
1421 E. Drinker Street
Dunmore, PA 18512
(570) 344-7171

LACKAWANNA JURIST

James T. Mulligan Jr., Esq.
The Mulligan Law Firm
3703 Birney Ave., Moosic, PA 18507
Phone: (570) 703-0269 Fax: (570) 963-8973
Email: jtmulliganlaw@gmail.com

DAMARIS JACQUELINE AGUILERA DOMINGUEZ	:	IN THE COURT OF COMMON PLEAS
1724 Pittston Ave.	:	OF LACKAWANNA COUNTY
Scranton, PA 18505	:	
	:	
Plaintiff	:	FAMILY DIVISION
vs.	:	LAW IN CUSTODY
	:	
	:	
HECTOR RAFAEL RODRIGUEZ	:	
San Lorenzo Valla, Honduras	:	
	:	
	:	
Defendant	:	NO. NO. 24-41035

NOTICE

You, Hector Rafael Rodriguez, (Defendant), have been sued in Court to Obtain custody of the following child: E.G.R.A. (d.o.b. 12/19/2017). You are ordered to appear in person at Lackawanna County Family Court, Lackawanna County Government Center, 123 Wyoming Avenue, 1st Floor, Scranton, Pa for a hearing in connection with a Petition for Special Relief scheduled for **October 7, 2024 at 1:30 P.M.** 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 OFFICES SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

North Penn Legal Services
33 North Main Street
Pittston, Pa 18640
570-299-4100

Lackawanna Pro Bono
233 Penn Avenue
Scranton, Pa 18503
570-961-2714