

## 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](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.

## LACKAWANNA JURIST

### 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 RMT 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

**ESTATE OF LOU ANN BECCHETTI**, late of the Borough of Clarks Green, died 08/14/2024 Letters of Testamentary granted to Cheryl Martinelli, 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 Executrix name.

**RE: ESTATE OF MICHAEL G. BENIO**, late of Benton Township, PA, who died January 27, 2024. Letters Testamentary in the above estate having been granted, all persons having claims or demands against the estate of the decedent shall make them known and present them, and all persons indebted to said decedent shall make payment thereof without delay to: Daniel L. Penetar, Jr., Esquire, 753 East Drinker Street, Dunmore, PA 18512.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been issued to Bart Baker, Executor of the **ESTATE OF JOHN R. BLEWETT**, Deceased, who died on October 7, 2023, late of Peckville, Pennsylvania. All persons indebted to the Estate are required to make payment and those having any claims or demands are to present the same without delay to the Executor in care of the undersigned. Bregman & Lantz, LLC, 1205 Wyoming Avenue, Forty Fort, PA 18704

NOTICE is hereby given that Letters of Administration have been given in the **ESTATE OF FRANK TIMOTHY CALLAHAN**, late of S. Abington Twp., Lackawanna County, Pennsylvania, who died February 26, 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, Megan Callahan, c/o Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704.

**ESTATE OF EDWARD JOSEPH CLARKE, III**, DECEASED, late of 120 BROOKSIDE RD., DALTON, PA 18414, (Died JULY 22, 2024). DONALD FULLER, Executor; Dante A. Cancelli, Suite 260, 125 North Washington Ave., Scranton, Pennsylvania 18503, Attorney. DANTE A. CANCELLI, ESQUIRE

**ESTATE OF JOAN A. FILARSKY**, late of the Borough of Throop died 07/24/2024 Letters of Testamentary granted to Linda Lee Hughes, 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 Executrix name.

NOTICE IS HEREBY GIVEN that Letters Testamentary in the Estate of **ESTATE OF JOHN H. FORREST a/k/a/ JOHN HARRY FORREST**, late of Gouldsboro, 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: GLEN J. FORREST, EXECUTOR, KEVIN R. GREBAS, Esquire, COLBERT & GREBAS, P.C., 210 Montage Mountain Road – Suite A, Moosic, PA 18507, Date of Death: 07/17/2024

**ESTATE OF PAUL J. FORTUNER SR.**, late of City of Carbondale, PA (died January 21, 2022) Crystal Fortuner, Administrator, Frederick M. Moose, Jr., Attorney for the Estate, Law Offices of Frederick M. Moose, Jr., 123 East Garfield Ave, Carbondale, PA 18407

NOTICE is hereby given that Testamentary Letters have been granted to Patrick J. Gillott, III of 100 42<sup>nd</sup> St., Carbondale, PA 18407 and Michael P. Gillott of 8 Hammond Ave., Carbondale, PA 18407 in the **ESTATE OF PATRICK J. GILLOTT, JR.**, late of Carbondale, Lackawanna County, PA, who passed away July 29, 2024. All persons indebted to said Estate are requested to make payment and those having claims or demands to present the same without delay to the Co-Executors named or to the attorney for said Estate: Patrick A. Kane, Esq., 960 Scranton/Carbondale Hwy., Archbald, PA 18403

NOTICE IS HEREBY GIVEN that Letters of Administration in the **ESTATE OF BOBBY JOE HASTINGS**, late of Madison 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: IAN R. HASTINGS, ADMINISTRATOR, KEVIN R. GREBAS, Esquire, COLBERT & GREBAS, P.C., 210 Montage Mountain Road – Suite A, Moosic, PA 18507, Date of Death: 08/04/2024

NOTICE IS HEREBY GIVEN that Letters of Testamentary have been granted to Sandra M. Georgia, Executrix of the **ESTATE OF MARIE R. LASKE**, late of the Scranton, Lackawanna County, Pennsylvania, to Estate No. 35-22-00719, date of death April 14, 2022. Creditors are to present claims and debtors are to make payments to Anne Marie Howells, Esquire (Attorney for the Estate), 307 West Market Street, Suite #1, Scranton, PA 18508-2783. (570) 344-1088.

**ESTATE OF VIRGINIA LAWLESS** late of Dunmore, Lackawanna County, PA (died June 20, 2024). Letters of Administration 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 Carol Stennich, Administrator of the Estate, 54 Silver Meadow Drive, Scott Twp, PA 18411 or to Jane M. Carlonas, Esquire, 1212 S. Abington Road, Clarks Summit, PA 18411.

**ESTATE OF RALPH G. HOYLE**, late of Dunmore, Pennsylvania (died 12-16-2023). Notice is hereby given that Letters of Testamentary on the above estate have been granted to Laura Evans, of Carbondale, 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 Executrix 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 WALTER L. MORGAN**, late of Clarks Summit, 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: CAROL THOMAS, EXECUTRIX, BRENDA D. COLBERT, Esquire, COLBERT & GREBAS, P.C., 210 Montage Mountain Road – Suite A, Moosic, PA 18507, Date of Death: April 05, 2024.

## LACKAWANNA JURIST

**KAREN NEMYO**, Deceased, Late of Lackawanna County, PA. Letters of Administration on the above Estate having been granted to the Administrator, Brian F. Levine, all persons indebted to the Estate are requested to make payment, and those having claims to present same without delay, to Brian F. Levine, Esquire. Brian F. Levine, Esquire, Levine Law, LLC, Attorney for the Administrator, 22 E Grant St, New Castle, PA 16101-2279

**ESTATE OF JOAN POLKOWSKI**, late of the Borough of Dunmore, died 06/23/2024 Letters of Administration granted to Jeffrey Alles, 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 Administrators name.

NOTICE is hereby given that Testamentary Letters have been granted to William M. Pryle, Jr. of 66 Grove Street, Carbondale, PA 18407, in the **ESTATE OF ROSEMARY MURPHY PRYLE, a.k.a. ROSEMARY PRYLE** late of Carbondale, Lackawanna County, PA, who passed away July 28, 2024. All persons indebted to said Estate are requested to make payment and those having claims or demands to present same without delay to the Executor named or to the attorney for said Estate: Patrick A. Kane, 960 Scranton/Carbondale Hwy., Archbald, PA 18403.

**ESTATE OF CATHERINE D. RENDA** late of Scranton, PA (died August 23, 2024), F. Stuart Renda, Administrator. Paul A. Kelly, Jr., Esq. – Attorney, 201 Lackawanna Avenue, Suite 306, Scranton, Pa. 18503

**ESTATE OF PHYLLIS R. STAHLER**, Late of Scranton, Pennsylvania (Died August 14, 2024). Letters of Administration have been granted to Mr. Mark Stahler and Mr. Alan Stahler, Co-Administrators. 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.

Notice is hereby given that Letters of Testamentary, have been granted in the **ESTATE OF MARY LOU SWEENEY**, late of Scranton, PA (died December 19, 2023). 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: William J. Sweeney, Jr., Executor; or Terrence J. McDonald, Atty., 103 East Drinker Street, Dunmore, PA 18512.

NOTICE IS HEREBY GIVEN that on September 12, 2024, Fran Kovaleski, Lackawanna County Register of Wills, granted Letters of Administration, in common form, for the **ESTATE OF MARYANNE M. WOODYALL**, late, of Jessup, PA, to Sarah E. Malewich. Maryanne M. Woodyall passed on August 23, 2024. Anyone having a claim against the Estate, please contact Lance J. Fanucci, Esquire, 300 Betty Street, Suite 2, Eynon, PA 18403, phone 570.489.0098. LANCE J. FANUCCI, ESQUIRE

## Second 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. Toczylowski, Jr., Esquire of the Toczylowski 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, 4<sup>th</sup> 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. Toczylowski, Jr., Esquire of the Toczylowski Law Office, 723 North Main Street, Archbald, PA 18403.

## LACKAWANNA JURIST

**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

### Third 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.

**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

## LACKAWANNA JURIST

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 & Solfaneli, 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. Finnerty, 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.

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.

### ARTICLES OF INCORPORATION

NONPROFIT - NOTICE IS HEREBY GIVEN THAT Articles of Inc. were filed with the PA Dept. of State on 5/14/24 for the Congolese Community of Scranton pursuant to the provisions of the PA Nonprofit Corp. Law of 1988. The Corp. is organized exclusively for charitable, literary, scientific, religious and educational purposes, including advancing the cultural, historical and social needs of the Congolese refugee and immigrant community in Northeastern PA. ROBERT T. KELLY, Solicitor, MYERS, BRIER KELLY, LLP, 425 Biden St., #200, Scranton, PA 18503  
T-1 9/27/24

### CHANGE OF NAME

IN RE: NAME CHANGE OF  
OLIVER ERIC WILLIAMS ROGAN

AND NOW, this 10<sup>th</sup> day of September, 2024 a Hearing on the Petition for Change of Name is scheduled for the 21<sup>st</sup> day of November, 2024 at 1:30PM in Court Room C, at the Lackawanna County Government Center at 123 Wyoming Avenue, Scranton, Pennsylvania. Petitioner is directed to give Notice of this Hearing by Publication in the Lackawanna County Jurist and a Newspaper of general circulation where the Petitioner resides.

T-1 9/27/24

### CHANGE OF NAME

IN RE: NAME CHANGE OF  
LISA KETCHA TRACEWSKI

AND NOW, this 10<sup>th</sup> day of September, 2024 a Hearing on the Petition for Change of Name is scheduled for the 21<sup>st</sup> day of November, 2024 at 1:30PM in Court Room C, at the Lackawanna County Government Center at 123 Wyoming Avenue, Scranton, Pennsylvania. Petitioner is directed to give Notice of this Hearing by Publication in the Lackawanna County Jurist and a Newspaper of general circulation where the Petitioner resides.

T-1 9/27/24

**LACKAWANNA JURIST**

**CHANGE OF NAME**

IN RE: NAME CHANGE OF  
STELLA MAE BINGHAM

AND NOW, this 10<sup>th</sup> day of September, 2024 a Hearing on the Petition for Change of Name is scheduled for the 21<sup>st</sup> day of November, 2024 at 1:30PM in Court Room C, at the Lackawanna County Government Center at 123 Wyoming Avenue, Scranton, Pennsylvania. Petitioner is directed to give Notice of this Hearing by Publication in the Lackawanna County Jurist and a Newspaper of general circulation where the Petitioner resides.

T-1 9/27/24

**CHANGE OF NAME**

IN RE: IN THE MATTER OF PETITION:  
FOR THE CHANGE OF NAME OF  
NASIYAH REMBERT, A MINOR  
BY BRANDEE ERVIN, PARENT/GUARDIAN  
24 CV 5828

NOW, this 26<sup>th</sup> day of August, 2024, upon consideration of the within Petition for Name Change of Nasiyah Rembert, a minor, which was filed by the minor child's parent, Petitioner, Brandee Ervin, and upon representation of proof of publication of notice as required by law, together with proof that there are no judgements or decrees of record or any other matter of like effect against the minor child, and it appearing that there is no legal objection to the granting of the prayer of the Petitioner, and this Court having determined that the requirements of 54 Pa. C.S. §701, et. seq., have been satisfied, it is ORDERED that it is in the best interest of the minor child that the child's name be changed to Nasiyah Ervin.

A hearing on the Petition shall be conducted on the 21<sup>st</sup> day of November, 2024 at 1:30PM in Courtroom C, at the Lackawanna County Government Center located at 123 Wyoming Avenue in Scranton, PA. T-1 9/27/24

**CHANGE OF NAME**

IN RE: IN THE MATTER OF PETITION:  
FOR THE CHANGE OF NAME OF  
NA'VAYAH REMBERT, A MINOR  
BY BRANDEE ERVIN, PARENT/GUARDIAN  
24 CV 5827

NOW, this 26<sup>th</sup> day of August, 2024, upon consideration of the within Petition for Name Change of Na'Vayah Rembert, a minor, which was filed by the minor child's parent, Petitioner, Brandee Ervin, and upon representation of proof of publication of notice as required by law, together with proof that there are no judgements or decrees of record or any other matter of like effect against the minor child, and it appearing that there is no legal objection to the granting of the prayer of the Petitioner, and this Court having determined that the requirements of 54 Pa. C.S. §701, et. seq., have been satisfied, it is ORDERED that it is in the best interest of the minor child that the child's name be changed to Na'Vayah Ervin.

A hearing on the Petition shall be conducted on the 21<sup>st</sup> day of November, 2024 at 1:30PM in Courtroom C, at the Lackawanna County Government Center located at 123 Wyoming Avenue in Scranton, PA. T-1 9/27/24

**LACKAWANNA JURIST**

**NOTICE**

<b>STEFANIA HUGHES</b>	:	<b>IN THE COURT OF COMMON PLEAS</b>
Plaintiff,	:	<b>OF LACKAWANNA COUNTY</b>
	:	
<b>v.</b>	:	<b>CIVIL ACTION – LAW</b>
	:	<b>IN DIVORCE</b>
<b>MARVIN HUGHES</b>	:	
Defendant	:	<b>No.</b>

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**NOTICE TO DEFEND AND CLAIM RIGHTS**

You, **MARVIN HUGHES**, have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take prompt action. You are warned that if you fail to do so, the case may proceed without you and a decree of divorce or annulment may be entered against you by the court. A judgement may also be entered against you for any other claim or relief requested in these papers by the plaintiff. You may lose money or property or other rights important to you, including custody or visitation of your children.

When the ground for divorce is indignities or irretrievable breakdown of the marriage, you may request marriage counseling. Pursuant to the amendments to 23 Pa.C.S. § 3302, which go into effect on June 21, 2016, however, a party may object to marriage counseling when the party has a protection from abuse order, enforceable under Chapter 61 (relating to protection from abuse) against the other party, or where that party was the victim of a personal injury crime for which the other party was convicted or has entered into an accelerated rehabilitative disposition program as a result of conduct for which the other party was a victim.

**IF YOU DO NOT FILE A CLAIM FOR ALIMONY, DIVISION OF PROPERTY, LAWYER'S FEES OR EXPENSES BEFORE A DIVORCE OR ANNULMENT IS GRANTED, YOU MAY LOSE THE RIGHT TO CLAIM ANY OF THEM.**

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO HAVE A LAWYER, GOT TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.**

**IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.**

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

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