

LACKAWANNA JURIST

BY VIRTUE OF CERTAIN WRITS OF EXECUTION ISSUED OUT OF THE COURTS OF COMMON PLEAS OF LACKAWANNA COUNTY, THE SHERIFF WILL EXPOSE AT PUBLIC SALE, BY VENUE OR OUTCRY, ALL THE RIGHT, TITLE AND INTEREST OF THE DESCRIBED LOTS, PIECES OR PARCELS OF LAND TO THE HIGHEST AND BEST BIDDER FOR CASH OR CERTIFIED FUNDS (SUBJECT TO PAYMENT OF ANY UNPAID TAXES) AT THE COURTHOUSE IN THE CITY OF SCRANTON, COUNTY OF LACKAWANNA, AND STATE OF PENNSYLVANIA, ON **FRIDAY, JULY 7, 2023** AT TEN O'CLOCK IN THE FORENOON OF SAID DAY.

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

SALE 1

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

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

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

SALE 2

BY VIRTUE OF A WRIT OF EXECUTION, filed to No. 2022-01327, NATIONSTAR MORTGAGE LLC C/B/A MR. COOPER vs. CHRISTOPHER JACKSON owner(s) of property situate in the CITY OF SCRANTON, Lackawanna County, PA, being 1008 Corbett Avenue, Scranton, PA 18504.

Assessment Map#: 15613070078
Assessed Value Figure: \$124,900.00

Improvements Thereon:

A residential dwelling
Attorney: KML Law Group, P.C.

Sheriff to collect: \$118,188.96

All that certain piece or parcel of land situate in the city of Scranton, county of Lackawanna and state of PA.

SALE 3

By virtue of a Writ of Execution filed to No. 2021-05434, M&T BANK vs. HECTOR ROMAN and KERI ROMAN, owner(s) of property situate in BOROUGH OF OLD FORGE, Lackawanna County, PA, being 515 Summer Street aka 515-517 Summer St., Old Forge, PA 18518.

Assessment Map#: 17508020027
Assessed Value Figure: \$7,750.00

Improvements thereon:

A residential dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$85,855.86

SALE 4

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

A Florida Limited Liability Company
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054

(855)225-6906

GSMPS MORTGAGE LOAN TRUST 2006-
RPI, MORTGAGE PASS-THROUGH

LACKAWANNA JURIST

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

SALE 5

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

SALE 6

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

SALE 7

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

SALE 8

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

LACKAWANNA JURIST

(570) 287-3000

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

SALE 9

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

Dimensions of Parcel: 30x80

Property ID#: 04578-040-002

Assessed Value Figure: \$7,500.00

Improvements thereon: Residential Dwelling

Attorney: Hladik Onorato and Federman, LLP,

Stephen M. Hladik, Esq

298 Wissahickon Avenue

North Wales, PA 19454

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

SALE 10

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

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

Property ID #: 15628020014

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

Attorney: Sarah R. Lloyd, Esq

SALE 11

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

Lackawanna County, PA being 1740 Capouse Avenue.

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

Property ID #: 13518020008

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

Land – 11,800 Building)

Attorney: Sarah R. Lloyd, Esq

SALE 12

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

A Florida professional limited liability company

Attorneys for Plaintiff

133 Gaither Drive, Suite F

Mt. Laurel, NJ 08054

(855) 225-6906

(855)381-9549

U.S. BANK TRUST NATIONAL

ASSOCIATION, NOT IN ITS INDIVIDUAL

CAPACITY BUT SOLELY AS OWNER

TRUSTEE FOR RCF 2 ACQUISITION TRUST

Plaintiff v. ROBERT G. CLARK Defendant(s)

COURT OF COMMON PLEAS

LACKAWANNA COUNTY NO: 2019-01754

ALL THOSE CERTAIN LOTS OR PIECES

OF GROUND SITUATE IN THE CITY OF

SCRANTON, COUNTY OF LACKAWANNA

AND STATE OF PENNSYLVANIA.

BEING KNOWN AS: 1743-1745

BEAUMONT AVENUE, SCRANTON, PA

18508.

Property ID#: 13407040018

DIMENSIONS: 50x150 Bldg Land

TOTAL VALUE: \$11,500

IMPROVEMENTS:

RESIDENTIAL PROPERTY

Nicole Rizzo, Esquire ID #: 332712

Attorney for Plaintiff

SALE 13

By virtue of a Writ of Execution filed to No.

2017-06179 U.S. Bank Trust National

Association, not in its individual capacity but

solely as owner trustee for RCF 2 Acquisition

Trust (Plaintiff) v. Treat LaRusso; Nicki

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

property situate in City of Scranton,

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

Property ID #: 15610040040
Assessed Value Figure: \$12,100.00
Improvements thereon:

Single family dwelling

Attorney: Katherine M. Wolf, Esq; Kimberly J. Hong, Michael E. Carleton, Meredith H. Wooters, Matthew P. Curry, Alyk L. Oflazian and Cristina L. Connor
Sheriff to collect: \$83,957.88

SALE 14

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

8.56 acres

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

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

Improvements thereon:

Commercial - School

Attorney: David M. Gregory, Esq
Sheriff to collect: \$902,982.54

SALE 15

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

Dimensions of Parcel: 0.170 acres

Property ID #: 09304-030-012

Assessed Value Figure: \$6,000.00

Improvements thereon:

Residential Dwelling

Attorney: Hladik Onorato and Federman, LLP, Stephen M. Hladik, Esq
298 Wissahickon Avenue
North Wales, PA 19454
Sheriff to collect: \$111,216.29 plus costs, expenses, attorneys' fees and additional interest.

SALE 16

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

A Florida Limited Liability Company
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054

(855)225-6906

Fax: (866) 381-9549

Attorneys for Plaintiff

MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff, v. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JUDITH ANN EGYED A/K/A JUDITH EGYED, Defendant.

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE CITY OF SCRANTON, COUNTY OF LACKAWANNA AND STATE OF PA: BEING KNOWN AS: 532 CAYUGA STREET, SCRANTON, PA 18508.

PROPERTY ID#: 13407030013

DIMENSIONS: 50x100

TOTAL VALUE: \$7,500

BEING PARCEL#: 13407030013

IMPROVEMENTS:

RESIDENTIAL PROPERTY

Robert Crawley, Esq ID No. 319712

Attorney for Plaintiff

SALE 17

By virtue of a Writ of Execution filed to NO. 2020-00459, Federal Home Loan Mortgage Corporation, as trustee for Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2017-2, as owner of the Related Mortgage Loan vs. Nancy Barasse, Substitute Administratrix of the Estate of Joseph Resnick, Deceased, owner(s) of property situate in Township of

LACKAWANNA JURIST

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

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

Assessment Map #: 10902020013
Assessed Value Figure: \$25,000.00
Improvements thereon:

A residential dwelling
Attorney: Christopher A. DeNardo
Sheriff to collect: \$284,739.25

SALE 18

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

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

Assessment Map #: 1451404000902
Assessed Value Figure: \$5,625.00
Improvements thereon:

A Residential Dwelling
Attorney: Christopher A. DeNardo
Sheriff to collect: \$95,664.96

SALE 19

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

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

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

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

SALE 20

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

Assessment Map #: 24601-060-004
Assessed Value figure: \$22,900.00
Improvement thereon:

A residential dwelling
Attorney: KML Law Group, P.C.
Sheriff to Collect: \$120,512.55

SALE 21

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

Assessment Map #: 13419050014
Assessed Value Figure: \$11,000.00
Improvements thereon:

A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$106,137.88

SALE 22

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

LACKAWANNA JURIST

Company 133 Gaither Drive, Suite F Mt.
Laurel, NJ 08054 Phone: (855)225-6906 Fax:
(866)381-9549 ATTORNEYS FOR
PLAINTIFF
REVERSE MORTGAGE SOLUTIONS, INC.
Plaintiff v. BEVERLY J. GEDRIMAS
Defendant(s) COURT OF COMMON PLEAS
LACKAWANNA COUNTY NO: 2016-06982
ALL THOSE CERTAIN LOTS OR PIECES
OF GROUND SITUATE IN THE TOWNSHIP
OF SCOTT, LACKAWANNA COUNTY, PA:
BEING KNOWN AS: 1617 LAKELAND
DRIVE SCOTT TWP, PA 18433
BEING PARCEL #: 05202-010-00502
PIN: 0520201000502
DIMENSIONS: 111 X 423 X 107 X 385
TOTAL VALUE: \$22,000
IMPROVEMENTS:
RESIDENTIAL PROPERTY
By: Robert Crawley, Esquire ID No. 319712

SALE 23

By virtue of a Writ of Execution filed to No. 22
CV 2175 M&T BANK vs. JASON J. DEELEY,
owner(s) of property situate in CITY OF
SCRANTON, Lackawanna County,
Pennsylvania.
Being: 614 South Main Street, Scranton, PA
18504

Assessment Map #: 15609040010
Assessed Value Figure: \$8,700.00
Improvements thereon:
A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$50,955.33

SALE 24

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

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

SALE 25

By virtue of a Writ of Execution filed to No.
23-CV-456, WELLS FARGO BANK N.A., AS
TRUSTEE, FOR CARRINGTON
MORTGAGE LOAN TRUST, SERIES 2006-
NC1 ASSET-BACKED PASS-THROUGH
CERTIFICATES C/O CARRINGTON
MORTGAGE SERVICES, LLC v. Margaret B.
McCauley, owner(s) of property situate in 2nd
Ward, City of Scranton, Lackawanna County,
PA, being 1729 Wayne Avenue, Scranton, PA
18508.

Size of Lot 7,500 square feet (Dimensions of
parcel, square footage and/or acreage)
Property Identification #: 13412-020-055
Assessed Value figure: \$8,000.00
Improvements thereon:
Residential property
Attorney: Law Office of Gregory Javardian,
LLC
Sheriff to collect: \$81,492.77

SALE 26

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

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Sheriff to collect: \$118,698.30

Brock & Scott, PLLC

SALE 27

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

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

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

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

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

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

SALE 28

By virtue of a Writ of Execution No. 2019-02220 RUSHMORE LOAN MANAGEMENT SERVICES LLC v. AUDREY SLEYO, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF MARGARET BOYLAN AND IN HER CAPACITY AS CO-EXECUTOR AND DEVISEE OF THE ESTATE OF CHRISTINE WILLIAMS; ANDREW SANTARSIERO, JR., IN HIS CAPACITY AS CO-EXECUTOR OF THE ESTATE OF CHRISTINE WILLIAMS owner(s) of property situate in the BOROUGH OF DUNMORE, LACKAWANNA County, PA, being 505 FOURTH STREET, DUNMORE, PA 18512
Tax ID #: 14615040042

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

SALE 29

By virtue of a Writ of Execution No. 2006-52123 North Pocono School District (Plaintiff) vs. Jesus Martinez, Sylvia Martinez (Defendants) Jesus Martinez and Sylvia Martinez, owner(s) of property situate in Clifton Township, Lackawanna County, PA, being: 71 West Creek View Drive
Dimensions: 109x200x109x200
Property ID #: 23304-020-020
Assessed Value Figure: \$20,850.00
Improvements thereon:

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

SALE 30

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

Dimensions: 30x60
Property ID #: 04510-030-048
Assessed Value Figure: \$7,000.00
Improvements thereon:
RESIDENTIAL PROPERTY
Attorney: ROBERT P. DADAY, Esquire, DAVID D. DUGAN, Esquire, Portnoff Law Associates, Ltd., (866)211-9466
Sheriff to Collect: \$5,442.20

SALE 31

By virtue of a Writ of Execution No. 2019-51878 South Abington Township (Plaintiff) vs. Stephen Lempicky (Defendant) Stephen Lempicky, owner(s) of property situate in S. Abington Township, Lackawanna County, PA, being: 95 Abington Gardens
Property ID #: 11206-CON-9E000
Assessed Value Figure: \$15,000.00
Improvements thereon:

LACKAWANNA JURIST

RESIDENTIAL CONDO PROPERTY

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

SALE 32

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

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

RESIDENTIAL PROPERTY

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

SALE 33

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

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

RESIDENTIAL PROPERTY

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

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

**A SCHEDULE OF DISTRIBUTION OF
ONLY HIGH BID SALES WILL BE FILED
BY THE SHERIFF NOT LATER THAN
AUGUST 7, 2023 AND THAT
DISTRIBUTION WILL BE MADE IN
ACCORDANCE WITH SAID SCHEDULE
UNLESS EXCEPTIONS ARE FILED
THERE TO 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**

APRIL 10, 2023

LACKAWANNA JURIST

ESTATES

First Notice

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

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

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

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF ANN MARIE DAMICO A/K/A ANN MARIE BALDASSARI**, late of Dunmore, Lackawanna County, Pennsylvania, who died on April 11, 2023. All persons indebted to said estate are required to make payment and those having claims or demands to present the same without delay to Mia Baldassari, Executrix, c/o Joseph G. Albert, Esquire. JOSEPH G. ALBERT, ESQUIRE, 458 Wyoming Avenue, Suite 201, Kingston, PA 18704.

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

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted to Rosanne Kuhar, Administrator of the **ESTATE OF JOSEPH GALUSKA, JR.**, late of Moosic, Lackawanna County, Pennsylvania who died on March 30, 2023. All persons indebted to said Estate are required to make payment and those having claims or demands to present the same without delay to the Administrator in c/o Gregory S. Skibitsky, Jr., Esquire, Skibitsky & Molino, 457 North Main Street, Suite 101, Pittston, PA 18640.

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

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

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

ESTATE OF JUDITH ANNE KELLY, A/K/A SISTER MARIA ROSE KELLY, IHM, late of Scranton, Lackawanna County, Pennsylvania (died April 9, 2023). Letters Testamentary having been granted, all persons having claims or demands against estate of decedent shall make them known and present them, and all persons indebted to said decedent shall make payment thereof without delay to Sister Kathryn Clauss, IHM, Executor, IHM Center, 2300 Adams Avenue, Scranton, Pennsylvania 18509 or to Jenna Kraycer Tuzze, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, P.O. Box 240, Clarks Summit, Pennsylvania 18411.

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

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

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF FRANCES MEHOLIC**, Deceased, 400 Upper Powderly Street, Carbondale, Lackawanna County, Pennsylvania 18407, who died on May 4, 2023. All persons indebted to the Estate are requested to make payment and those having claims or demands are to present same, without delay, to the Administrator, Gregory Meholic, or Michael N. Krisa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447. Michael N. Krisa, Esquire, KRISA & KRISA, P.C.

LACKAWANNA JURIST

ESTATE OF MICHAEL J. MELANDO, SR., Late of Throop, died March 8, 2023. Notice is hereby given that Letters of Administration on the above estate have been granted to Michael J. Melando, Jr., as Administrator. All persons indebted to this Estate are required to make payment and those having claims are required to present the same without delay to the Administrator named within or to Kelly Hadley, Esq., 345 Wyoming Ave., Scranton, PA 18503.

ESTATE OF JEAN MICHAEL REES, Late of Clarks Summit, died April 18, 2023, Executrix, Suzanne M. Kaufman; Danielle M. Mulcahey, Attorney for the Estate, Wright, Reihner and Mulcahey, 148 Adams Avenue, Scranton, PA 18503. Notice is hereby given that Letters Testamentary have been granted. All persons indebted to the said Estate are required to make payment and those having claims or demands are to present the same without delay to the Executrix named.

ESTATE OF WILLIAM G. REES, Late of Clarks Summit, died May 15, 2023, Executrix, Suzanne M. Kaufman; Danielle M. Mulcahey, Attorney for the Estate, Wright, Reihner and Mulcahey, 148 Adams Avenue, Scranton, PA 18503. Notice is hereby given that Letters Testamentary have been granted. All persons indebted to the said Estate are required to make payment and those having claims or demands are to present the same without delay to the Executrix named.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF CHESTER M. SHINER**, late of Scranton, Lackawanna County, Pennsylvania, who died December 5, 2022. All persons indebted to said estate are required to make payment and those having claims or demands to present the same without delay to the Executor, Gary W. Shiner or the attorney of the Estate named below. Job T. Stepanski, Esquire, 183 Market St., Suite 200, Kingston, PA 18704, 570-718-1444.

RE: ESTATE OF MARY ANN TATE, late of Borough of Moosic, Pennsylvania (died May 31, 2023). Notice is hereby given that Letters of Administration for the Estate of Mary Ann Tate have been issued to Thomas Edward Tate, Administrator of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to the Administrator at 631 Redmond Avenue Rear, Belmar, NJ 07719-3029 or to Robert T. Kelly, Jr., Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Biden Street, Suite 200, Scranton, PA 18503.

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

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

Second Notice

ESTATE OF HOWARD W. DARLING, ESTATE NUMBER 35-2023-754, DECEASED, LATE OF FACTORYVILLE, PA, LACKAWANNA COUNTY, PA: DIED MARCH 27, 2023. NOTICE IS HEREBY GIVEN THAT LETTERS OF TESTAMENTARY HAVE BEEN GRANTED IN THE ABOVE ESTATE. ALL PERSONS INDEBTED TO SAID ESTATE DEMANDS ARE PRESENT THE SAME WITHOUT DELAY TO VICKI LYNN SMITH, 2121 COLLEGE ROAD, FACTORYVILLE, PA 18419.

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

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

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF JACQUELINE FERRARO, a/k/a JACQUELINE M. FERRARO**, Deceased, 16 Chapman Street, Scott Township, Lackawanna County, Pennsylvania 18433, who died on April 15, 2023. All persons indebted to the Estate are requested to make payment and those having claims or demands are to present the same, without delay, to the Executor, Mark Ferraro, or Michael N. Krisa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447. Michael N. Krisa, Esquire, KRISA & KRISA, P.C.

NOTICE IS HEREBY GIVEN that Letters Testamentary in the **ESTATE OF ANNE P. FLANNERY** late of the Borough of Jessup, Lackawanna County, Pennsylvania, have been granted to the undersigned. All persons indebted to said estate are required to make immediate payment and those having claims shall present them for settlement to: CHRISTINA F. MULLINS, CO-EXECUTOR, MARK J. FLANNERY, CO-EXECUTOR, KEVIN R. GREBAS, ESQUIRE, COLBERT & GREBAS, P.C., 210 Montage Mountain Road – Suite A, Moosic, PA 18507. Date of Death: March 31, 2023.

ESTATE OF SHIRLEY M. FLYTE, ESTATE NUMBER 35-2023-660, DECEASED, LATE OF MOSCOW, PA, LACKAWANNA COUNTY, PA: DIED APRIL 10, 2023. NOTICE IS HEREBY GIVEN THAT LETTERS OF TESTAMENTARY HAVE BEEN GRANTED IN THE ABOVE ESTATE. ALL PERSONS INDEBTED TO SAID ESTATE ARE REQUIRED TO MAKE PAYMENTS, AND THOSE HAVING CLAIMS OR DEMANDS ARE TO PRESENT THE SAME WITHOUT DELAY TO FRANK N. CIERO, 618 CHURCH STREET, MOSCOW, PA 18444.

LACKAWANNA JURIST

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

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted in the **ESTATE OF SALLY KANE**, late of Carbondale, Lackawanna County, Pennsylvania (died April 30, 2023). All persons indebted to the Estate are requested to make payment, and those having claims or demands are to present same, without delay, to Administratrix, Janice Winslow, or John J. Lawler, Jr., Attorney for the Estate, 25 North Main Street, Suite Two, Carbondale, Pennsylvania 18407. JOHN J. LAWLER, JR., ESQUIRE

NOTICE IS HEREBY GIVEN that Letters Testamentary in the **ESTATE OF ZENA KAPELAN** late of the City of Scranton, Lackawanna County, Pennsylvania, have been granted to the undersigned. All persons indebted to said estate are required to make immediate payment and those having claims shall present them for settlement to: BARBARA A. KAPELAN, EXECUTRIX, BRENDA D. COLBERT, ESQUIRE, COLBERT & GREBAS, P.C., 210 Montage Mountain Road – Suite A, Moosic, PA 18507. Date of Death: October 13, 2022

ESTATE OF JEAN M. KENOSKY, late of Moscow, Lackawanna County, Pennsylvania (died April 9, 2023). Letters Testamentary having been granted, all persons having claims or demands against estate of decedent shall make them known and present them, and all persons indebted to said decedent shall make payment thereof without delay to James Kenosky and Gerald Kenosky, Executors, 155 Beech Road, Spring Brook Township, PA 18444, or to James J. Gillotti, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, P.O. Box 240, Clarks Summit, Pennsylvania 18411.

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

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

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

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF BRENDA D. SHIMMEL**, a/k/a BRENDA SHIMMEL, a/k/a BRENDA D. MICHAEL, a/k/a BRENDA MICHAEL SHIMMEL, a/k/a BRENDA MICHAEL, Deceased, 400 Gleason Drive, Moosic, Lackawanna County, Pennsylvania 18507, who died on March 7, 2023. All persons indebted to the Estate are requested to make payment and those having claims or demands are to present same, without delay, to the Executor, Kelley Michael, or Michael N. Krisa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447. Michael N. Krisa, Esquire, KRISA & KRISA, P.C.

ESTATE OF LORRAINE CECILIA SWADER a/k/a LORRAINE C. SWADER a/k/a LORRAINE SWADER, a/k/a LORRIANE SWADER, of Blakely, Pennsylvania (died May 2, 2023). All persons indebted to the estate shall make payment and those having claims or demands are to present same without delay to the Executrix, Delores Holl, or Richard A. Fanucci, Attorney for the Estate, 1711 Main Street, Blakely, PA 18447. RICHARD A. FANUCCI, ESQ.

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

ESTATE OF SHEILA ANN VAUTER A/K/A SHEILA VAUTER late of Clarks Summit, Lackawanna County, Pennsylvania (died May 9, 2023). Notice is hereby given that Letters of Administration have been issued to KARL VAUTER, Administrator of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to Estate of SHEILA ANNA VAUTER A/K/A SHEILA VAUTER, c/o John J. McGee, Attorney for the Estate, PO Box 3298, Scranton, PA 18505.

Third Notice

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

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

LACKAWANNA JURIST

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

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

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

RE: ESTATE OF LINDA J. LITTLE, a/k/a LINDA LITTLE, late of Clarks Summit, County of Lackawanna, and State of Pennsylvania, deceased, who died on the 4th day of April, 2023. Letters of Administration having been granted to File No. 35-23-00779, all persons having claims or demands against the estate of the decedent shall make them known and present them, and all persons indebted to the decedent shall make payment thereof without delay to Richard Little, 634 Hack Road, Dalton, PA 18414, or to Mattes & Mattes, P.C., 201 West Main Street, P.O. Box 222, Dalton, PA 18414.

RE: Estate of CAROL PACIOTTI, late of Jessup, Lackawanna County, Pennsylvania (died March, 20 2023). Notice is hereby given that Letters of Administration for the Estate have been issued to Michael Paciotti, Administrator of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to the ADMINISTRATOR, or to John J. McGovern, Jr., Attorney for the Estate, 321 Biden Street - Suite 201, Scranton, PA 18503.

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

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

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

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

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

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

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

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

ARTICLES OF DISSOLUTION

Pursuant to the requirements of section 1975 of the Pennsylvania Business Corporation Law of 1988, notice is hereby given that **CAPTAIN DENNIS HOLMES, INC.** is currently in the process of voluntarily dissolving.

John J. Hare, Jr., Solicitor
2370 York Rd, P.O. Box 448
Jamison, PA 18929 T-1 6/16/23

LACKAWANNA JURIST

IN THE COURT OF COMMON PLEAS OF
LACKAWANNA COUNTY, PENNSYLVANIA
CIVIL ACTION-LAW
NO. 21-CV-5513

ROLAND ORIS VS.
ANNE K. MARTELLARO & GERARD MARTELLARO

ACTION TO QUIET TITLE

TO: ANNE K. MARTELLARO & GERARD MARTELLARO,
Defendants

You have been sued in court. An Action to Quiet Title has been instituted against you by the Plaintiff, ROLAND ORIS, to resolve or extinguish any remaining claims of title, right, possession, mortgage, lien or interests you may have with respect to the premises located at 2043 Delaware Street, Dunmore Borough, Lackawanna County, Pennsylvania.

NOTICE

You are hereby notified that if you wish to defend against the claims set forth, you must take action within twenty (20) days after this complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO 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.

HEARING DATE CONTINUED:

August 10, 2023, 9:30am, Courtroom B,
Lackawanna Government Center, 123 Wyoming Ave.,
Scranton, PA 18503

LAWYER REFERRAL SERVICE
LACKAWANNA BAR ASSOCIATION
233 PENN AVENUE
SCRANTON, PA 18503
TELEPHONE: 570-969-9161

Roland Oris
1516 N. 5th Street, Unit 304
Philadelphia, PA 19122
215-333-2233 T-1 6/16/23

IN THE COURT OF COMMON PLEAS OF
LACKAWANNA COUNTY, PENNSYLVANIA
CIVIL ACTION-LAW
NO. 22-CV-5373

ROLAND ORIS VS.
WILLIAM DEITRICK

ACTION TO QUIET TITLE

TO: WILLIAM DEITRICK, Defendant

You have been sued in court. An Action to Quiet Title has been instituted against you by the Plaintiff, ROLAND ORIS, to resolve or extinguish any remaining claims of title, right, possession, mortgage, lien or interests you may have with respect to the premises located at 204 Harper Street, Dunmore Borough, Lackawanna County, Pennsylvania.

NOTICE

You are hereby notified that if you wish to defend against the claims set forth, you must take action within twenty (20) days after this complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO 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.

HEARING DATE:

August 23, 2023, 1:00PM, in Courtroom 4, before
Judge Gibbons

LAWYER REFERRAL SERVICE
LACKAWANNA BAR ASSOCIATION
233 PENN AVENUE
SCRANTON, PA 18503
TELEPHONE: 570-969-9161

Roland Oris
1516 N. 5th Street, Unit 304
Philadelphia, PA 19122
215-333-2233 T-1 6/16/23

LACKAWANNA JURIST

CIVIL ACTION
COURT OF COMMON PLEAS
LACKAWANNA COUNTY, PA
CIVIL ACTION-LAW
NO. 2022-05065
NOTICE OF ACTION IN MORTGAGE FORECLOSURE

SPECIALIZED LOAN SERVICING LLC , Plaintiff
v.

DEBORAH GLENICKI, IN HER CAPACITY AS HEIR OF PETER J. GLENICKI, JR.; UNKNOWN FIRMS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER PETER J. GLENICKI, JR., Defendants

To UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER PETER J. GLENICKI, JR. Defendant(s), 1030 LOOKOUT DRIVE A/K/A RR1 1030 LOOKOUT DRIVE SCRANTON, PA 18504

COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, SPECIALIZED LOAN SERVICING LLC , has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of LACKAWANNA County, PA docketed to No. 2022-05065, seeking to foreclose the mortgage secured on your property located, 1030 LOOKOUT DRIVE A/K/A RR1 1030 LOOKOUT DRIVE SCRANTON, PA 18504.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you, and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO 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 THE INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Northeastern Pennsylvania Legal Services
33 N. Main Street
Suite 200
Pittston PA, 18640
570-299-4100
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
A Florida professional limited liability company
ATTORNEYS FOR PLAINTIFF
Jonathan Etkowicz, Esq. ID No. 208786
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906 T-1 6/16/23

CIVIL ACTION
COURT OF COMMON PLEAS
LACKAWANNA COUNTY, PA
CIVIL ACTION-LAW
NO. 2023-01116
NOTICE OF ACTION IN MORTGAGE FORECLOSURE

LOANDEPOT.COM, LLC, Plaintiff
v.

VERNETTA MINUTES A/K/A VERNETTA HARRIS, IN HER CAPACITY AS EXECUTRIX AND HEIR OF JACK E.P. HARRIS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JACK E.P. HARRIS, Defendants

To: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JACK E.P. HARRIS Defendant(s), 5 SHARON DR MOOSIC, PA 18507

COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, LOANDEPOT.COM, LLC, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of LACKAWANNA County, PA docketed to No. 2023-01116, seeking to foreclose the mortgage secured on your property located, 5 SHARON DR MOOSIC, PA 18507.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you, and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

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33 N. Main Street
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A Florida professional limited liability company
ATTORNEYS FOR PLAINTIFF
Jonathan Etkowicz, Esq. ID No. 208786
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906 T-1 6/16/23

LACKAWANNA JURIST

NOTICE

IN RE: CONDEMNATION OF LANDS	:	IN THE COURT OF COMMON PLEAS
SITUATE AND BEING IN FELL	:	
TOWNSHIP, PENNSYLVANIA FOR	:	OF LACKAWANNA COUNTY
THE CONSTRUCTION OF THE	:	
WALLIS ROAD BRIDGE	:	EMINENT DOMAIN
REPLACEMENT OVER FALL BROOK	:	
CREEK	:	2023-CV-1788
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NOTICE

TO: KIMBERLY KAMINSKY
317 Wallis Road
Carbondale, PA 18407

You are hereby notified that the Condemnor, County of Lackawanna County, has filed a Declaration of Taking in the Court of Common Pleas of Lackawanna County, Civil Division, to No.2023-CIV-1788, condemning a 1949 sq. ft. parcel of land from property which you own for a temporary construction easement as set forth in the map attached to the Declaration of Taking as Exhibit B. You are further notified that you are entitled to file Preliminary Objections in the above captioned proceeding within thirty (30) days from the date that this Notice is served upon you, if you wish to challenge the power or right of the Condemnor to appropriate the condemned property, the sufficiency of the security, the procedure followed by the Condemnor, or the Declaration of Taking; failure to raise these matters by Preliminary Objections shall constitute a waiver of the rights to raise them in the proceeding.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CAN NOT AFFORD ONE, GO TO OUR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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 18503-1410
(570) 969-9161

W. Boyd Hughes, Esquire
Hughes, Nicholls & O'Hara
Attorney for Condemnor
1421 E. Drinker Street
Dunmore, PA 18512
(570) 344-7171 T1-6/16/23

LACKAWANNA JURIST

NOTICE

HOURIGAN, KLUGER & QUINN
A PROFESSIONAL CORPORATION
BY: JAMES T. SHOEMAKER, ESQUIRE
IDENTIFICATION NO. 63871
LAW OFFICES
600 THIRD AVENUE
KINGSTON, PA 18704-5815
(570) 287-3000

ATTORNEY FOR PLAINTIFF

PEOPLES SECURITY BANK & TRUST CO.,

IN THE COURT OF COMMON PLEAS
OF LACKAWANNA COUNTY

Plaintiff,

vs.

OWNER OCCUPIED - RESIDENTIAL

MORTGAGE FORECLOSURE

BENJAMIN SHAWIAK and
MARCUS SHAWIAK, last known heirs of
MARY SUSAN DEFAZIO, Deceased, and
the Unknown Heirs of Mary Susan DeFazio,
Deceased,

CASE NO. 23-CV-1846

Defendants.

TO: Benjamin Shawiak, the last known heir of Mary Susan DeFazio, deceased, and the unknown heirs of Mary Susan DeFazio, deceased,

NOTICE IS HEREBY GIVEN to Benjamin Shawiak, the last known heir of Mary Susan DeFazio, deceased, and the unknown heirs of Mary Susan DeFazio, deceased, that a complaint has been filed in connection with your interest in the property located at 310 Keyser Avenue, Lackawanna County, Scranton, Pennsylvania 18504.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and Notice are served by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

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PENNSYLVANIA LAWYER REFERRAL SERVICE
P. O. Box 1086, 100 South Street
Harrisburg, PA 17108
(Pennsylvania resident's phone: 1-800-692-7375;
out-of-state: 1-717-238-6715)

LAWYER REFERRAL SERVICES
LACKAWANNA BAR ASSOCIATION
223 Penn Avenue
Scranton, PA 18503
(570) 969-9161 T-1 6/16/23