

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 14, 2022** 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 filed to No. 2018-01559 U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-HE1 v Jacqueline Wells; Erik Wells owner(s) of property situate in Borough of Winton, Lackawanna County, PA. Being: 109-111 River Street, AKA, 109 River Street #111, Jessup, PA 18434
Dimensions: 25x150
Property ID #: 10417030012, 10417030013
Assessed Value Figure: \$4,500.00
Improvements thereon: single family dwelling
Attorney: Katherine M. Wolf, Esquire; Scott A. Dieterick, Kimberly J. Hong, Michael E. Carleton, Meredith H. Wooters, Matthew P. Curry, Alyk L. Oflazian and Cristina L. Connor
Sheriff to collect: \$106,619.78

SALE 2

Robertson, Anschutz, Schneid, Crane & Partners, PLLC A Florida professional limited liability company 133 Gaither Drive, Suite F Mt. Laurel, NJ 08054 (855)225-6906 Attorneys for Plaintiff LAKEVIEW LOAN SERVICING, LLC. v. CHERYL A. LACOE A/K/A CHERYL A. DILLON A/K/A CHERYL LACOE; JOHN LACOE COURT OF COMMON PLEAS LACKAWANNA COUNTY NO. 2022-00655
ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN

LACKAWANNA JURIST

THE CITY OF SCRANTON,
LACKAWANNA COUNTY, PA:
BEING KNOWN AS: 415 EAST
MARKET STREET SCRANTON, PA
18509
BEING PARCEL #: 13509040037
IMPROVEMENTS:
RESIDENTIAL PROPERTY
JUDGMENT AMOUNT: \$90,108.35
By: Robert Flacco, Esquire ID #325024

SALE 3

By virtue of a Writ of Execution in Case #: 2022-01005 U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for REO Trust 2017-RPL1 (Plaintiff) vs. Dana C. Plunkett (Defendant) Owner of the property situate in the City of Scranton, Lackawanna County, PA being 818 North Washington Avenue, Scranton, PA 18509
Dimensions:
52X79X20X78X9X72X31X88
Property ID #: 14661020016
Assessed Value Figure: \$11,000
Improvements thereon:
Residential Dwelling
Attorney: Hladik Onorato and Federman, LLP, Stephen M. Hladik, Esquire 298 Wissahickon Avenue, North Wales, PA 19454
Sheriff to Collect \$66,743.51 plus costs, expenses, attorneys' fees, and additional interest.

SALE 4

By virtue of a Writ of Execution No. 2020 CV 644 WELLS FARGO BANK, N.A. v. JENNI HAYMAN A/K/A JENNI L HAYMAN, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF MARGARET C. CECH

A/K/A MARGARET CECILIA CECH
A/K/A MARGARET CECH; KATRINA MORRISON A/K/A KATRINA M. MORRISON, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF MARGARET C. CECH A/K/A MARGARET CECILIA CECH A/K/A MARGARET CECH; MICHAEL MORRISON A/K/A MICHAEL B. MORRISON IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF MARGARET C. CECH A/K/A MARGARET CECILIA CECH A/K/A MARGARET CECH; TIMOTHY MORRISON, IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF MARGARET C. CECH A/K/A MARGARET CECILIA CECH A/K/A MARGARET CECH; NOREEN TOWNSEND, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF MARGARET C. CECH A/K/A MARGARET CECILIA CECH A/K/A MARGARET CECH owner(s) of property situate in the CITY OF SCRANTON, LACKAWANNA County, PA being 1715 BRICK AVENUE A/K/A 1715 BRICK AVENUE L 29, SCRANTON, PA 18508
Tax ID #: 134.08-020-033
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$72,612.97
Attorneys for Plaintiff Brock & Scott, PLLC

SALE 5

By virtue of a Writ of Execution filed to No. 18-CV-05781 MMG INVESTMENTS II, LLC, owner(s) of property situate in Borough of Old Forge, Lackawanna County, PA being 1035 Robert Road, Old Forge, PA 18518

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Property ID #: 16519 020 018
Assessed Value Figure: Land Value
\$6,250, Improvement Value \$12,750
TOTAL: \$19,000
Improvements thereon:
Single family dwelling
Attorney: Kimberly A. Bonner, Esq
Sheriff to collect: \$75,398.87

SALE 6

By virtue of a Writ of Execution filed to
No. 22 CV 632, CITIZENS BANK, N.A.
v. Heather L. Bognatz a/k/a Heather
Bognatz, owner(s) of property situate in
City of Carbondale, Lackawanna County,
PA, being 68 42nd Street, Carbondale, PA
18407.

Dimensions: 11,700 square feet
Property ID #: 04412-040-002
Assessed Value figure: \$7,250.00
Improvements thereon:
Residential property
Attorney: Law Office of Gregory
Javardian, LLC
Sheriff to collect: \$148,948.88

SALE 7

By virtue of a Writ of Execution filed to
No. 2022-CV-00654 Lakeview Loan
Servicing, LLC vs. Steven M. Yarbrough
owner of property Situate in CITY OF
SCRANTON, LACKAWANNA
COUNTY, PA BEING 1208 Sanderson
Avenue, Scranton, PA 18509
DWELLING KNOWN AS: 1208
SANDERSON AVENUE, SCRANTON,
PA 18509
TAX PARCEL #: 14605010021
Title to said premises is vested in Steven
M. Yarbrough by deed from CHERYL J.
MILLAR ALSO KNOWN AS CHERYL
J. TISI, WITH THE JOINDER OF HER

HUSBAND GARY TISI dated March 10,
2017 and recorded March 17, 2017 in
Instrument # 201703986.
Assessment Map #: 14605010021
Assessed Value figure: \$7,000.00
Improvements thereon:
Residential Dwelling
Attorney: McCabe, Weisberg & Conway,
LLC
Sheriff to collect: \$68,940.05

SALE 8

By virtue of a Writ of Execution No.
2021-05493 WELLS FARGO BANK,
N.A. v. ROCHELLE COXE, A/K/A
ROCHELLE M. COXE A/K/A
ROCHELLE FERRARO-COXE, IN HER
CAPACITY AS HEIR OF CHARLES J.
COXE, DECEASED; UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS, AND
ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR
UNDER CHARLES J. COXE,
DECEASED owner(s) of property situate
in the CITY OF SCRANTON,
LACKAWANNA County, PA, being 513
RIVER ST, SCRANTON, PA 18505
Tax ID #: 15616-050-031
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$35,785.92
Attorneys for Plaintiff Brock & Scott,
PLLC

SALE 9

Robertson, Anschutz, Schneid, Crane &
Partners, PLLC A Florida professional
limited liability company 133 Gaither
Drive, Suite F Mt. Laurel, NJ 08054
(855)225-6906 Attorneys for Plaintiff

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BANK OF AMERICA, N.A. v. LEE G. POWELL, JR., IN HIS CAPACITY AS HEIR OF LEE POWELL; JASON POWELL, IN HIS CAPACITY AS HEIR OF LEE POWELL; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LEE POWELL COURT OF COMMON PLEAS LACKAWANNA COUNTY NO. 2021-05524

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE BOROUGH OF MOSCOW, LACKAWANNA COUNTY, PA: BEING KNOWN AS: 122 MAPLE STREET MOSCOW, PA 18444 BEING PARCEL #: 19811030020 IMPROVEMENTS:

RESIDENTIAL PROPERTY
DIMENSIONS: 99X293X99X304
TOTAL VALUE: \$14,000

By: Robert Flacco, Esquire ID #325024

SALE 10

By virtue of a Writ of Execution filed to No. 2019-05233 Truist Bank, successor by merger to Suntrust Bank vs. Theodosia Grunza, in her capacity as Executrix and Devisee of the Estate of Michael Grunza a/k/a Michael S. Grunza a/k/a Michael S. Grunza, Jr. owner of property Situate in City of Carbondale, LACKAWANNA COUNTY, PA BEING 109 Fallbrook, Carbondale, PA 18407
DWELLING KNOWN AS: 109 FALLBROOK, CARBONDALE, PA 18407.

TAX PARCEL #: 04416010013

Title to said premises is vested in Theodosia Grunza, in her capacity as

Executrix and Devisee of the Estate of Michael Grunza a/k/a Michael S. Grunza a/k/a Michael S. Grunza, Jr. by deed from ANN MARIE MULLADY AHLGREN AND LARS AHLGREN, HER SPOUSE, JOSEPH F. MULLADY, INDIVIDUALLY AND AS CO-EXECUTOR OF THE ESTATE OF ANNA MULLADY, A/K/A NAN T. MULLADY AND JEANMARIE MALLADY, HIS SPOUSE, WALTER T. MULLADY, SINGLE, INDIVIDUALLY AND AS CO-EXECUTOR OF THE ESTATE OF ANNA MULLADY, A/K/A NAN T. MULLADY, KAREN LEVENSTEIN, INDIVIDUALLY AND AS CO-EXECUTRIX OF THE ESTATE OF MARY COLLINS, A/K/A MARY T. COLLINS AND DONALD LEVENSTEIN, HER SPOUSE AND ANNE C. URNOSKI, SINGLE, INDIVIDUALLY AND AS CO-EXECUTRIX OF THE ESTATE OF MARY COLLINS, A/K/A MARY T. COLLINS dated July 6, 2005 and recorded January 12, 2006 in Instrument Number 200601007.

Assessment Map #: 04416010013

Assessed Value figure: \$4,700.00

Improvements thereon:

Residential Dwelling

Attorney: McCabe, Weisberg & Conway, LLC

Sheriff to collect: \$67,586.47

SALE 11

Robertson, Anschutz, Schneider, Crane & Partners, PLLC A Florida professional limited liability company Attorneys for Plaintiff 133 Gaither Drive, Suite F Mt. Laurel, NJ 08054 (855)225-6906

LACKAWANNA JURIST

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST v. ROBERT G. CLARK COURT OF COMMON PLEAS LACKAWANNA COUNTY NO. 2019-01754
ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE CITY OF SCRANTON, LACKAWANNA COUNTY, PA: BEING KNOWN AS: 1743-1745 BEAUMONT AVENUE SCRANTON, PA 18508
BEING PARCEL #: 13407040018
IMPROVEMENTS:
RESIDENTIAL PROPERTY
DIMENSIONS: 50X150
TOTAL VALUE: \$11,500
By: Robert Flacco, Esquire ID #325024

SALE 12

By virtue of a Writ of Execution filed to No. 2021-04684 Reverse Mortgage Funding LLC vs. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Genevieve Budzinski, Deceased, owner(s) of property situated in Township of Scott Lackawanna County, PA being 38 Grzybowski Road, Scott Township, PA 18447
Assessment Map #: 0700402007
Assessed Value figure: \$17,500.00
Improvement thereon:
A residential dwelling
Attorney: Christopher A. DeNardo, Esquire
Sheriff to Collect: \$173,261.22

SALE 13

Robertson, Anschutz, Schneid, Crane & Partners, PLLC A Florida professional limited liability company 133 Gaither Drive, Suite F Mt. Laurel, NJ 08054 (855)225-6906 Attorneys for Plaintiff SELENE FINANCE L.P. v. VINCENT DIXON; HARRIET RILLSTONE COURT OF COMMON PLEAS LACKAWANNA COUNTY NO. 2022-01383
ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE CITY OF SCRANTON, LACKAWANNA COUNTY, PA: BEING KNOWN AS: 534 GRACE STREET SCRANTON, PA 18509
BEING PARCEL #: 13510050047
IMPROVEMENTS:
RESIDENTIAL PROPERTY
DIMENSIONS: 60X100
TOTAL VALUE: \$10,000

By: Robert Flacco, Esquire ID #325024
Case #: 2022-01383

Judgment Amount: \$87,059.88
Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC – Attorneys for Plaintiff A Florida professional limited liability company

ALL those certain lots, pieces or parcels of land situate in the 23rd Ward of the City of Scranton, County of Lackawanna and State of PA, bounded and described as follows:

COMPRISING Lot Nos. 21-22 in block “A” upon Finn’s Addition to the City of Scranton, known as Brighton Place, a map of which is duly recorded in Lackawanna County in Map Book

p. ; said combined lots are sixty (60) feet in front on the Southwesterly side of Grace Street and

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extend of that width, at right angles thereto, southwesterly a depth of one hundred (100) feet to Salem Place, a public alley.

SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds and other documents composing the chain of title, or as may be visible by physical inspection of the realty.

BEING KNOWN AS: 534 GRACE STREET SCRANTON, PA 18509

PROPERTY ID: 13510050047

TITLE TO SAID PREMISES IS VESTED IN VINCE DIXON AND HARRIET RILLSTONE BY DEED FROM FRANK SLOTA, DATED March 17, 2008
RECORDED April 9, 2008
INSTRUMENT #: 200808113

SALE 14

By virtue of a Writ of Execution No. 2019 CV 6866 WELLS FARGO BANK, N.A. v. MARNITA LYNCH owner(s) of property situate in the CITY OF SCRANTON, LACKAWANNA County, PA, being 613 RIVER STREET A/K/A 613 RIVER STREET L8, SCRANTON, PA 18505

Tax ID #: 15668020002

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$55,697.51

Attorneys for Plaintiff Brock & Scott, PLLC

SALE 15

By virtue of a Writ of Execution filed to No. 2020-04597 U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE

TRUSTEE, FOR THE CIM TRUST 2016-1, MORTGAGE-BACKED NOTES, SERIES 2016-1 vs. SHARON KOEZENO, owner(s) of property situate in TOWNSHIP OF SCOTT, Lackawanna County, PA.

Being: L R 956 & T-494, Scott Township, PA 18433

Assessment Map #: 0620202002301

Assessed Value Figure: \$16,500.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$81,663.58

SALE 16

By virtue of a Writ of Execution filed to No. 22 CV 382, BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP v. Christopher M.

Henehan and Lori E. Henehan, owner(s) of property situate in Scranton, Lackawanna County, PA, being 734 Theodore St. Scranton, PA 18508.

Size of Lot: 50x107

Property ID #: Parcel 13407020050

Assessed Value figure: \$10,000

Improvements thereon:

Residential property

Attorney: Powers Kirn, LLC

Sheriff to collect: \$68,058.63

SALE 17

By virtue of a Writ of Execution filed to No. 2021-03280 Wells Fargo Bank, NA S/B/M Wachovia Bank, National Association v. Mary Salak, AKA Mary F. Salak; Michael Salak, AKA Michael A. Salak owner(s) of property situate in Borough of Moosic, Lackawanna County,

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PA being 111 R Montgomery Street,
AKA, 111 Montgomery Street, Moosic,
PA 18507

Dimensions: 20x50x119x50x70x50x50
x77x22x50

Property ID #: 18416020018

Assessed Value Figure: \$10,000.00

Improvements thereon:

Single family dwelling

Attorney: Katherine M. Wolf, Esquire;
Scott A. Dietterick, Kimberly J. Hong,
Michael E. Carleton, Meredith H.

Wooters, Matthew P. Curry, Holly N.
Wolf, Alyk L. Oflazian and Cristina L.
Connor

Sheriff to collect: \$55,103.26

SALE 18

By virtue of a Writ of Execution filed to
No. 19-CV-7419 LAKEVIEW LOAN
SERVICING LLC vs. HILTON MILLER
AKA HILTON R. MILLER, owner(s) of
property situate in Township of Roaring
Brook, Lackawanna County, PA.

Being: 114 Forest Drive, Roaring Brook
Township, PA 18444

Assessment Map #: 18902040001

Assessed Value Figure: \$21,500.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$161,809.28

SALE 19

By virtue of a Writ of Execution filed to
No. 2022-00602 MIDFIRST BANK vs.
KELLY LAWLESS-OUSTRICH and
PAUL T. OUSTRICH JR., owner(s) of
property situate in BOROUGH OF OLD
FORGE, Lackawanna County, PA.

Being: 216 Mcclure Street, Old Forge, PA
18518

Assessment Map #: 17605060010

Assessed Value Figure: \$16,000.00

Improvements thereon:

A Residential Dwelling

Sheriff to collect: \$117,131.91

SALE 20

By virtue of a Writ of Execution filed to
No. 22 CV 894 Loandepot.com LLC vs.
Courtney Drozdis, Administratrix of the
Estate of John Drozdis owner of property
Situate in BOROUGH OF DICKSON
CITY, LACKAWANNA COUNTY, PA
BEING 401 Bowman Street, Dickson
City, PA 18519

DWELLING KNOWN AS: 401
BOWMAN STREET, DICKSON CITY,
PENNSYLVANIA 18519

TAX PARCEL #: 12407030038

Title to said premises is vested in John
Drozdis by deed from JOHN DROZDIS,
AN UNMARRIED MAN AND
MARILYN DROZDIS, AN
UNMARRIED WOMAN WHO
ACQUIRED TITLE AS HUSBAND AND
WIFE dated July 28, 2015 and recorded
August 17, 2015 in Instrument Number
201512996. The said John Drozdis died
on April 23, 2019. On June 3, 2019,
Letters of Administration were granted to
Courtney Drozdis, nominating and
appointing her as the Administratrix of the
Estate of John Drozdis.

Assessment Map #: 12407030038

Assessed Value figure: \$6,000.00

Improvements thereon:

Residential Dwelling

Attorney: McCabe, Weisberg & Conway,
LLC

Sheriff to collect: \$81,570.13

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SALE 21

By virtue of a Writ of Execution filed to No. 3988-CV-2021 The Honesdale National Bank vs. Ted Kalinowski, owner(s) of property situate in Jefferson Township Lackawanna County, PA being 587 Cortez Rd Rear L3 and 587 Cortez Rd Rear L2

Dimensions: 16.690 acres and 71.750 acres

Property ID #: 139 040 1000601 and 139 040 10006

Assessed Value figure: 19,250 and 10,400

Improvements thereon:

Building and Vacant

Attorney: Kimberly D. Martin, Esq

Sheriff to collect: \$554,148.43

SALE 22

By virtue of a Writ of Execution No. 2021-05543 WELLS FARGO BANK, N.A. v. JOSE M. SORTO owner(s) of property situate in the SCRANTON TOWNSHIP, LACKAWANNA County, PA, being 2801 NORTH MAIN AVENUE, SCRANTON, PA 18508

Tax ID #: 12403020042

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$58,396.86

Attorneys for Plaintiff Brock & Scott, PLLC

SALE 23

By virtue of a Writ of Execution filed to No. 19CV7332 Deutsche Bank National Trust Company, as Indenture Trustee, on behalf of the holders of the Accredited Mortgage Loan Trust 2006-2 Asset Backed Notes, N.A. vs. Rosemarie Ciocca, owners of property situate in Scranton City, Lackawanna County, PA being 305-

307 South Hyde Park Avenue, Scranton, PA 18504

Assessment Map #: 15605-050-039

Assessed Value figure: \$11,000.00

Improvements thereon:

Residential Dwelling

Attorney: Bernadette Irace, Esq

Sheriff to collect: \$91,540.74

SALE 24

By virtue of a Writ of Execution No. 2019-3223 WELLS FARGO BANK, N.A. v. SCOTT T. QUICK JR owner(s) of property situate in the SIXTH WARD OF THE BOROUGH OF TAYLOR, LACKAWANNA County, PA, being 101 RINALDI DRIVE, TAYLOR, PA 18517

Tax ID #: 15514010014

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$115,831.90

Attorneys for Plaintiff Brock & Scott, PLLC

SALE 25

By virtue of a Writ of Execution filed to No. 2019 Civil 1211, U.S. Bank National Association as trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2005-RF6 v. Jean E. Allman and Karl F. Allman, Defendants/owners of property situate in the City of Dickson, Lackawanna County, PA being 701 Pancoast Street, Dickson City, PA 18519.

Front: 90 ft. Depth: 176 ft.

Property ID #: 11409060009

Assessed Value figure: \$7,000.00

Improvements thereon:

Residential Real Estate

Attorney: Andrew J. Marley, Esq

Sheriff to collect: \$153,018.98

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SALE 26

By virtue of a Writ of Execution filed to No. 2022-00684 WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F vs. Rosemarie Kerber, owner(s) of property situated in City of Carbondale Lackawanna County, PA being 19 Grove Street, Carbondale, PA 18407
Dimensions: 33 X 75
Assessment Map #: 04518060045
Assessed Value figure: \$7,000.00
Improvement thereon:
A residential dwelling
Attorney: Kristen D. Little, Esq.
Sheriff to Collect: \$76,420.02

SALE 27

By virtue of a Writ of Execution filed to No. 2017-02481 USAA Federal Savings Bank vs. Robert J. Lent; Sarah R. Lent, owner(s) of property situated in Township of Fell Lackawanna County, PA being 507 Morse Avenue f/k/a 507 Reservoir Street, Carbondale a/k/a Simpson, PA 18407
Assessment Map #: 03519060008
Assessed Value figure: \$8,000.00
Improvement thereon:
A residential dwelling
Attorney: Kristen D. Little, Esq.
Sheriff to Collect: \$152,249.04

SALE 28

By virtue of a Writ of Execution No. 2020-01120 WELLS FARGO BANK, N.A. S/B/M WACHOVIA BANK, NATIONAL ASSOCIATION v. JOAN D. BOGDANSKI, INDIVIDUALLY AND AS TRUSTEE, OR HER SUCCESSOR IN TRUST, UNDER THE BODGANSKI LIVING TRUST owner(s) of property

situate in the CITY OF SCRANTON, LACKAWANNA County, PA, being 913 ACKER AVENUE, SCRANTON, PA 18504
Tax ID #: 15614010061
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$42,679.44
Attorneys for Plaintiff Brock & Scott, PLLC

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 14, 2022 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 4, 2022**

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ESTATES

First Notice

NOTICE is hereby given that Letters of Administration have been granted in the **ESTATE OF JAMES RICHARD BROZZETTI**, late of Dunmore, Lackawanna County (Died 04/21/2022), to Dina Mancini, Mark G. Tunis, Esquire, 336 S. State Street, Clarks Summit, PA 18411. 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 Executor named above.

ESTATE OF FRANK L. COVELESKI, a/k/a FRANK L. COVELESKIE, late of Archbald, Lackawanna County, Pennsylvania (died September 2, 2022). Personal Representative is Sean Kane, 1109 Filbert Street Archbald PA 18403. Attorney for the Estate is Nancy M. Barrassé, Esquire, 224 Adams Avenue, Scranton, Pennsylvania 18503.

ESTATE OF ELIZABETH DUTKO a/k/a ELIZABETH D. NARO, of Dunmore, Pennsylvania (died June 1, 2022). All persons indebted to the estate shall make payment and those having claims or demands are to present same without delay to the Administratrix, Evamari D. Hennigan, or Richard A. Fanucci, Attorney for the Estate, 1711 Main Street, Blakely, PA 18447.

Notice is hereby given that Letters Testamentary have been granted to Ilona M. Eltrora, Executrix of the **ESTATE OF MARY GOLDVOICH**, late of Jessup, PA, who died on July 23, 2022. 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 Executrix or to Carl J. Poveromo, Esquire, Rinaldi & Poveromo, P.C., P.O. Box 826, Scranton, PA, 18501. RINALDI & POVEROMO, P.C., ATTORNEYS.

ESTATE OF CRANE J. HOLMES, late of Scranton, Pennsylvania (died April 23, 2022). Notice is hereby given that Letters Testamentary have been granted to Mary Ellen Cardamone. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to Jordan M. Dempsey, Esquire, The Law Offices of Jason O'Malley, P.C., Attorney for the Estate, 1205 E. Drinker Street, Dunmore, PA 18512

ESTATE OF VIOLET R. KELLY late of Clarks Summit Pennsylvania (died August 17, 2022). Letters Testamentary in the above estate 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 estate shall make payment thereof without delay to Jane Kelly Yeomans, 919 North Webster Avenue, Scranton, PA 18510; or to Paul D. Horger, Esquire, Oliver, Price & Rhodes, Attorneys for the Estate, 1212 South Abington Road, P.O. Box 240, Clarks Summit, Pennsylvania 18411.

NOTICE IS HEREBY GIVEN THAT Letters Testamentary in the **ESTATE OF MARTHA M. MILLER A/K/A MARTHA MAE MILLER**, late of the City of Carbondale, 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: WILLIAM ROBERT MILLER, EXECUTOR, KEVIN R. GREBAS, Esquire, COLBERT & GREBAS, P.C., 210 Montage Mountain Road – Suite A, Moosic, PA 18507. Date of Death: June 27, 2022.

RE: ESTATE OF ROBERT V. PETRINI, SR., (died July 17, 2022), late of Archbald, Pennsylvania. Letters of Administration in the above estate having been granted, creditors shall make demand and debtors shall make payment to Mary E. Petrini, Executrix, or C.H. Welles IV, Attorney for the Estate, 7th Floor Bank Towers, 321 Biden Street, Scranton, Pennsylvania 18503. C.H. Welles IV, Attorney for the Estate.

Notice is hereby given that Letters Testamentary have been granted to Robert J. Phillips in the **ESTATE OF RUTH C. PHILLIPS**, late of Scranton, Pennsylvania, who died on August 4, 2022. 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 Robert J. Phillips, Executor c/o John P. Finnerty, Esquire, 75 Glenmaura National Boulevard, Moosic, Pennsylvania 18507.

ESTATE OF CYRIL EDWARD SOLOMON a/k/a CYRIL SOLOMON, DECEASED, late of 1041 E. LACKAWANNA AVE., OLYPHANT, PA 18447, (Died JUNE 9, 2022). DEBORAH BALINT, Executrix; Mark Rudalavage, 171 Scranton-Carbondale Highway; Eynon, Pennsylvania 18403-1027, Attorney. MARK G. RUDALAVAGE, ESQUIRE

Second Notice

ESTATE OF JOHN A. C. ATKINS a/k/a JOHN ARTHUR CLARE ATKINS, late of Waverly, Lackawanna County, Pennsylvania (died May 21, 2022). 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 Timothy Atkins, Co-Executor, 303 Craig Road, North Abington Township, Pennsylvania, 18414 and Carter Atkins, Co-Executor, 4748 Kathi Drive, Bethlehem, Pennsylvania, 18017, or to James W. Reid, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, P.O. Box 240, Clarks Summit, Pennsylvania 18411.

RE: ESTATE OF KATHLEEN BARBER, late of Scranton, Pennsylvania (died August 22, 2022). Notice is hereby given that Letters Testamentary for the Estate Kathleen Barber have been issued to Melissa M. Petrillo, 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 Executor at 845 Maple Ridge Drive, Boardman, OH 44512 or to Kris E. Fendrock, Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Biden Street, Suite 200, Scranton, PA 18503.

ESTATE OF PATRICK M. HENNIGAN, late of Lackawanna County, Pennsylvania (died June 30, 2022). Personal Representative is Patrick M. Hennigan, II, 210 Heritage Road, Cherry Hill, NJ 08034-3145. Attorney for the Estate is Nancy M. Barrassé, Esquire, 224 Adams Avenue, Scranton, Pennsylvania 18503.

ESTATE OF ROMAINE M. KAYS, late of the Borough of Dunmore, Lackawanna County, Pennsylvania, (died May 29, 2022). Notice is hereby given that Letters of Administration on the above estate have been issued to Gina Sheehan, Administratrix of the Estate. All persons indebted to said Estate are required to make payment and those having claims or demands to present the same without delay to the Administratrix or to Guy N. Valvano, Esquire, 117 W. Drinker Street, Dunmore, PA 18512 Attorney for the Estate.

LACKAWANNA JURIST

ESTATE OF WILLIAM KEREKES, late of Scranton, Lackawanna County, Pennsylvania (died March 13, 2022). 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 Nicole Kerekes, Administrator, of 1530 First Avenue North, Apt. 405, Moorhead, Minnesota 56560 or to John M. Price, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, P.O. Box 240, Clarks Summit, Pennsylvania 18411.

RE: ESTATE OF JOSEPH T. KOSTIAK a/k/a JOSEPH KOSTIAK, late of Ransom Township, Pennsylvania (died June 12, 2022). Notice is hereby given that Letters Testamentary for the Estate Joseph T. Kostiak a/k/a Joseph Kostiak have been issued to Jessica Kostiak, Executor of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to the Executor at 2748 Upper Dark Region Road, Ransom Township, PA 18411 or to Kris E. Fendrock, Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Biden Street, Suite 200, Scranton, PA 18503.

ESTATE OF JULIA C. LOFTUS aka JULIA CONWAY LOFTUS late of Scranton, Lackawanna County, PA (died December 23, 2021). Letters of Administration C.T.A. 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 Joseph A. O'Brien, Esquire, Executor of the Estate, 1212 S. Abington Road, Clarks Summit, PA 18411.

ESTATE OF KATHRYN MAUSHART, late of Scranton, Lackawanna County, PA (died June 7, 2022). 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 Carolyn Walsh, Executor of the Estate, 406 4th Avenue, Scranton, PA 18505 or to Jane M. Carolonas, Esquire, 1212 S. Abington Road, Clarks Summit, PA 18411.

ESTATE OF MARY E. MCNULTY, DECEASED, late of South Abington Township, Lackawanna County, Pennsylvania, (died March 22, 2022). Letters of Administration having been granted, creditors shall make demand and debtors shall make payment to Stephen J. Evers, Esq., Attorney for the Estate, 213 R. North State Street, Clarks Summit, PA, 18411.

RE: ESTATE OF CATHERINE ANN TUNIS, a/k/a CATHERINE ANN M. TUNIS, late of Scranton, PA, who died June 13, 2022. 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: Maria Lombardi, Executrix, or Daniel L. Penetar, Jr., Esquire, 753 East Drinker Street, Dunmore, PA 18512.

Third Notice

ESTATE OF MILDRED BERNAVAGE, ESTATE 35 2021 527, DECEASED, LATE OF SOUTH ABINGTON TOWNSHIP, LACKAWANNA COUNTY, PA: DIED MARCH 9, 2020. 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 CAROLYN VANSTON, 1 CIRCLE DRIVE, PECKVILLE, PA 18452

ESTATE OF SUSAN M. BURKE, late of South Abington Twp., Lackawanna County, Pennsylvania (died July 16, 2022). Letters Testamentary granted to Thomas J. Ksiazek; all persons indebted thereto shall make payment and all creditors shall present their claims without delay to Paul Keeler, Esq., 415 S. State St., Clarks Summit, Pennsylvania, 18411. Paul Keeler, Esquire. KEELER LEGAL, LLC Attorney.

NOTICE IS HEREBY GIVEN that Letters Testamentary in the **ESTATE OF LEONA DAVIS A/K/A LEONA MARGARET DAVIS A/K/A LEONA M. DAVIS**, 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: EVELYN CAPOOCI, EXECUTRIX, KEVIN R. GREBAS, Esquire, COLBERT & GREBAS, P.C., 210 Montage Mountain Road – Suite A, Moosic, PA 18507. Date of Death: May 9, 2022.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been issued to Michael Gleason, in the **ESTATE OF BARBARA R. GLEASON, a/k/a BARBARA E. GLEASON**, who died December 4, 2021, late of the City of Scranton, Lackawanna County, Pennsylvania. All creditors are requested to present their claims and all persons indebted to the decedent will make payment to the aforementioned Executor in care of attorneys. HISCOX & MUSTO, 400 Third Ave., Suite 201, Kingston, PA 18704.

ESTATE OF DAVID GLEASON, Deceased. Late of N. Abington Twp., Lackawanna County, PA. Letters of Administration on the above Estate have been granted to the undersigned, who request all persons having claims or demands against the estate of the decedent to make known the same and all persons indebted to the decedent to make payment without delay to Derek Gleason, 136 Carol Dr., Clarks Summit, PA 18411 and Laura Kurilla, 203 Clearview Ln., Peckville, PA 18452, Administrators. Or to their Atty.: Latisha Bernard Schuenemann, Barley Snyder, LLP, 2755 Century Blvd., Wyomissing, PA 19610.

ESTATE OF WILLIAM LAVELLE JR, AKA WILLIAM D LAVELLE JR., ESTATE 35 2022 1080, DECEASED LATE OF SCRANTON, LACKAWANNA COUNTY, PA: DIED JULY 27, 2022. 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 KATHLEEN LAVELLE, 469 WALKER TRAIL, LOCK HAVEN, PA 17745

LACKAWANNA JURIST

RE: ESTATE OF ALBERT LISS, late of Old Forge, PA, who died July 30, 2022. 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: Janet Donovan, Executrix, or Daniel L. Penetar, Jr., Esquire, 753 East Drinker Street, Dunmore, PA 18512.

ESTATE OF ANTOINETTE LYNCH, ESTATE 35 2022 1029, DECEASED, LATE OF MOOSIC, LACKAWANNA COUNTY, PA; DIED APRIL 18, 2022. NOTICE IS HEREBY GIVEN THAT LETTERS 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 COLLEEN ROSSI, 409 DEER RUN DRIVE, ARCHBALD, PA 18403

ESTATE OF JAMES McLAIN, late of Jefferson Township, Lackawanna County, Pennsylvania. Deceased, March 5, 2022. Notice is hereby given that Letters of Testamentary on the above estate have been granted to Vanessa McLain, of Moscow, Pennsylvania, Executrix. 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.

ESTATE OF JOAN REED, late of Jefferson Township, Lackawanna County, Pennsylvania. Deceased, March 20, 2022. Notice is hereby given that Letters of Testamentary on the above estate have been granted to Paul Reed, of Taylor, Pennsylvania, Executor. All persons indebted to the said estate are required to make payment and those having claims to present the same without delay to the Executor named herein, or to Patrick N. Coleman, Esquire, Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

RE: ESTATE OF JONATHON P RENALDI, late of Scranton, Lackawanna County, Pennsylvania (died December 9, 2020). Notice is hereby given that Letters of Administration for the Estate have been issued to CINDY LUONGO, Executor of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to the ADMINISTRATOR, or to John J. McGovern, Jr., Attorney for the Estate, 321 Spruce Street - Suite 201, Scranton, PA 18503.

ESTATE OF ANNE C. ROE, Deceased. Late of Waverly Twp., Lackawanna County, PA. D.O.D. 6/23/22. Letters Testamentary on the above Estate have been granted to the undersigned, who request all persons having claims or demands against the estate of the decedent to make known the same and all persons indebted to the decedent to make payment without delay to Christopher Roe and Paula Roe-Prior, Executors, P.O. Box 673, Exton, PA 19341. Or to their Atty.: Christopher Roe, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341.

ESTATE OF EUGENE J. ROE, Deceased. Late of Waverly Twp., Lackawanna County, PA. D.O.D. 6/28/21. Letters Testamentary on the above Estate have been granted to the undersigned, who request all persons having claims or demands against the estate of the decedent to make known the same and all persons indebted to the decedent to make payment without delay to Christopher Roe and Paula Roe-Prior, Executors, P.O. Box 673, Exton, PA 19341. Or to their Atty.: Christopher Roe, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341.

ESTATE OF JEROME P. SCHOFIELD, late of Lackawanna County, Pennsylvania. Deceased, April 02, 2022. Notice is hereby given that Letters of Testamentary on the above estate have been granted to Joseph J. Schofield, of Moosic, Pennsylvania, Executor. All persons indebted to the said estate are required to make payment and those having claims to present the same without delay to the Executor named herein, or to Patrick N. Coleman, Esquire, Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

ESTATE OF RAMONA L. SPOONHOWER, aka MONA SPOONHOWER, late of Spingbrook Township, PA (died May 2, 2022), Gerald M. Spoonhower, Executor, c/o Michael F. Bailey, Esquire, 4099 Birney Avenue, Moosic, PA 18507.

ESTATE OF PHILLIP URBAN, late of Old Forge, Pennsylvania (Died August 18, 2022). Notice is hereby given that Letters of Administration on the above estate have been granted to Michael Urban, Administrator. All persons having claims or demands against the estate of decedent shall make them known and present them, and all persons indebted to said decedent shall make payment thereof without delay to the Administrator named herein, or to Jill M. Spott, Esquire, Sheils Law Associates, P.C., Attorney for Estate, 108 North Abington Road, Clarks Summit, Pennsylvania 18411.

ESTATE OF SALLY A. WILMARTH late of Dunmore, PA (died 7/6/22), David L. Wilmarth, Jr., Paul A. Kelly, Jr., Esq. – Attorney, 201 Lackawanna Avenue, Suite 306, Scranton, Pa. 18503.

ARTICLES OF INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation for **COMPASSIONATE CANINES, INC.**, were filed and approved by the Department of State, Commonwealth of Pennsylvania, on August 24, 2022, in accordance with the Business Corporation Law of 1988, as amended.

Michael C. Cowley, Esquire
Cowley Law Offices, LLC T-1

ARTICLES OF INCORPORATION

NOTICE IS HEREBY GIVEN That Articles of Incorporation were filed with the Department of State, Commonwealth of Pennsylvania, on or about September 6, 2022, for the incorporation of Discount Smoke Shop 1 Inc., in accordance with the Pennsylvania Business Corporation Law of 1988, as amended and supplemented. The purpose of the corporation is for the unlimited power to engage in and to do any lawful act concerning any or all lawful business for which corporations may be incorporated under the Pennsylvania Business Corporation Law of 1988, as amended.

NEPA & McGRAW, P.C. T-1

LACKAWANNA JURIST

CHANGE OF NAME

Notice is hereby given that on July 15, 2022, a Petition was filed by Fallon Reilly to change her daughter's name from Mia Reilly Bouselli to Mia Rein Reilly. The Court has fixed September 30, 2022 at 1:30pm as the date and time of the Hearing at the Lackawanna County Courthouse, docket #2022 CIV 2895. T-1

CHANGE OF NAME

NOTICE OF NAME CHANGE IN THE COURT OF COMMON PLEAS

NOTICE OF NAME CHANGE IN THE COURT OF COMMON PLEAS OF LACKAWANNA COUNTY, PENNSYLVANIA CIVIL DIVISION IN RE: CHANGE OF NAME OF ELIZABETH AMANDA NOEL NOTICE IS HEREBY GIVEN that on the 6th day of September, 2022, the Petition for Change of Name, filed by Petitioner, Jane E. Noel-Malta, was filed in the above-named Court, praying for a decree to change name to Elizabeth Amanda Noel Malta. The Court has fixed November 18th, 2022 at 1:30PM with the Honorable Judge Dempsey at the Lackawanna County Courthouse, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any, why the prayer of the said petition should not be granted. T-1

NOTICE OF ADMINISTRATIVE SUSPENSION

Notice is hereby given that **Cynthia Lynn Pollick of Lackawanna County** has been **Administratively Suspended** by Order of the Supreme Court of Pennsylvania dated August 10, 2022, pursuant to Rule 219, Pa.R.D.E, which requires that all attorneys admitted to practice in any court of this Commonwealth must pay an annual assessment of \$275.00. The Order became effective **September 9, 2022**.

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

NOTICE

TO: **CAITLYN HERB**
Address unknown

NOTICE

A petition has been filed asking the Court to put an end to all rights you have to your child **A. H., born 1/15/2019, biological child of Manfredo Joel Pagan**. The Court has set a hearing to consider ending your rights to your children. That hearing will be held on **November 17, 2022, at 9:30 a.m.**, at the Lackawanna County Government Center, 123 Wyoming Ave., 1st Fl., Scranton, PA 18503. If you do not appear at this hearing, the Court may decide that you are not interested in retaining your rights to your child and your failure to appear may affect the Court's decision on whether to end your rights to your child. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your children may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer.

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

Northeastern Pennsylvania Legal Services
33 N. Main Street – Suite 200
Pittston, PA 18640
(570) 299-4100 T-3

"NOTICE TO LEGATEES"

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

The following accounts may be examined in the office of the Register of Wills/Clerk of Orphans' Court or online at www.lackawannacounty.org. If you desire to object the same may be accomplished by filing that objection in writing with the Clerk of Orphans' Court on or before Monday, October 3, 2022.

The accounts will be filed by the clerk with the Court for Adjudication and confirmation Tuesday, October 4, 2022. Distribution may be ordered or authorized without further notice if no objections are filed prior to that date.

35-2018-1185	First & Final Accounting
JAMES E FAYE	Personal Representatives:
DECEASED	Larry Wolyniak and
	Patricia Wolyniak
	William J. Rinaldi, ESQ. T-1

LACKAWANNA JURIST

NOTICE

David Z. Smith, Esquire
SMITH & SMITH GROUP, PLLC
10491 Ben C. Pratt/6 Mile Cypress Parkway, Box 256
Fort Myers, Florida 33966
Counsel for Plaintiff: JANINE DIMONDA

JANINE DIMONDA
579 Naughton Ave.,
Staten Island, New York, 10305

IN THE COURT OF COMMON
PLEAS OF LACKAWANNA
COUNTY, PENNSYLVANIA

Plaintiff

CIVIL ACTION - LAW

vs.

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS
AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR UNDER
JOSE MASSA AND VIVIAN MASSA,
HUSBAND AND WIFE
or their Estates
as may be DECEASED
With the Last Known Address of
Record being
518 79th St., Brooklyn, New York 11209

: 3157-CV- 2022

NOTICE

Plaintiff has filed an ACTION TO QUIET TITLE to divest you of any possible Lot (s) No. 117, Explorer Path, as shown on Map of Section A2 of Eagle Lake, as recorded in the Office of the Recorder of Deeds in and for Lackawanna County in Map Book No. 6A at Page 641 at Tax Parcel # 22702070004.

YOU HAVE BEEN SUED IN COURT. IF YOU WISH TO DEFEND AGAINST THE CLAIMS SET FORTH IN THE FOLLOWING PAGES, YOU MUST TAKE ACTION WITHIN TWENTY (20) DAYS AFTER THE COMPLAINT AND NOTICE ARE SERVED, BY ENTERING A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY MAILING IN WRITING TO THE COURT, YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. YOU ARE WARNED THAT IF YOU FAIL TO DO SO, THE CASE MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU BY THE COURT WITHOUT FURTHER NOTICE FOR ANY MONEY CLAIMED IN THE COMPLAINT OR FOR ANY OTHER CLAIM OR RELIEF REQUESTED BY THE PLAINTIFF. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CAN NOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP. Northern Pennsylvania Legal Services, Inc., 33 North Main St., Pittston, PA 18640, (570) 299-4100 PA Lawyer Referral Service, Lackawanna Bar Assoc., 338 North Washington Ave. Scranton, PA 18503, (570) 969-9600.

David Z. Smith, Esq.
SMITH & SMITH GROUP, PLLC
10491 Ben C. Pratt Parkway, Box 256
Fort Myers, FL 33966 (570)815-5447
Supreme Court I.D. Number 56597 T-1

LACKAWANNA JURIST

NOTICE

David Z. Smith, Esquire
SMITH & SMITH GROUP, PLLC
10491 Ben C. Pratt/6 Mile Cypress Parkway, Box 256
Fort Myers, Florida 33966
Counsel for Plaintiff: MARK HOLOCHUCK

MARK HOLOCHUCK
3351 Whitestone Circle, # 103
Kissimmee, FL 34741-7788
Plaintiff
vs.
IN THE COURT OF COMMON
PLEAS OF LACKAWANNA
COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS
AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR UNDER
LORENZO DANTIS AND PILAR DANTIS
or their Estates
as may be DECEASED
With a Last Known Address of
Record being
PO Box 2542, Edison, New Jersey 08818 and
187 Hackensack Ave., Weehawken NJ 07087
Defendants
1588-CV- 2022

NOTICE

Plaintiff has filed an ACTION TO QUIET TITLE to divest you of any possible Lot (s) No. 121, QUAIL EXPLORER PATH, as shown on Map of Section A-2 of Eagle Lake, as recorded in the Office of the Recorder of Deeds in and for Lackawanna County in Map Book No. 6A at Page 641 at Tax Parcel # 22702-070-068.

YOU HAVE BEEN SUED IN COURT. IF YOU WISH TO DEFEND AGAINST THE CLAIMS SET FORTH IN THE FOLLOWING PAGES, YOU MUST TAKE ACTION WITHIN TWENTY (20) DAYS AFTER THE COMPLAINT AND NOTICE ARE SERVED, BY ENTERING A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY MAILING IN WRITING TO THE COURT, YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. YOU ARE WARNED THAT IF YOU FAIL TO DO SO, THE CASE MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU BY THE COURT WITHOUT FURTHER NOTICE FOR ANY MONEY CLAIMED IN THE COMPLAINT OR FOR ANY OTHER CLAIM OR RELIEF REQUESTED BY THE PLAINTIFF. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CAN NOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP. Northern Pennsylvania Legal Services, Inc., 33 North Main St., Pittston, PA 18640, (570) 299-4100 PA Lawyer Referral Service, Lackawanna Bar Assoc., 338 North Washington Ave. Scranton, PA 18503, (570) 969-9600
David Z. Smith, Esq.

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Supreme Court I.D. Number 56597 T-1