

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 12, 2024 AT 10 AM** OF SAID DAY.

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

*For more information on Sheriff Sales and how they work, please visit:
https://www.lackawannacounty.org/government/elected_officials/sheriff/sheriff_sales.php*

SALE 1

By virtue of a Writ of Execution filed to No. 2023-04725, Home Loan Investment Bank, F.S.B. vs. Jean Marie Hulse, owner of property situated in Scranton and Ransom Township, Lackawanna County, PA being 105 Sekol Avenue, Scranton, PA 18504 a/k/a 105 Sekol Avenue, Ransom Township, PA 18504. The dimensions of parcel, square footage and/or acreage is unknown as such information is not listed on the public property records maintained by Lackawanna County, except for:

100x170 BLDG & LAND and W-01 B-0100 L-0080 P-00000

Property ID#: 13303-020-004

Assessed value: \$10,200

Improvements thereon:

Unknown as the information is not listed on the public property records maintained by Lackawanna County.

Attorney: Astor Weiss Kaplan & Mandel, LLP
– Matthew C. DiMaio, Esq

Sheriff to collect: \$29,811.87 (costs and/or fees to be added)

SALE 2

By virtue of a Writ of Execution filed to No. 2023-CV-04568, U.S. Bank Trust National Association, not in its individual capacity but solely as owner Trustee for Legacy Mortgage Asset Trust 2021-GS2, Plaintiff, vs. Joseph T. Dzwieleski and Lori A. Dzwieleski, Defendants, owner(s) of property situate in Madison Township, Lackawanna County, PA, being 4521 Jubilee Road, Madison Twp, PA 18444.

1.50 acres building and land

Assessment Map#: 20001 010 01003

Assessed Value figure: \$17,000.00

Improvements thereon:

A residential dwelling

Attorney: Robert P. Wendt, Esq, PA Bar ID No. 89150

Sheriff to collect: \$154,365.06

SALE 3

By virtue of a Writ of Execution filed to Docket No. 23-CV-5332, Plaintiff, Peoples Security Bank & Trust vs. Defendant, Michael T. Baldoni, owner of property situate in the City of Scranton, County of Lackawanna and Commonwealth of PA, more specifically known as 3226 Oak Avenue, Scranton, PA 18510.

Assessment Map/Parcel/Plate #: 17608 010 014

Instrument #: 201512902, et seq.

Assessed Value figure: \$7,500.00

Improvements thereon:

Improved residential single family home

Attorney: James T. Shoemaker, Esq

Hourigan, Kluger & Quinn, PC

600 Third Avenue

Kingston, PA 18704

jshoemaker@hkqlaw.com

(570) 287-3000

Sheriff to collect: \$54,941.42 (plus accrued interest, attorney's fees, and costs)

LACKAWANNA JURIST

SALE 4

By virtue of a Writ of Execution filed to No. 23-CV-4644 LAKEVIEW LOAN SERVICING, LLC vs. HEATHER FLIEGER, owner(s) of property situate in Olyphant Borough, Lackawanna County, PA. Being: 206 Sanderson Avenue, Olyphant, PA 18447
Assessment Map #: 11414030032

Assessed Value Figure: \$6,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$116,932.81

ALL that certain piece, parcel or lot of land or all of surface of land situate in the Borough of Olyphant, County of Lackawanna and Commonwealth of PA.

SALE 5

By virtue of a Writ of Execution filed to No. 2024-00745 PENNYMAC LOAN SERVICES, LLC vs. MARILYN MACDONALD, owner(s) of property situate in Borough of Taylor, Lackawanna County, PA. Being: 611 West Grove Street, Taylor, PA 18517

Assessment Map #: 16614040027

Assessed Value Figure: \$10,500.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$140,712.39

All that certain piece or parcel of land situate in the Borough of Taylor, County of Lackawanna, Commonwealth of PA.

SALE 6

Robertson, Anschutz, Schneid, Crane & Partners, PLLC A Florida Professional Limited Liability Company ATTORNEYS FOR PLAINTIFF Nicole C. Rizzo, Esquire, PA ID #: 332712 133 Gaither Drive, Suite F Mount Laurel, NJ 08054 (855)225-6906
nrizzo@raslg.com

SPECIALIZED LOAN SERVICING LLC Plaintiff v. BRYAN MUCHA; NANCY MUCH F/K/A NANCY NICOLIN Defendant(s)

COURT OF COMMON PLEAS OF LACKAWANNA COUNTY NO: 2022-03126

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF MADISON, COUNTY OF LACKAWANNA AND STATE OF PA.

BEING KNOWN AS: 961 ABERDEEN RD, MADISON TOWNSHIP, PA 18444

BEING PARCEL #: 19101010001801

DIMENSIONS: 126X170X125X170

TOTAL VALUE: \$21,500

IMPROVEMENTS:

RESIDENTIAL PROPERTY

By: Nicole Rizzo, Esq ID #: 332712

Attorney for Plaintiff

SALE 7

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

NATIONSTAR MORTGAGE LLC Plaintiff v.

UNKNOWN HEIRS, SUCCESSORS,

ASSIGNS AND ALL PERSONS, FIRMS OR

ASSOCIATIONS CLAIMING RIGHT, TITLE

OR INTEREST FROM OR UNDER

CARMELA CALABRO Defendant(s)

COURT OF COMMON PLEAS OF

LACKAWANNA COUNTY NO: 2023-04305

ALL THAT CERTAIN PIECE, PARCEL OR

LOT OF LAND SITUATE, LYING AND

BEING IN THE THIRD WARD OF THE

BOROUGH OF OLD FORGE, COUNTY OF

LACKAWANNA, AND STATE OF PA.

BEING KNOWN AS: 510 LAWRENCE ST

OLD FORGE, PA 18518

BEING PARCEL #: 17568010016

DIMENSIONS: 50X150

TOTAL VALUE: \$7,000

IMPROVEMENTS:

RESIDENTIAL PROPERTY

By: Nicole Rizzo, Esq ID #: 332712

Attorney for Plaintiff.

LACKAWANNA JURIST

SALE 8

BY VIRTUE OF A WRIT OF EXECUTION,
filed to Docket No. 23-CV-4443

Plaintiff, Peoples Security Bank & Trust,
successor by merger to Penn Security Bank &
Trust Co., successor in interest to Old Forge
Bank v. Defendant, D.G.R. Enterprises, Inc.
D.G.R. Enterprises, Inc. is the owner of the
property situate in the City of Scranton, County
of Lackawanna, and Commonwealth of PA,
more specifically known as 1401-1407 Mulberry
Street, Scranton, PA 18510.

Assessment Map/Parcel/Plate #: 15709 040 016
Deed Book 1254 Page 540, et seq.

Assessed Value Figure: \$39,000.00

Improvements Thereon:

Improved residential 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: \$16,808.19 (plus accrued
interest, attorney's fees, and costs)

SALE 9

BY VIRTUE OF A WRIT OF EXECUTION,
filed to Docket No. 23-CV-3122

Plaintiff, Peoples Security Bank & Trust
Company, vs. Defendant, Marissa Janesko,
owner of the property situate in the Borough of
Dunmore, County of Lackawanna, and
Commonwealth of PA, more specifically known
as 1521 Quincy Avenue, Dunmore, PA 18509.

Assessment Map/Parcel/Plate #: 14610 050 012

Instrument #: 202011658

Assessed Value Figure: \$15,000.00

Improvements Thereon:

Single family home

Attorney: James T. Shoemaker, Esq

Hourigan, Kluger & Quinn, PC

600 Third Avenue

Kingston, PA 18704

jshoemaker@hkqlaw.com

(570)287-3000

Sheriff to collect: \$122,157.38 (plus accrued
interest, attorney's fees, and costs)

SALE 10

BY VIRTUE OF A WRIT OF EXECUTION,
filed to Docket No. 2023-04250

Plaintiff, Community Bank, N.A. vs.
Defendants, David F. Beckage and Heather A.
Beckage, F/N/A Heather Tolerico.

Heather Tolerico, single, and David F. Beckage,
single, as joint tenants with the right of
survivorship, not as Tenants in Common, are the
record owners of the property situate in the
Borough of Jermyn, County of Lackawanna, and
Commonwealth of PA, more specifically known
as 432-425 Washington Avenue, Jermyn, PA
18433.

Assessment Map/Parcel/Plate #: 07316 070
03400

Assessed Value Figure: \$10,000.00

Improvements Thereon:

Residential dwelling

Attorney: James T. Shoemaker, Esq

Hourigan, Kluger & Quinn, PC

600 Third Avenue

Kingston, PA 18704

jshoemaker@hkqlaw.com

(570)287-3000

Sheriff to collect: \$101,871.40 (plus accrued
interest, attorney's fees, and costs)

SALE 11

By virtue of a Writ of Execution No. 2023-04380
Freedom Mortgage Corporation vs. James E.
Gavern III, owner(s) of property situate in the
City of Scranton, Lackawanna County, PA,
being 832 N. Main Ave., Scranton, PA 18504.

Tax ID#: 14511020010

Improvements Thereon:

Residential dwelling

Judgment Amount: \$98,479.88

Attorneys for Plaintiff:

Brock & Scott, PLLC

LACKAWANNA JURIST

SALE 12

By virtue of a writ of execution filed to No. 23 CV 4225

Plaintiff, First National of Pennsylvania vs. Defendant, John C. Phillips, owner(s) of property situate in the City of Carbondale, County of Lackawanna, and Commonwealth of PA, being commonly known as 108 Fulton Street, Carbondale, PA 18407.

Dimensions of parcel, square footage and/or acreage: Unknown

Property ID#: 04507-060-012

Assessed Value Figure: \$63,032.35

Improvements Thereon:

Residential structure

Attorney: David W. Raphael, Esq.

First National Bank of PA

Corporate Counsel

100 Federal Street – 4th Floor

Pittsburgh, PA 15212

Phone: (412) 465-9718

Sheriff to collect: \$37,347.49

SALE 13

By virtue of Writ of execution No. 2023-01891 U.S. Bank National Association, not in its individual capacity but solely as Indenture Trustee, for the Holders of the CIM Trust 2021-R3, Mortgage-Backed Notes, Series 2021-R3 vs. Kathleen M. Villella. Property to be sold is situated in the borough/township of Scranton, County of Lackawanna and Commonwealth of PA. Commonly known as: 175 West Parker, Scranton, PA 18508.

Parcel #: 13505-050-053

Judgment Amount: \$137,713.06

Attorneys for Plaintiff:

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212) 471-5100

By: Timothy A. Cirino, Esq. (326340)

SALE 14

By virtue of a Writ of Execution No. 2024-00818 Freedom Mortgage Corporation vs. Daniel E. Martin, Jr.; Melissa A. Martin, owner(s) of property situate in the Township of Carbondale, Lackawanna County, PA, being 110 Lower Powderly St., Carbondale, PA 18407.

Tax ID#: 06411-030-005

Improvements Thereon:

Residential dwelling

Judgment Amount: \$87,213.17

Attorneys for Plaintiff:

Brock & Scott, PLLC

SALE 15

By virtue of a Writ of Execution filed to No. 2022-CV-3390

FNCB Bank, f/k/a First National Community Bank, Plaintiff, and against, Aleah Vanlouvender in her capacity as heir of the Estate of Peggy A. Vanlouvender; Deborah Notari in her capacity as heir to the Estate of Charles Notari in his capacity as heir of the Estate of Peggy A. Vanlouvender; Deborah Notari in her capacity as heir to the Estate of Peggy A. Vanlouvender; and Unknown Heirs, Successors, Assign and all persons, firms or associations claiming right, title, interest form or under Peggy A. Vanlouvender, Deceased. Defendant and Aleah Vanlouvender in her capacity as heir of the Estate of Peggy A. Vanlouvender; Deborah Notari in her capacity as heir to the Estate of Charles Notari in his capacity as heir of the Estate of Peggy A. Vanlouvender; Deborah Notari in her capacity as heir to the Estate of Peggy A. Vanlouvender; and Unknown Heirs, Successors, Assign and all persons, firms or associations claiming right, title, interest form or under Peggy A. Vanlouvender, Deceased, owners(s) of the property situate in City of Scranton, Lackawanna County, PA, being 2524 Rear Birney Avenue, Scranton, approximately totaling 28,184.58 square feet of land more or less.

Tax Map #: 167.13-030-013; Tax Map # 167.13-030-011.03 and Tax Map # 167.13-030-015.01

Assessed Value: \$7,600.00

Improvements: Structure

Attorney: Robert P. Sheils, III, Esq.

Sheriff to Collect: \$75,186.50

LACKAWANNA JURIST

**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 12, 2024** AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH SAID SCHEDULE UNLESS EXCEPTIONS ARE FILED THERETO WITHIN TEN DAYS AFTER THE FILING OF THE PROPOSED SCHEDULE.

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

ATTEST:

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

APRIL 8, 2024

ESTATES

First Notice

Notice is hereby given that Letters Testamentary have been granted in the **ESTATE OF PAUL J. ACKROYD**, deceased, late of Scranton, Lackawanna County, Pennsylvania who died on May 26, 2024. All persons indebted to the estate are required to make payment and those having claims or demands are to present the same, without delay, to Michelle Ackroyd and Paul Ackroyd, Jr., Co-Executors of the estate, or to Donald P. Dolan, Esquire, Attorney for the estate, 436 Jefferson Avenue, Scranton, PA 18510.

RE: ESTATE ELAINE A. ADAMIAK, late of Covington Twp., PA, who died May 2, 2024. Letters Testamentary in the above estate having been granted, all persons having claims or demands against the estate of the decedent shall make them known and present them, and all persons indebted to said decedent shall make payment thereof without delay to: Michele Fenstermaker, Executrix, or Daniel L. Penetar, Jr., Esquire, 753 East Drinker Street, Dunmore, PA 18512.

ESTATE OF ROBERT E. LOCKMAN, JR., Estate No. **35-24-00731**, Deceased, late of Old Forge, Lackawanna County, PA died March 5, 2019. Notice is hereby given that Letters of Administration have been granted in the above Estate. All persons indebted to said Estate are required to make payments, and those having claims or demands are to present the same without delay to the Co-Administrators Travis Michael Lockman and Sarah Kathryn Lockman c/o ATTY. Paul J. LaBelle, 3703 BIRNEY AVENUE, MOOSIC, PA 18507.

Letters Testamentary have been granted on the **ESTATE OF DOMINICK S. GRAVINE**, DECEASED, late of Archbald, Pennsylvania, who died on March 16, 2009, to Jean Benginia, Personal Representative. Kirby G. Upright, Esquire, One West Broad Street, Suite 700, Bethlehem, PA 18018, is counsel. All persons having claims against the estate are requested to present them in writing and all persons indebted to the estate to make payment to it in care of the Attorney noted above. **KING SPRY HERMAN FREUND & FAUL LLC**, By: Kirby G. Upright, Esquire, One West Broad Street, Suite 700, Bethlehem, PA 18018, 610-332-0390

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted to David J. Lepkowski, Executor of the **ESTATE OF JEAN MARIE LEPKOWSKI**, deceased, who died on May 08, 2024, 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 David J. Lepkowski, c/o his attorney Carlo A. LaMonica, Esquire, LaMonica Law Firm LLC, 3218 Pittston Avenue, Scranton, PA 18505.

THE ESTATE OF MARIE C. MALENINSKY A/K/A MARIE MALENINSKY, late of the City of Scranton, County of Lackawanna, Commonwealth of Pennsylvania (died March 24, 2024). Notice is hereby given that Letters Testamentary have been granted in the above Estate to Rudolph Maleninsky, Executor. 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 him c/o Frank J. Bolock, Jr., Esquire, 212 Front Street, Clarks Summit, PA 18411, Attorney for the Estate.

PATRICK JOSEPH MCGINNIS, Dec'd. Blakely Boro, Lackawanna County, PA. DOD 5/19/18. Letters of Admin. 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 Helene McGinnis, Admin., 1651 Dickson Ave., #109, Scranton, PA 18509. Atty.: Steven M. Zelinger, LLC, 1650 Market St., #3600, Phila., PA 19103

IN RE: ESTATE OF PAULINE MILLER, late of Jessup, Lackawanna County, Pennsylvania, (died May 2, 2024). Letters Testamentary in the above Estate having been granted, all person having claims or demands against the Estate of the Decedent shall make them known and present them, and all persons indebted to the said Decedent shall make payment thereof, without delay, to Joseph Lokaj, Personal Representative, or to Joseph S. Toczydlowski, Jr., Esquire of the Toczydlowski Law Office, 723 North Main Street, Archbald, PA 18403.

RE: ESTATE OF THOMAS F. MORAN A/K/A THOMAS MORAN, late of Clarks Summit, Pennsylvania (died November 23, 2023). Notice is hereby given that Letters Testamentary for the Estate of Thomas F. Moran a/k/a Thomas Moran have been issued to Maureen Moran, Executrix of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to the Executrix at 41 Hedge Row Run, Clarks Summit, PA 18411 or to Robert T. Kelly, Jr., Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Biden Street, Suite 200, Scranton, PA 18503.

Notice is hereby given that Letters Testamentary have been granted on the **ESTATE OF DOROTHY PAWLK** by the Register of Wills of Lackawanna County, PA to Donna Larkin. All persons having claims against the estate are requested to present them in writing and all persons indebted to the estate to make payment to the Executrix. Frances Gruber, Esq., 214 Ninth Street, Honesdale, PA 18431, Attorney for the Estate.

ESTATE OF JOHN F. RECICAR, late of Clarks Summit, Lackawanna County, Pennsylvania. Letters of Administration on the above estate having been granted to Kristen Recicar, all persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to her c/o Joseph Kosierowski, Esq., 400 Broad Street, Milford, Pennsylvania 18337.

RE: ESTATE OF JUDITH ANNE REIHNER late of Scranton, Lackawanna County, Pennsylvania (died June 7, 2024). Notice is hereby given that Letters Testamentary for the Estate have been issued to George A. Reihner, 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, or to John J. McGovern, Jr., Attorney for the Estate, 321 Biden Street - Suite 201, Scranton, PA 18503.

ESTATE OF BARBARA RHOBAK, Moosic, Lackawanna County, PA, died February 12, 2024, Letters Administration granted, all persons having claims against said Estate, shall make them known, present them and all indebted to decedent shall make immediate notification to Daniel Rhobak, Executor, or to Caputo & Mariotti, P.C., 730 Main Street, Moosic, PA 18507.

LACKAWANNA JURIST

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted to Michael Stavish and Mark Stavish, Co-Executors of the **ESTATE OF BARBARA A. SCHRANK, a/k/a BARBARA SCHRANK**, late, of the Borough Moosic, County of Lackawanna, and Commonwealth of Pennsylvania who died on February 8, 2024. All persons indebted to said Estate are required to make payment and those having claims or demands are to present the same without delay to Michael Stavish and Mark Stavish in care of Attorney Joseph M. Blazosek, 341 Wyoming Avenue, West Pittston, Pennsylvania 18643.

RE: ESTATE OF RONALD SEMIAN, late of Scranton, Lackawanna County, Pennsylvania (died May 22, 2024). Notice is hereby given that Letters Administration for the Estate have been issued to Barbara Semian, Administratrix 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 Administratrix, 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 have been granted in the **ESTATE OF STEVEN SUSKO**, Deceased, 10 Hart Place, Carbondale, Lackawanna County, Pennsylvania 18411, who died on April 10, 2024. All persons indebted to the Estate are requested to make payment and those having claims or demands are to present same, without delay, to the Administratrix, Sonya Bollinger, 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.

Letters Testamentary have been granted on the **ESTATE OF DOMINICK S. GRAVINE**, DECEASED, late of Archbald, Pennsylvania, who died on March 16, 2009, to Jean Benginia, Personal Representative. Kirby G. Upright, Esquire, One West Broad Street, Suite 700, Bethlehem, PA 18018, is counsel. All persons having claims against the estate are requested to present them in writing and all persons indebted to the estate to make payment to it in care of the Attorney noted above. **KING SPRY HERMAN FREUND & FAUL LLC**, By: Kirby G. Upright, Esquire, One West Broad Street, Suite 700, Bethlehem, PA 18018, 610-332-0390

RE: ESTATE OF WILLIAM E. SPEARE, JR., late of Scranton, Pennsylvania (deceased May 20, 2024). 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 William E. Speare, III, Executor, or to Joseph Fiorillo, Esquire, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, Clarks Summit, Pennsylvania 18411. By: Joseph Fiorillo, Esquire, Oliver, Price & Rhodes
ESTATE OF JOSEPH SWEDER, JR., late of Blakely, PA., (died May 19, 2024). **JOSEPH SWEDER III**, Executor, **BENJAMIN SCHNESSEL, ATTORNEY**, 11-13 Park Place, Carbondale, PA 18407.

RE: ESTATE JOHN J. SZYMANSKI, late of Archbald, PA, who died June 5, 2024. Letters Testamentary in the above estate having been granted, all persons having claims or demands against the estate of the decedent shall make them known and present them, and all persons indebted to said decedent shall make payment thereof without delay to: John J. Szymanski, Jr., Executor, or Daniel L. Penetar, Jr., Esquire, 753 East Drinker Street, Dunmore, PA 18512.

RE: ESTATE OF CARLOS HERNANDEZ TIRU, Deceased, Late of Scranton, Pennsylvania (Died September 22, 2022). Letters of Administration in the Estate of Carlos Hernandez Tiru, having been granted, all persons having claims or demands against said Estate of the Decedent should make them known and present them and all persons indebted to said Estate should make payment thereof, without delay, to Derek Lee Hernandez-Tiru, Administrator, c/o Robert T. Moran, Esquire, 116 N. Washington Avenue, Suite 400, Scranton, PA 18503, (570) 955-4513.

Notice is hereby given that Letters of Administration, have been granted in the **ESTATE OF JOHNATHAN RUSSELL TWERNBOLD AKA JOHN TWERNBOLD**, late of Old Forge, PA (died April 13, 2024). All persons indebted to the said estate are required to make payment, and those having claims or demands to present the same without delay to: Jessica Yuschovitz, Administratrix; or Terrence J. McDonald, Atty., 103 East Drinker Street, Dunmore, PA 18512.

NOTICE IS HEREBY GIVEN that Letters Testamentary in the **ESTATE OF JOHN G. WASLEY**, late of Eynon, 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: **PATRICIA WASLEY, EXECUTRIX, KEVIN R. GREBAS, Esquire, COLBERT & GREBAS, P.C.**, 210 Montage Mountain Road – Suite A, Moosic, PA 18507. Date of Death: July 11, 2014

NOTICE is hereby given that the **ESTATE OF FREDERICK W. D. WHITE** has been opened and letters have been granted to Adelaide F. C. White, Executor. All persons having claims against this Estate shall make them known to her and all persons indebted to the decedent shall make payment to her without delay. Claims against the Estate and payments to the Decedent shall be sent to her, c/o her attorney, Brian Yeager, Esquire, at 1147 Drinker Turnpike, Covington Township, PA 18444.

ESTATE OF FLORENCE WONTROSKI, late of Dickson City, Lackawanna County, Pennsylvania, (died April 24, 2024). Notice is hereby given that Letters Testamentary have been issued to Andre Pikowicz and Mary Ann Hardziej, Co-Executors. **MARIANNE M. STIVALA, ESQUIRE, CALI LAW**, 103 EAST DRINKER STREET, DUNMORE, PENNSYLVANIA 18512.

Second Notice

Notice is hereby given that Letters Testamentary have been granted in the **ESTATE OF DONALD R EDWARDS, JR.**, late of Jermyon, Lackawanna County, Commonwealth of Pennsylvania (died May 21, 2024). All persons indebted to the Estate are requested to make payments and all those having claims or demands are to present same, without delay to Donald R. Edwards, III, Executor of the Estate or Jeffery W. Nepa, Esquire, Attorney for the Estate, 41 N. Main Street, 4th Floor, Carbondale, PA 18407. Jeffrey W. Nepa, Esquire Attorney for the Estate

ESTATE OF ALICE M. FIFE, late of Archbald, Lackawanna County, PA (died February 27, 2024) Letters of Administration were granted to William Smith. Creditors present claims and debtors make payment to the Administrator, or to Kim A. Giombetti, Esq., 305 Linden Street, Suite 3, Scranton, PA 18503, Attorney for the Estate.

LACKAWANNA JURIST

ESTATE OF GERARD GOLDEN, of Scranton, PA. Lackawanna County case# 35-23-00416. Administrator/Attorney: Andrew Kuzma, Esquire, 200 N. Second Avenue, Elizabeth, PA 15037.

Notice is hereby given that Letters of Testamentary have been granted in the **ESTATE OF JAMES J. MCGARRY**, late of Moosic, Lackawanna County, Commonwealth of Pennsylvania (died December 16, 2023). All persons indebted to the Estate are requested to make payments and all those having claims or demands are to present same, without delay to James A. McGarry, Executor of the Estate or Sean P. McGraw, Esquire, Attorney for the Estate, 41 N. Main Street, 4th Floor, Carbondale, PA 18407. Sean P. McGraw, Esquire, Attorney for the Estate

ESTATE OF JUDITH W. MILLETT, late of Clarks Summit, died May 1, 2024, Executor, Brett A. Millett; 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 Executor named.

ESTATE OF JOSEPH NOGICK, late of Jermyn, Lackawanna County, Pennsylvania. Letters of Administration on the above estate having been granted to Jennifer Nogick, all persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to her c/o Joseph Kosierowski, Esq., 400 Broad Street, Milford, Pennsylvania 18337.

ESTATE OF MARY KAREN POWERS late of South Abington Twp., PA, (died March 18, 2024), Jennifer M. Joyce, Executrix. Paul A. Kelly, Jr., Esq. – Attorney, 201 Lackawanna Avenue, Suite 306, Scranton, Pa. 18503

Notice is hereby given that Letters Testamentary have been granted in the **ESTATE OF ANTHONY B. ROMEO**, late of Carbondale, Lackawanna County, Commonwealth of Pennsylvania (died April 29, 2002). All persons indebted to the Estate are requested to make payments and all those having claims or demands are to present same, without delay to Irene Romeo, Executrix of the Estate or Sean P. McGraw, Esquire, Attorney for the Estate, 41 N. Main Street, 4th Floor, Carbondale, PA 18407. Sean P. McGraw, Esquire, Attorney for the Estate.

ESTATE OF BARBARA SAMPSON AKA BARBARA W. SAMPSON late of Clarks Summit, Lackawanna County, PA (died June 2, 2024). 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 Richard Armbrust, Executor of the Estate, 22 Masonic Drive, Dallas, PA 18612 or to Jane M. Carlonas, Esquire, 1212 S. Abington Road, Clarks Summit, PA 18411.

Third Notice

ESTATE OF CAROLE E. BAUMAN, late of Factoryville, Lackawanna County, Pennsylvania. Letters Testamentary on the above estate having been granted to Willard G. Kresge, Jr., all persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to him c/o Joseph Kosierowski, Esq. 400 Broad Street, Milford, Pennsylvania 18337.

Notice is hereby given that Letters Testamentary have been granted in the **ESTATE OF JOHN H. DAWS, JR., a/k/a JOHN H. DAWS a/k/a JOHN DAWS**, late of Thornhurst, Pennsylvania who died on October 29, 2023, Estate No. 2024-00721, by the Register of Wills of Lackawanna County to Marisa A. Daws, Executrix as of May 20, 2024. All persons indebted to the said Estate are required to make payment and those having claims or demands must present the same without delay to the above-named Executrix c/o Angela F. Stevens, Esquire, 400 Third Avenue, Suite 101, Kingston, Pennsylvania 18704.

NOTICE IS HEREBY GIVEN THAT Letters Testamentary have been granted in the **ESTATE OF JULE A. FESTA, aka JULE ANN FESTA**, Deceased, late of 1157 Cornell Street, Scranton, Pennsylvania, 18504 (died March 28, 2024), and all persons indebted to said estate are requested to make payment, and those having claims to present the sum without delay, to JOSEPH T. FESTA, Executor c/o JOSEPH S. COLBASSANI ESQUIRE, MINORA, KROWIAK MUNLEY BATYKO, 700 Vine Street, Scranton, PA 18510, Attorney for the Estate.

ESTATE OF FRANK GALLO, late of the Borough of Blakely (Peckville), Lackawanna County, Pennsylvania, (died, April 28, 2024). Letters Testamentary were granted to GEORGE SAFKO. Creditors present claims and debtors make payments to John P. Pesota, Esquire, Suite 402 SNB Plaza, 108 North Washington Avenue, Scranton, Pa. 18503.

ESTATE OF JOSEPHINE S. LAVIN a/k/a JOSEPHINE LAVIN, late of Vandling Borough, Lackawanna County, PA. Matthew Paul Tomazic, 1449 Creek Drive, Waymart, PA 18472, Executor; Timothy P. Barna, 207 Tenth Street, Honesdale, PA 18431, Attorney.

NOTICE IS HEREBY GIVEN that on July 22, 2020, Fran Kovaleski, Lackawanna County Register of Wills, granted Letters of Administration, in common form, on the **ESTATE OF KEVIN R. MARION**, late of Archbald, PA, to Elizabeth Marion. Kevin R. Marion passed on April 1, 2020. Anyone having a claim against the Estate, please contact Lance J. Fanucci, Esquire, 300 Betty Street, Suite 2, Eynon, PA 18403, phone 570.489.0098. LANCE J. FANUCCI, ESQUIRE

RE: ESTATE OF GERMAINE MATYLEWICZ, a.k.a. GERMAINE M. MATYLEWICZ late of Scranton, Lackawanna County, Pennsylvania (died February 24, 2024). Notice is hereby given that Letters Testamentary for the Estate have been issued to Mark Matylewicz, 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, or to John J. McGovern, Jr., Attorney for the Estate, 321 Biden Street - Suite 201, Scranton, PA 18503.

NOTICE IS HEREBY GIVEN that on June 3, 2024, Fran Kovaleski, Lackawanna County Register of Wills, granted Letters of Administration, in common form, for the **ESTATE OF CATHERINE R. SCARANTINO**, late, of Dunmore, PA, to Jason J. Scarantino. Catherine R. Scarantino passed on January 22, 2024. Anyone having a claim against the Estate, please contact Lance J. Fanucci, Esquire, 300 Betty Street, Suite 2, Eynon, PA 18403, phone 570.489.0098. LANCE J. FANUCCI, ESQUIRE

LACKAWANNA JURIST

ARTICLES OF INCORPORATION

On September 7, 2016, Articles of Incorporation for the Cypress House at St. Luke's, Inc. were filed with the Department of State. The corporation has been incorporated under the Nonprofit Corporation Law of 1988. The corporation has been formed to provide social service to people in need. On April 29, 2024, an amendment to the Articles of Incorporation was filed with the Department of State.
T-1 6/28/24

NOTICE

IN THE COURT OF COMMON PLEAS OF LACKAWANNA
COUNTY
CIVIL ACTION-LAW
NO. 2024-CV-2737

NOTICE IS HEREBY GIVEN that on June 12, 2024, the Civil Complaint against ABRAHAM ROSENBERG has been filed in the above named Court, praying for a civil judgment to be entered in favor of Plaintiff WOODBURY ESTATES, INC. and against Defendant ABRAHAM ROSENBERG. A copy of the Complaint is filed at 2024-cv-2737 in the Lackawanna County Court.

N O T I C E: 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 is 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 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 CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Northern Pa. Legal Services, Second Floor, Scranton
Electric Bldg., Scranton, PA 18503,
Telephone: (570) 342-0184

PA Lawyer Referral Service, P.O. Box 1086, 100 South
Street, Harrisburg, PA 17108, PA residents 1-800-692-7375,
out of state 1-717-238-6715

T-1 6/28/24

NOTICE

TO: Unknown Father

RE: Adoption of BDK, Lackawanna County Court
of Common Pleas, Orphans' Court Division

A petition has been filed asking the Court to put an end to all rights you have to your child, BDK, born on July 8, 2022, biological child of Christina Elizabeth Krenitsky. The Court has set a hearing to consider ending your rights to your child. That hearing will be held on July 18, 2024 at 11:00 a.m., Courtroom 6 of the Lackawanna County Courthouse, Third Floor, 200 North Washington Avenue, 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 child 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.

Northern Pennsylvania Legal Services, Inc.
33 North Main Street, Ste. 200
Pittston, Pennsylvania 18640
570-299-4100

T-1 6/28/24

LACKAWANNA JURIST

NOTICE OF PETITION TO QUIET TITLE TO REAL ESTATE

**IN THE COURT OF COMMON PLEAS
OF LACKAWANNA COUNTY, PENNSYLVANIA
ORPHAN'S COURT DIVISION**

IN RE: 149-151 SOUTH BROMLEY AVENUE

O.C. NO. 35-24-792

TO All persons having or claiming to have any right, lien, title, interest in or claim against that certain parcel of real property identified as Lackawanna County Parcel No. 14518040014, also known as, 149-151 South Bromley Avenue, Scranton, PA 18504 (the "Property").

TAKE NOTICE THAT Bary Tallo, Trustee for the Tallo Family Irrevocable Personal Residence Trust Agreement, dated February 7, 2008 has filed a Petition in the aforesaid Court to quiet title, praying that the Court adjudicate and decree its right of possession to said Property, indefeasible as against all rights and claims whatsoever.

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

YOU SHOULD TAKE THIS NOTICE 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.

Lawyer Referral Service
Lackawanna County Bar Association
233 Penn Avenue, Scranton, PA 18503
570-969-9161
www.lackawannabar.org

Attorney for Petitioner:
Drew P. McLaughlin
T-1 6/14/24, 6/21/24, & 6/28/24

LACKAWANNA JURIST

NOTICE

Action to Quiet Title

NOTICE IS HEREBY GIVEN TO Estate of James A. Sposito, by and through his Executors, Mark Arzie and Kathy Arzie, and all of his personal representatives, heirs, successors, and assigns, and all persons claiming by, through and under them, the Estate of Summer Hubbard, all of her personal representatives, heirs, successors, and assigns, and all persons claiming by, through and under them and Estate of William Collins, all of his personal representatives, heirs, successors, and assigns, and all persons claiming by, through and under them that on the 7th day of May 2024 the Countryside Conservancy commenced an Action to Quiet Title filed to 2024 CV 3169, the Court of Common Pleas of Lackawanna County, wherein you are requested to defend, as said Plaintiff avers that it is owner of the land located at 400 Fallbrook Road, Fell Township, Lackawanna County, Pennsylvania Tax Map Number 0342-010-002.

NOTICE TO DEFEND

You have been sued in Court. If you wish to defend against the claims set forth herein 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 of 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 CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

North Penn Legal Services
15 Public Sq., Ste 410
Wilkes-Barre, PA 18701
Phone: (570) 825-8567
Fax: (570) 824-0001

LACKAWANNA REFERRAL SERVICE
Lackawanna Bar Association
233 Penn Avenue
Scranton, PA 18503
Phone: 570-969-9161

Kimberly Kost Scanlon
Attorney ID # 94250
Oliver, Price & Rhodes
1212 South Abington Road
Clarks Summit, PA 18411