

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 13, 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 filed to No. 22-4437 NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER vs. CHRISTOPHER ANTHONY LUGO SR. AKA CHRISTOPHER ANTHONY LUGO, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, PA.

Being: 1819 Luzerne Street, Scranton, PA 18504

Assessment Map #: 14420030026

Assessed Value Figure: \$10,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$92,283.47

SALE 2

By virtue of a Writ of Execution filed to No. 2019-04586 PENNYMAC LOAN SERVICES, LLC vs. VICTOR BARINOV, owner(s) of property situate in City of Scranton, Lackawanna County, PA.

Being: 1707-1709 Pittston Avenue, Scranton, PA 18505

Assessment Map#:16711-010-007

Assessed Value Figure: \$10,500.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$100,711.15

All that certain lot, piece or parcel of land situate, lying and being in the City of Scranton, County of Lackawanna and State of PA.

SALE 3

By virtue of a Writ of Execution filed to No. 21CV1775 Pentagon Federal Credit Union (Plaintiff) vs. Gerald Gawron, Kimberly Poplawski Gawron, Mark Gawron Marjer, Inc. And Swinka Realty Investments, LLC (Defendant)

Marjer Inc., owner(s) of property situate in First Ward of the City of Carbondale Lackawanna County, PA being 72 Dundaff Street, Carbondale, PA 18407

Dimensions: 30X150, Residential Single Dwelling

Property ID #: 04513040020

Assessed Value figure: \$13,500.00

Improvements thereon:

Residential Single Dwelling

Attorney: Benjamin N. Hoen, Esquire, PA ID# 312786,

Weltman, Weinberg & Reis Co., L.P.A. Sheriff to collect:

\$321,406.00

SALE 4

By virtue of a Writ of Execution filed to No. 21CV1775 Pentagon Federal Credit Union (Plaintiff) vs. Gerald Gawron, Kimberly Poplawski Gawron, Mark Gawron Marjer, Inc. And Swinka Realty Investments, LLC (Defendant)

Swinka Realty Investments, LLC, owners of property situate in Sixth (formally first) Ward of the City of Carbondale Lackawanna County, PA being 96 Cemetary Street, Carbondale, PA 18407

Dimensions: 45X150, Residential Single Dwelling

Property ID #: 04510020015

Assessed Value figure: \$7,671.00

Improvements thereon:

Residential Single Dwelling

Attorney: Benjamin N. Hoen, Esquire, PA ID# 312786,

Weltman, Weinberg & Reis Co., L.P.A. Sheriff to collect:

\$321,406.00

SALE 5

By virtue of a Writ of Execution filed to No. 21CV1775 Pentagon Federal Credit Union (Plaintiff) vs. Gerald Gawron, Kimberly Poplawski Gawron, Mark Gawron Marjer, Inc. And Swinka Realty Investments, LLC (Defendant)

Mark Gawron and Gerald Gawron, owners of property situate in Borough of Throop, Lackawanna County, PA being 146 Bellman Street, Scranton, PA 18512

Dimensions: 50X98, Residential Single Dwelling

Property ID #: 12416-020-039

Assessed Value figure: \$14,000.00

Improvements thereon:

Residential Single Dwelling

Attorney: Benjamin N. Hoen, Esquire, PA ID# 312786,

Weltman, Weinberg & Reis Co., L.P.A. Sheriff to collect:

\$321,406.00

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SALE 6

By virtue of a Writ of Execution filed to No. 22-CV-4467 MCLP Asset Company Inc. (Plaintiff) vs Eileen Emiliani (Defendant). Eileen Emiliani, owner(s) of property situate in Scranton City Lackawanna County, PA being 2015 Dorothy Street, Scranton, PA 18504

Dimensions: 110 x 136

Property ID #: 13418020010

Assessed Value figure: 15412

Improvements thereon:

Residential Dwelling

Attorney: Jacqueline F. McNally

Sheriff to collect: \$143,949.18

SALE 7

By virtue of a Writ of Execution filed to No. 2023-01083, Wells Fargo Bank, N.A. s/b/m Wachovia Bank, National Association f/k/a First Union National Bank, v. Debra A. Cron, As Administratrix of the Estate of Merle Cron a/k/a Merle M. Cron a/k/a Merle Mildred Cron, Deceased, owner(s) of property situate in Scranton, Lackawanna County, PA, being 1026 Beech Street, Scranton, PA 18505. 40X160 BLDG & LAND
Property ID #: 16708-070-022

Assessed Value figure: \$8000.00

Improvements thereon:

Residential property

Attorney: Powers Kim, LLC

Sheriff to collect: \$51,231.13

SALE 8

By virtue of a Writ of Execution filed to No. 16-CV-4087 LAKEVIEW LOAN SERVICING, LLC vs. DAWN M. MEAD, owner(s) of property situate in Township of Fell, Lackawanna County, PA. Being: 621 1ST Street, Richmondale, PA 18421
Assessment Map #: 00719010016

Assessed Value Figure: \$12,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$176,344.94

SALE 9

By virtue of a Writ of Execution No. 20-CV-1410 UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL TITLE TRUSTEE FOR LVS TITLE TRUST XIII v. MICHAEL A. MAZZEI owner(s) of property situate in the CITY OF SCRANTON, LACKAWANNA County, PA being 1319 PINE STREET, SCRANTON, PA 18510

Tax ID #: 157.06-010-033

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$69,428.81

Attorneys for Plaintiff

Brock & Scott, PLLC

SALE 10

By virtue of a Writ of Execution No. 19-CV-2339 U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RMTP TRUST, SERIES 2021 BKM-TT v. PAUL L. BARRETT; TAMMY L. BARRETT owner(s) of property situate in the BOROUGH OF BLAKELY, LACKAWANNA County, PA being 176 ELECTRIC ST. PECKVILLE, PA 18452

Tax ID #: 10316-050-031

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$110,946.51

Attorneys for Plaintiff

Brock & Scott, PLLC

SALE 11

By virtue of a Writ of Execution No. 2023-00617 LOANCARE, LLC v. CHERYL H CROSS-DEL GUERCIO F/KIA CHERYL H. CROSS owner(s) of property situate in the BOROUGH OF DICKSON CITY, LACKAWANNA County, PA being 239 MAPLE ST. DICKSON CITY, PA 18519

Tax ID #: 12412030002

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$97,478.22

Attorneys for Plaintiff

Brock & Scott, PLLC

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SALE 12

By virtue of a Writ of Execution filed to 2022 CIV 2748, NET Federal Credit Union, Plaintiff, vs. Harry. F. Blumer, Jr., Defendant and Owner of the property situate in the Township of Spring Brook, Lackawanna County, PA, being known as 416 Swartz Valley Road, Spring Brook Twp. PA 18444. The Dimensions of such property are 38.2 acres, more or less.
Property ID #: 20402-010-024
Assessed Value: \$25,500.00
Improvements Thereon:
Improved with a Residential Dwelling
Attorney: Paul A. Kelly, Jr., Esq
Sheriff to Collect: \$98,776.54

SALE 13

By virtue of a Writ of Execution No. 22 CV 4236 PENTAGON FEDERAL CREDIT UNION v. KELLY MORAN owner(s) of property situate in the THIRTEENTH WARD OF THE CITY OF SCRANTON, LACKAWANNA County, PA being 1441 DICKSON AVE. SCRANTON, PA 18509
Tax ID #: 135.17.010.059
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$50,859.91
Attorneys for Plaintiff
Brock & Scott, PLLC

SALE 14

By virtue of a Writ of Execution filed to No. 2023-01318 LAKEVIEW LOAN SERVICING, LLC vs. JOANNE CAINES and MICHAEL CAINES, owner(s) of property situate in BOROUGH OF OLYPHANT, Lackawanna County, PA.
Being: 604 Elm Street, Olyphant, PA 18447
Assessment Map #: 1141406000102
Assessed Value Figure: \$21,000.00
Improvements thereon:
A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$108,269.26

SALE 15

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 U.S. BANK NATIONAL ASSOCIATION Plaintiff v. DARREN A. STANCIK Defendant(s) COURT OF COMMON PLEAS LACKAWANNA COUNTY NO: 2022-04573.
ALL THE SURFACE OR RIGHT OF SOIL OF ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING ON THE SOUTHEASTERLY SIDE OF NORTH SUMMER AVENUE BETWEEN SWETLAND AND PETTEBONE STREETS IN THE FOURTH WARD OF THE CITY OF SCRANTON, COUNTY OF LACKAWANNA AND STATE OF PA.
BEING KNOWN AS: 538 NORTH SUMNER AVENUE SCRANTON, PA 18504
BEING PARCEL #: 14510060056
DIMENSIONS: 50x176
TOTAL VALUE: \$12,500
IMPROVEMENTS:
RESIDENTIAL PROPERTY
By: Nicole Rizzo, Esquire ID # 332712

SALE 16

Robertson, Anschutz, Schneid, Crane & Partners, PLLC A Florida professional limited liability company 133 Gaither Drive, Suite F Mt. Laurel, NJ 08054 (855)225-6906 Fax: (866)381-9549 Attorneys for Plaintiff NATIONSTAR MORTGAGE LLC Plaintiff v. KAREN A. DEININGER A/K/A/ KAREN DEININGER Defendant(s) COURT OF COMMON PLEAS LACKAWANNA COUNTY NO: 2023-00410
ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE 1ST WARD, BOROUGH OF TAYLOR, COUNTY OF LACKAWANNA AND STATE OF PA:
BEING KNOWN AS: 531 OAK ST TAYLOR, PA 18517
BEING PARCEL #: 1551901000701
DIMENSIONS: 73X150 BLDG & LAND
TOTAL VALUE: \$18,000
IMPROVEMENTS:
RESIDENTIAL PROPERTY
By: Nicole Rizzo, Esq ID # 332712

SALE 17

By virtue of a Writ of Execution filed to No. 2023-00675 CSMC 2021-RPL3 Trust vs. GINO LECCESE, owner(s) of property situate in BOROUGH OF DICKSON, Lackawanna County, PA.
Being: 921 Lincoln Street, Dickson City, PA 18519
Assessment Map #: 1131608002503
Assessed Value Figure: \$28,250.00
Improvements thereon:
A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$414,905.35

LACKAWANNA JURIST

SALE 18

By virtue of a Writ of Execution No. 2022-03656 FREEDOM MORTGAGE CORPORATION v. MICHAEL PATRICK DALY owner(s) of property situate in the TOWNSHIP OF FELL, LACKAWANNA County, PA, being 19 RESERVOIR ST. CARBONDALE, PA 18407

Tax ID #: 03519040020

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$84,900.95

Attorneys for Plaintiff

Brock & Scott, PLLC

SALE 19

By virtue of a Writ of Execution filed to No. 23-CV-709 First National Bank, et al. (Plaintiff) vs. Michael R. Meyer (Defendant). Michael R. Meyer, owner(s) of property situate in Township of Benton, Lackawanna County, PA being 16957 State Route 407 Nicholson, PA 18446

Dimensions: 1.202 acres

Assessment Map #: 01003-010-00301

Assessed Value figure: \$14,600.00

Improvements thereon:

A single family dwelling

Attorney: Kristine M. Anthou

Sheriff to collect: \$72,073.16

SALE 20

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 MORTGAGE ASSETS MANAGEMENT, LLC Plaintiff v. JANICE DAILEY Defendant(s) COURT OF COMMON PLEAS LACKAWANNA COUNTY NO: 2023-00842

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

BEING KNOWN AS: 13031 VALLEY VIEW DRIVE CLARKS SUMMIT, PA 18411

BEING PARCEL #: 1200202001002

DIMENSIONS: 180X275X207X276

TOTAL VALUE: \$13,000.00

IMPROVEMENTS:

RESIDENTIAL PROPERTY

By: Nicole Rizzo, Esq ID # 332712

SALE 21

By virtue of a Writ of Execution No. 2023-00574 FREEDOM MORTGAGE CORPORATION v. RAYMOND P LIBBY owner(s) of property situate in the BOROUGH OF OLYPHANT, LACKAWANNA County, PA, being 636 E LACKAWANNA STREET, OLYPHANT, PA 18447

Tax ID #: 11415020040

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$147,027.58

Attorneys for Plaintiff

Brock & Scott, PLLC

SALE 22

By virtue of a Writ of Execution filed to No. 2023-10262 CSMC 2021-RPL4 TRUST vs. DAVID MITCHELL AKA DAVID M. MITCHELL and ERIN MITCHELL, owner(s) of property situate in City of Scranton, Lackawanna County, PA.

Being: 1403 Euclid Avenue, Scranton, PA 18504

Assessment Map #: 1341504000190

Assessed Value Figure: \$21,000.00

Improvements thereon:

A Residential dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$294,562.98

SALE 24

By virtue of a Writ of Execution filed to No. 2014-03818 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2005-WL2, ASSET-BACKED CERTIFICATES, SERIES 2005-WL2 vs. PAUL HRYWNAK JR., owner(s) of property situate in Township of Springbrook, Lackawanna County, PA.

Being: Route 316 a/k/a RR#3 Box 3419A O'Hara Road, Moscow, PA 18444

Assessment Map #: 2030201002301

Assessed Value Figure: \$25,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$373,548.14

ALL that certain piece or parcel of land situated, lying and being in the Township of Springbrook, County of Lackawanna and Commonwealth of PA.

LACKAWANNA JURIST

SALE 25

By virtue of a Writ of Execution filed to No. 2023-01005 LAKEVIEW LOAN SERVICING, LLC vs. HOWARD J. PENNY, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, PA.

Being: 1135 West Locust Street, Scranton, PA 18504

Assessment Map #: 15609060011

Assessed Value Figure: \$7,500.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$56,402.01

All the following described lot or parcel of land situate in the City of Scranton, in County of Lackawanna and State of PA.

SALE 26

By virtue of a Writ of Execution filed to No. 2022-01207 LAKEVIEW LOAN SERVICING, LLC vs. DAVID STASHKO, owner(s) of property situate in BOROUGH OF DUNMORE, Lackawanna County, PA.

Being: 701 Mill Street, Dunmore, PA 18512 701 Mill Street, Dunmore, PA 18512

Assessment Map #: 14619030039

Assessed Value Figure: \$9,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$126,982.13

SALE 27

By virtue of a Writ of Execution No. 2022-04519 TRUIST BANK, FORMERLY KNOWN AS BRANCH BANKING AND TRUST COMPANY v. STEPHANIE L GRANVILLE A/K/A STEPHANIE GRANVILLE owner(s) of property situate in the TOWNSHIP OF GREENFIELD, LACKAWANNA County, PA, being 115 GROUSE HILL ROAD, GREENFIELD TOWNSHIP, PA 18407

Tax ID #: 01503-030-01710

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$307,435.18

Attorneys for Plaintiff

Brock & Scott, PLLC

SALE 28

By virtue of a Writ of Execution filed to No. 2021-04760 Reverse Mortgage Funding LLC vs. Catherine Cali, owner(s) of property situated in Borough of Dunmore Lackawanna County, PA being 214 Willow Street, Dunmore, PA 18512

Dimensions: 60 x 75

Assessment Map #: 14651020016

Assessed Value figure: \$11,042.00

Improvement thereon:

a residential dwelling

Attorney: Samantha Gable, Esq

Sheriff to Collect: \$91,704.07

SALE 29

By virtue of a Writ of Execution filed to No. 2022-03357 JPMorgan Chase Bank, National Association (Plaintiff) v Kadia N. Munroe (Defendant(s)) owner(s) of property situate in Township of Carbondale, Lackawanna County, PA being 401 North Main Street AKA 401 Main Street, Childs, PA 18407

Dimensions: 50X132X50X125

Property ID #: 06406010013

Assessed Value Figure: \$61,072.00

Improvements thereon:

Single family dwelling

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

Sheriff to collect: \$90,433.47

SALE 30

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 Plaintiff v. CHRISTOPHER M. NAGLE; MELISSA A. VOGLINO Defendant(s) COURT OF COMMON PLEAS LACKAWANNA COUNTY NO: 2023-00240

ALL THOSE CERTAIN LOTS OR PARCELS OF LAND, SITUATE IN THE CITY OF CARBONDALE, COUNTY OF LACKAWANNA AND COMMONWEALTH OF PA

BEING KNOWN AS: 10 DRUMMOND AVENUE, CARBONDALE, PA 18407

BEING PARCEL #: 04510-030-020

DIMENSIONS: 36X60

TOTAL VALUE: \$9,600

IMPROVEMENTS:

RESIDENTIAL PROPERTY

By: Nicole Rizzo, Esq ID # 332712

LACKAWANNA JURIST

SALE 31

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 SPECIALIZED LOAN SERVICING LLC Plaintiff v. MARK COSTELLO Defendant(s) COURT OF COMMON PLEAS LACKAWANNA COUNTY NO: 2023-00268
ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF ROARING BROOK, COUNTY OF LACKAWANNA AND STATE OF PA.
BEING KNOWN AS: 102 HILDELL ROAD ROARING BROOK TWP, PA 18444
BEING PARCEL #: 18901020016
DIMENSIONS: 150X274X150X272
TOTAL VALUE: \$18,850
IMPROVEMENTS:
RESIDENTIAL PROPERTY
By: Nicole Rizzo, Esq ID # 332712

SALE 32

By virtue of a Writ of Execution No. 2020-51118 Carbondale Area School District (Plaintiff) vs. Bridget McDermott (Defendant/s). Bridget McDermott, owner(s) of property situate in Carbondale, Lackawanna County, PA, being: 104 Wayne Street
Dimensions: 32x120x37x142
Property ID #: 05510-030-013
Assessed Value Figure: \$8,000.00
Improvements thereon:
RESIDENTIAL PROPERTY
Attorney: ROBERT P. DADAY, Esquire, DAVID D. DUGAN, Esquire, Portnoff Law Associates, Ltd., (866)211-9466
Sheriff to Collect: \$5,425.24

SALE 33

By virtue of a Writ of Execution No. 2021-53468 Carbondale Area School District (Plaintiff) vs. Gregory A. Schack (Defendant/s). Gregory A. Schack, owner(s) of property situate in Carbondale, Lackawanna County, PA, being: 100 Wyoming Street
Dimensions: 33x75
Property ID #: 05505-020-013
Assessed Value Figure: \$8,000.00
Improvements thereon:
RESIDENTIAL PROPERTY
Attorney: ROBERT P. DADAY, Esquire, DAVID D. DUGAN, Esquire, Portnoff Law Associates, Ltd., (866)211-9466
Sheriff to Collect: \$5,033.53

SALE 34

By virtue of a Writ of Execution No. 2019-51181 Carbondale Area School District (Plaintiff) vs. Frank Maddage Gloria Maddage (Defendant/s). Frank Maddage and Gloria Maddage, owner(s) of property situate in Carbondale, Lackawanna County, PA, being: 11 Sand Street
Dimensions: 62x45x79x8x79x34x76
Property ID #: 05509-010-004
Assessed Value Figure: \$6,546.00
Improvements thereon:
RESIDENTIAL PROPERTY
Attorney: ROBERT P. DADAY, Esquire, DAVID D. DUGAN, Esquire, Portnoff Law Associates, Ltd., (866)211-9466
Sheriff to Collect: \$5,302.52

SALE 35

By virtue of a Writ of Execution No. 2019-51205 Carbondale Area School District (Plaintiff) vs. James Thornton Jennifer Thornton (Defendant/s). James Thornton and Jennifer Thornton, owner(s) of property situate in Fell Township, Lackawanna County, PA, being: 101 Laura Lane, L.18
Dimensions: 100x170x75x40x145
Property ID #: 03502-020-00118
Assessed Value Figure: \$27,000.00
Improvements thereon:
RESIDENTIAL PROPERTY
Attorney: ROBERT P. DADAY, Esquire, DAVID D. DUGAN, Esquire, Portnoff Law Associates, Ltd., (866)211-9466
Sheriff to Collect: \$9,380.35

SALE 36

By virtue of a Writ of Execution No. 2017-51936 Carbondale Area School District (Plaintiff) vs. Thomas Brown, Executor of the Estate of Joanne M. Fortuner (Defendant/s). Thomas Brown, Executor of the Estate of Joanne M. Fortuner, owner(s) of property situate in Carbondale, Lackawanna County, PA, being: 68 7th Avenue
Dimensions: 45x28
Property ID #: 05505-040-033
Assessed Value Figure: \$9,000.00
Improvements thereon:
RESIDENTIAL PROPERTY
Attorney: ROBERT P. DADAY, Esquire, DAVID D. DUGAN, Esquire, Portnoff Law Associates, Ltd., (866)211-9466
Sheriff to Collect: \$6,000.22

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 NOVEMBER 13, 2023 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 3, 2022

LACKAWANNA JURIST

ESTATES

First Notice

Notice is hereby given that Letters of Testamentary, have been granted in the **ESTATE OF JANE R. BOUSELLI**, late of Roaring Brook Township, PA (died June 9, 2023). All persons indebted to the said estate are required to make payment, and those having claims or demands to present the same without delay to: John Bouselli, Executor; or Terrence J. McDonald, Atty., 103 East Drinker Street, Dunmore, PA 18512.

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted in the **ESTATE OF AGATHA ANGELINE ENGLER**, Deceased, 410 Penn Ave., Scranton, Lackawanna County, Pennsylvania 18503, who died on June 28, 2023. All persons indebted to the said Estate are requested to make payment and those having claims or demands are to present same, without delay, to the Administratrix, Donna Engler Howard, 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 LEONA FOSTER, late of Jessup, Pennsylvania, died on March 29, 2023. All persons having claims against the Estate shall present same to Executrix, Judith Berta, c/o Donald W. Jensen, Esquire, 538 Biden Street, Suite 730, Scranton, Pennsylvania 18503.

IN THE ESTATE OF JEAN JOAN GONTARSKI, late of the City of Scranton, Lackawanna County, Pennsylvania, Letters Testamentary in the above estate having been granted to the undersigned, all persons indebted to said estate are requested to make prompt payment and all those having claims against said estate will present them without delay to: Susan F. Eddielestone, Executrix, 8681 Bolles Rd., Hallstead, PA 18822, OR Joseph Gontarski, Executor, 200 Gontarski Rd., Hallstead, PA 18822, OR Attorney for the Estate, Susan L. English, Esq., Coughlin & Gerhart, LLP, 21-23 Public Avenue, Montrose, PA 18801.

ESTATE OF JOHN F. HENZES, JR., late of Peckville, Lackawanna County, Pennsylvania (died July 24, 2023) Letters of Testamentary have been granted, all persons having claims or demands against the estate of decedent shall make them known and present them, all persons indebted to said decedent shall make payment to Kim Wolfel, Executrix of the Estate, 919 Martin Drive Jessup Pa 18434 or to Randall J. HENZES, Esquire, 4046 Yorktown Drive Boothwyn Pa 19061.

ESTATE OF WAYNE S. KAKAREKA, LATE OF MADISON TOWNSHIP, LACKAWANNA COUNTY, PA (DIED June 14, 2023), Abigail Stofko, Administratrix, or to Donald J. Frederickson, Jr., Esquire, KOBAL & FREDERICKSON, Attorneys for the Estate, 435 Main Street, Moosic, PA. 18507-1017.

ESTATE OF ROBERT J. KERRIGAN, late of Scranton, Lackawanna County, Pennsylvania. Letters of Administration on the above estate having been granted to Thomas A. Kerrigan, 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 St., Milford, Pennsylvania 184337.

IN RE: ESTATE OF ROBIN LIBRARO, late of Jessup, Lackawanna County, Pennsylvania, died August 5, 2023. Notice is hereby given that Letters Testamentary on the above listed Estate to John J. Ritzco, Jr.. All persons indebted to the said Estate are required to make payment and those having claims to present the same without delay to Theresa J. Malski-Pezak, Esquire, 907 Church Street, Jessup, Pennsylvania 18434.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF KATHRYN A. MAUS**, late of the Borough of Dunmore, County of Lackawanna, Pennsylvania, who died 06/17/2023. All persons indebted to the said estate are required to make payment, and those having claims or demands to present the same without delay to the Co-Executor(r)x, Howard T. Maus/Susan Maus Carpinet or James P. Phillips, Jr., Esquire, at 731 Cliff Drive, Lake Ariel, PA 18436. **JAMES P. PHILLIPS, JR., ESQUIRE**

ESTATE OF FRANCIS OSIF, Late of Scott Township, died June 18, 2023, Executor, Michael John Osif; Danielle M. Mulcahey, Attorney for the Estate, Wright, Reiherner 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.

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted to Frances Scaramastro, of Moosic, Pennsylvania in the **ESTATE OF ROCCO SCARAMASTRO**, late of Moosic, Pennsylvania, who died on July 15, 2023. All persons indebted to said Estate are requested to make payment and those having claims or demands to present the same without delay to the Administratrix named or to: Alexis C. Falvello, Esquire, THE FALVELLO LAW FIRM, P.C., 641 State Route 93, Sugarloaf, PA 18249.

ESTATE OF BEATRICE REESE, A/K/A JEAN REESE, DECEASED LATE OF CLIFTON TOWNSHIP, PENNSYLVANIA (DIED OCTOBER 13, 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 Kathy Witko, Administratrix, c/o Attorney Joseph F. Gaughan, 1107 Oram Street, Scranton, PA 18504. **LAW OFFICE OF JOSEPH F. GAUGHAN, P.C., JOSEPH F. GAUGHAN, ESQUIRE, ATTORNEY FOR THE ESTATE.**

RE: Estate of MARY J. WADJKA, late of Scranton, Lackawanna County, Pennsylvania (died August 26, 2023). Notice is hereby given that Letters Testamentary for the Estate have been issued to Rebekah Flanagan, 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, or to John J. McGovern, Jr., Attorney for the Estate, 321 Spruce Street - Suite 201, Scranton, PA 18503.

LACKAWANNA JURIST

Second Notice

ESTATE OF MARY GRETA BIRD A/K/A SISTER M. CARLITA BIRD, IHM A/K/A SISTER CARLITA BIRD, IHM, late of Scranton, Lackawanna County, Pennsylvania (died August 8, 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.

ESTATE OF TERESA A. BONITZ, file number 3523-01144, late of Carbondale, Lackawanna County, PA (Date of death: 06/09/2023). Karen Lynn Doremus was appointed Executrix on August 10, 2023. Jeffery A. Levine, Esquire, Herlands & Levine, 27 North Main Street, Suite 301, Carbondale, PA 18407.

ESTATE OF MAUREEN E. CHELL A/K/A MAUREEN ELAINE ROWAN CHELL, late of Clarks Summit, Pennsylvania (died July 17, 2023). Notice is hereby given that Letters of Testamentary on the above Estate have been granted to Ernest F. Chell, of Clarks Summit, 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 Patrick N. Coleman, Esq., Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

RE: ESTATE OF KATHLEEN J. DEMPSEY, late of Dunmore, Pennsylvania (died August 21, 2023). Notice is hereby given that Letters Testamentary for the Estate of Kathleen J. Dempsey have been issued to Jane D. Riggi, 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 386 Point Road, Factoryville, PA 18419 or to Kris E. Fendrock, Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Biden Street, Suite 200, Scranton, PA 18503.

ESTATE OF BARBARA KARABIN (died April 16, 2023) formerly of Scranton, Pennsylvania. All persons indebted to the estate shall make payment and those having claims or demands are to present same without delay to the Administratrix, Tamara Semian, or Richard A. Fanucci, Attorney for the Estate, 1711 Main Street, Blakely, PA 18447. RICHARD A. FANUCCI, ESQ.

ESTATE OF FRANK J. LESNEFSKY, JR., a/k/a FRANK J. LESNEFSKY a/k/a FRANK LESNEFSKY (died August 13, 2023) formerly of Peckville, Pennsylvania. All persons indebted to the estate shall make payment and those having claims or demands are to present same without delay to the Executor, Gerard F. Lesnefsky, or Richard A. Fanucci, Attorney for the Estate, 1711 Main Street, Blakely, PA 18447. RICHARD A. FANUCCI, ESQ.

ESTATE OF LOUISE M. McDONNELL a/k/a LOUISE McDONNELL (died June 4, 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, Sheila McDonnell, or Richard A. Fanucci, Attorney for the Estate, 1711 Main Street, Blakely, PA 18447. RICHARD A. FANUCCI, ESQ.

ESTATE OF JON MELLIN, late of Greenfield Township, Lackawanna County, PA. Jon W. Mellin, Jr., 1957 Roosevelt Hwy, Honesdale, PA 18431, Executor; Timothy P. Barna, 207 Tenth Street, Honesdale, PA 18431, Attorney.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted to Jeanette Kapuscinski, Executrix of the **ESTATE OF FIORE J. MUSTO,** late of Old Forge, Lackawanna County, Pennsylvania who died on April 5, 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 Executrix in c/o Gregory S. Skibitsky, Jr., Esquire, Skibitsky & Molino, 457 North Main Street, Suite 101, Pittston, PA 18640.

In the **ESTATE OF LOIS J. SCHUSTER** of Vandling Borough, Lackawanna County, Commonwealth of Pennsylvania. Letters Testamentary in the above estate have been granted to Robert J. Fields, Esquire. All persons indebted to said estate are requested to make prompt payment and all having claims against said estate will present them without delay to: Marissa McAndrew, Esquire, McAndrew Law Offices, PC, 630 Main Street, Forest City, PA 18421, (570) 785 - 3333, Attorney for the Estate.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the following Estate. All persons indebted to the Estate are required to make payment and those having claims or demands are required to present the same without delay to the Executor named below: **ESTATE OF STEPHEN M. TOMAN, JR., LATE OF SCRANTON, PENNSYLVANIA, DIED AUGUST 14, 2023, GERARD HETMAN, EXECUTOR; JOSEPH G. PRICE, ESQUIRE AND ATTORNEY JOHN P. FINNERTY, ATTORNEYS FOR THE ESTATE, 75 GLENMAURA NATIONAL BOULEVARD, MOOSIC, PA 18507.**

ESTATE OF GWENDOLYN UHLER a/k/a GWEN UHLER, late of Elmhurst Township, Lackawanna County, PA. Edgar K. Uehler, 101 Spinnler Place, Tafton, PA 18464, Executor; Nicholas A. Barna, 207 Tenth Street, Honesdale, PA 18431, Attorney.

Third Notice

ESTATE OF RAY E. DRYDEN, JR, AKA RAY E DRYDEN AKA RAY EDWARD DRYDEN, late of the City of Spring Brook Township died 08/08/2022. Letters of Administration granted to Karen Brown, Sean Gallagher Attorney for the Estate, 416 Jefferson Avenue, Scranton, PA 18510. Notice is hereby given that Letters of Administration 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.

ESTATE OF JOHN J. GARRITY, DECEASED, late of 316 DOLPH ST., JESSUP, PA 18434, (DIED MARCH 12, 2023). JOHN GARRITY, Administrator; Dante A. Cancelli, Suite 260, 125 North Washington Ave., Scranton, Pennsylvania 18503, Attorney. DANTE A. CANCELLI, ESQUIRE

ESTATE OF RICHARD J. GOLDOVICH, DECEASED, late of 1102 FILBERT ST., ARCHBALD, PA 18403, (Died JUNE 19, 2023). RICHARD GOLDOVICH, JR., Executor; Mark G. Rudalavage, 171 Scranton-Carbondale Highway, Eynon, Pennsylvania 18403-1027, Attorney. MARK G. RUDALAVAGE, ESQUIRE

LACKAWANNA JURIST

ESTATE OF EUGENE KUSNIERZ, file number 3523-01033, late of Scranton, Lackawanna County, PA (Date of death: 05/30/2023). Bernadette O'Pecko was appointed Administratrix on July 21, 2023. Jeffrey A. Levine, Esquire, Herlands & Levine, 27 North Main Street, Suite 301, Carbondale, PA 18407.

ESTATE OF THOMAS J. LANGAN, late of the City of Scranton, Lackawanna County, Pennsylvania, died on July 27, 2023. Letters of Administration having been granted to Co-Administrators Judith Langan-Goffer and Robert T. Langan. Creditors shall make demands and debtors shall make payment without delay to Thomas J. Jones, Jr., Esquire, Attorney for the Estate, Thomas J. Jones, Jr., PC, Jones Building, 410 Biden Street, Suite 301, Scranton, PA 18503.

ESTATE OF NANCY JO LeCLERE, file number 3523-00611, late of Scranton, Lackawanna County, PA (Date of death: 02/03/2023). Stacey DelVecchio was appointed Administratrix on April 25, 2023. Jeffrey A. Levine, Esquire, Herlands & Levine, 27 North Main Street, Suite 301, Carbondale, PA 18407.

ESTATE OF ANN CATHERINE MATKOSKY, DECEASED, late of 310 KINGSLEY BLVD., PECKVILLE, PA 18452, (Died JULY 8, 2023) BARBARA ANN CHERRY, Executrix; Dante A. Cancelli, Esquire, Suite 260, 125 North Washington Ave., Scranton, Pennsylvania 18503, Attorney. DANTE A. CANCELLI, ESQUIRE

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF JEROME J. PILNY**, Deceased, 276 Atlas Street, Simpson, Lackawanna County, Pennsylvania 18407, who died on April 14, 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 Executrix, Patricia Marie Pilny, or Michael N. Krisa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447.

ESTATE OF MARGARET PRANZO, a/k/a MARGARET A. PRANZO, late of Peckville, Lackawanna County, PA. Thomas Pranzo, 308 Finn Swamp Road, Lake Ariel, PA 18436, Executor; Nicholas A. Barna, 207 Tenth Street, Honesdale, PA 18431, Attorney.

ESTATE OF ANN REEVES, late of Newton Township, Pennsylvania, (Died September 11, 2022). Notice is hereby given that Letters of Administration on the above Estate have been granted to Brad Reeves, 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 Administrators named herein, or to Robert P. Sheils, III, Esquire, Sheils Law Associates, P.C., Attorney for Estate, 108 North Abington Road, Clarks Summit, Pennsylvania 18411

RE: MARGARET TRANOVICH a/k/a MARGARET R. TRANOVICH, late of Olyphant, Pennsylvania (died March 6, 2023). Notice is hereby given that Letters Testamentary for the Estate of Margaret Tranovich a/k/a Margaret R. Tranovich have been issued to Leonard Piccini, 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 441 N. Willow Avenue, Olyphant, PA 18447 or to Robert T. Kelly, Jr., Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Biden Street, Suite 200, Scranton, PA 18503.

THOMAS EDWARD SMITH, late of Scranton, Lackawanna County, Pennsylvania, who died June 18, 2023. 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 Jeffrey Alan Smith, Executor, c/o Attorney Scott Lynett, The Law Office of Scott Lynett, 310 Penn Avenue, Scranton, Pennsylvania 18503.

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted in the **ESTATE OF EDWARD SZYMANSKI**, Deceased, 348 Mullen Street, Jessup, Lackawanna County, Pennsylvania 18434, who died on August 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 Co-Administratrices, Donna Marie Marra and Denise A. Bosak, or Michael N. Krisa, Attorneys for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447.

ARTICLES OF DISSOLUTION

Notice is hereby given by LG II Enterprises, Inc., a Pennsylvania Corporation, that said Corporation is winding up its affairs in the manner prescribed by section 1975 of the Business Corporation Law of 1988, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania. T-1 9/29/23

ARTICLES OF INCORPORATION

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with and approved by the Pennsylvania Department of State on September 15, 2023 under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended, for GHG PENN PROPERTIES CORP.

Law Office of Patrick A. Walsh, LLC
By: Patrick Walsh, Esquire T-1 9/29/23

ARTICLES OF INCORPORATION

NOTICE IS HEREBY GIVEN THAT the Articles of Incorporation for **Greyson Holdings, Inc.** were filed and approved by the Pennsylvania Department of State as of September 20th, 2023 in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988, as amended and supplemented.

MALONEY LAW, P.C.
Attn: Timothy J. Maloney, Esquire
305 Linden Street, Fourth Floor
Scranton, Pennsylvania 18503. T-1 9/29/23

FICTITIOUS NAME

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on August 10, 2023, for **Don way transportation** with a principal place of business located at 483 Drinker Tpke, Gouldsboro, PA 18424 in Lackawanna County. The individual interested in this business is Yesenia Diezi, also located at 483 Drinker Tpke, Gouldsboro, PA 18424. This is filed in compliance with 54 Pa.C.S. 311. T-1 9/29/23

LACKAWANNA JURIST

FICTITIOUS NAME

NOTICE IS HEREBY GIVEN THAT **William Cosgrove** and **Patrick Cosgrove** of 1708 Nay Aug Avenue, Scranton, PA 18508 have filed with the Secretary of the Commonwealth on September 14, 2023, the Registration of the Fictitious Name, "**Cosgrove's North End Plumbing**". The principal place of business address is 1708 Nay Aug Avenue, Scranton, PA 18508.

Haggerty Hinton & Cosgrove LLP
Attorneys T-1 9/29/23

CHANGE OF NAME

**IN RE: NAME CHANGE OF: JOSELYN LEIGH CERRA
IN THE COURT OF COMMON PLEAS
OF LACKAWANNA COUNTY
CIVIL DIVISION-LAW
NO.2023-CIV-4036**

NOTICE IS HEREBY given that on the 18th day of September, 2023, the Petition of Gary Joseph Cerra and Michelle Theresa Cerra, on behalf of their daughter, Joselyn Leigh Cerra, was filed in the above-named Court, praying for a decree to change their daughter's name to Joselyn Paola Cerra. The Court has fixed November 15, 2023 at 1:30PM as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any, they have why the prayer of said Petition should not be granted. This name change does not involve a change in marital status. T-1 9/29/23

CERTIFICATE OF ORGANIZATION

NOTICE IS HEREBY GIVEN that a Certificate of Organization, Domestic Limited Liability Company, for **B&R Auto, LLC**, a Pennsylvania limited liability company, has been filed and approved by the Department of State, Commonwealth of Pennsylvania, on, **September 11, 2023**, in accordance with the provisions of the Commonwealth of Pennsylvania Limited Liability Company law of 1994, 15 Pa. C.S.A. Section 8901, as amended. The principal place of business is 930 Wyoming Avenue, Scranton, PA 18509.
T-1 9/29/23

CERTIFICATE OF ORGANIZATION

NOTICE IS HEREBY GIVEN that a Certificate of Organization, Domestic Limited Liability Company, for **MJ Williams Construction LLC**, a Pennsylvania limited liability company, has been filed and approved by the Department of State, Commonwealth of Pennsylvania, on, **August 28, 2023**, in accordance with the provisions of the Commonwealth of Pennsylvania Limited Liability Company law of 1994, 15 Pa. C.S.A. Section 8901, as amended. The principal place of business is 311 Shady Drive, Roaring Brook Twp., PA 18444.
T-1 9/29/23

CERTIFICATE OF ORGANIZATION

NOTICE IS HEREBY GIVEN that a Certificate of Organization, Domestic Limited Liability Company, for **T Bearski LLC**, a Pennsylvania limited liability company, has been filed and approved by the Department of State, Commonwealth of Pennsylvania, on, **September 20, 2023**, in accordance with the provisions of the Commonwealth of Pennsylvania Limited Liability Company law of 1994, 15 Pa. C.S.A. Section 8901, as amended. The principal place of business is 1144 East Drinker Street, Dunmore, PA 18512. T-1 9/29/23

NOTICE TO LEGATEES

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

The following accounts have been filed and may be examined in the Office of the Register of Wills and Clerk of Orphans' Court. If you desire to object, the same may be accomplished by filing that objection in writing with the Clerk of Orphans' Court on or before **Monday, the 2nd of October 2023**.

The accounts will be filed by the clerk, with the Court for adjudication and confirmation on Tuesday, **the 3rd of October 2023**. Distribution may be ordered or authorized without further notice if no objections are filed prior to that date.

35-1996-981
Charles M. Shander
Trust

First and Final Account
PNC Bank N.A Trustee
J. Frederick Rohrbeck, Esq.

35-2020-193
Gloria A. Wells
Deceased

First and Final Account
Lori Ann Smath, Executrix
Patrick N. Coleman, Esq.
T-1 9/15/23& 9/22/23

LACKAWANNA JURIST

NOTICE

Theresa LaMorte V. Estate of Anne Henehen

To: Estate of Anne Henehen a/k/a
Estate of Anna Hanaghan a/k/a
Estate of Anne Hanaghan
Heirs, Successors, Devisees, and Assigns

You are notified that the Plaintiff has commenced an action against you to quiet the title to the following land:

BEGINNING on Second Avenue at a point where the Westerly Line of Second Avenue crosses the lands of Hillside Coal and Iron Company; thence Westerly along the dividing line between lands of Hillside Coal and Iron Company and lands formerly of and owned by Stephen C. Whitmore, deceased, two hundred two (2020) feet more or less to the Easterly Line of Third Avenue; thence Southerly along the Easterly line of Third Avenue Thirty nine (39) feet more or less to a line of Lot No. 18 now or formerly owned by William Rosemergy; thence Easterly along dividing line of Lot No. 18 two hundred two (202) feet to a Second Avenue, and thence Northwesterly along Second Avenue Twenty one and three tenths (21.3) feet more or less to the place of beginning.

Said parcel is more thoroughly described in Lackawanna County Deed Book 447 page 524 dated September 11, 1944 and recorded September 25, 1944.

If you wish to defend this action, you must enter a written appearance personally or by an attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. 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 TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Lawyers Referral Service

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

(Note: For the office designated by the Court, See Sch.R.C.P. 1018.1)
T-1 9/29/23