

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 TUESDAY, **OCTOBER 13, 2020** 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. 19-CV-6762 1900 Capital Trust II, by U.S. Bank Trust National Association, not in its individual capacity but solely as Certificate Trustee vs. Kerri Ann Occhipinti, owner of property situate in the City of Scranton, Lackawanna County, PA being 1642 Sanderson Avenue, Scranton, PA 18509

Property ID #: 13517050007

Assessed Value Figure: \$11,000.00

Improvements Thereon: Residential Property

Attorney: Jill M. Fein, Esquire Hill Wallack, LLP

Sheriff to collect: \$438,561.22 plus interest at the per diem rate of \$40.25 from January 17, 2020 until October 13, 2020
THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE CITY OF SCRANTON, COUNTY OF LACKAWANNA, AND COMMONWEALTH OF PENNSYLVANIA, TO WIT:

ALL THAT CERTAIN PARCEL OF LAND IN THE CITY OF SCRANTON, LACKAWANNA COUNTY, COMMONWEALTH OF PA BEING THE SAME FEE SIMPLE PROPERTY CONVEYED BY DEED FROM JOHN PAUL OCCHIPINTI TO KERRI ANN OCCHIPINTI, DATED 03/09/04 RECORDED ON 04/05/04 IN INSTRUMENT NO. 2004010127 IN LACKAWANNA COUNTY RECORDS, COMMONWEALTH OF PA.

SALE 2

By virtue of a Writ of Execution filed to No. 20-CV-836 Wilmington Savings Fund Society, FSB, as trustee of Upland Mortgage Loan Trust A vs. Barbara Richter, owner of property situate in the City of Scranton, Lackawanna County, Pennsylvania being 1534 Capouse Ave, Scranton, PA 18509
Property ID #: 13517060009

Assessed Value Figure: \$17,000.00

Improvements Thereon: Residential Property

Attorney: Jill M. Fein, Esquire Hill Wallack, LLP

Sheriff to collect: \$92,743.67 plus interest at the per diem rate of \$7.93 from June 25, 2020 until October 13, 2020

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE CITY OF SCRANTON, COUNTY OF LACKAWANNA, AND COMMONWEALTH OF PA, TO WIT:

ALL THAT CERTAIN PARCEL OF LAND IN THE CITY OF SCRANTON, LACKAWANNA COUNTY, COMMONWEALTH OF PA BEING THE SAME FEE SIMPLE PROPERTY CONVEYED BY DEED FROM MARIO A. VALVERDE AND CHRISTINE M. VALVERDE TO CHARLES RICHTER AND BARBARA L. RICHTER, DATED 08/01/97 RECORDED ON 08/04/97 IN BOOK 1594, PAGE 179 IN LACKAWANNA COUNTY RECORDS, COMMONWEALTH OF PA.

SALE 3

By virtue of a Writ of Execution filed to No. 19-CV-4481 Wilmington Savings Fund Society, FSB, as trustee of Upland Mortgage Loan Trust A vs. ANNETTE MCANDREW, as Heir to the Estate of Ralph M. Kloss, deceased, RICHARD KLOSS, as Heir to the Estate of Ralph M. Kloss, deceased, THE UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RALPH M. KLOSS, DECEASED and THE UNITED STATES OF AMERICA, owners of property situate in the Tenth Ward, City of Scranton, Lackawanna County, Pennsylvania being 1034 Farber Court, Scranton, PA 18510

Property ID #: 14618060009

Assessed Value Figure: \$7,000.00

Improvements Thereon: Residential Property

Attorney: Jill M. Fein, Esquire Hill Wallack, LLP

Sheriff to collect: \$78,527.96 plus interest at the per diem rate of \$5.97 from March 15, 2020 until October 13, 2020

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE TENTH WARD, CITY OF SCRANTON, COUNTY OF LACKAWANNA, AND COMMONWEALTH OF PA, TO WIT:

ALL THAT CERTAIN PARCEL OF LAND IN THE TENTH WARD, CITY OF SCRANTON, LACKAWANNA COUNTY, COMMONWEALTH OF PA BEING THE SAME FEE SIMPLE PROPERTY CONVEYED BY DEED FROM LILLIAN M. BROWN TO ANNA D. KLOSS AND RALPH M. KLOSS, DATED 04/28/65 RECORDED ON 08/20/65 IN BOOK 621, PAGE 145 IN LACKAWANNA COUNTY RECORDS, COMMONWEALTH OF PA.

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SALE 4

By virtue of a Writ of Execution filed to No. 19 CV 5592, Amos Financial LLC v. Keith Chesik, 315 South Sherman Avenue, Scranton, PA 18504, owner of property situate in City of Scranton, Lackawanna County, Pennsylvania, being known as 315 South Sherman Avenue, Scranton, PA 18504.

Property ID #: 14416020017

Assessed Value Figure: \$5,000.00

Improvements thereon:

Single Family Residence

Attorney: Richard M. Squire & Associates, LLC

Sheriff to collect: \$2,000.00

SALE 5

By virtue of a Writ of Execution filed to No. 19CV-2090, REO Trust 2017-RPL1 v. Unknown Heirs, Successors, Assignees and all Persons, Firms, and Associations Claiming Right, Title or Interest from or under Sharon G. Telban, deceased and Ronald Geise, Known Heir of Sharon G. Telban, deceased, 1500 Main Street, Avoca, PA 18641, owner of property situate in Borough of Avoca, Lackawanna County, Pennsylvania, being known as 1500 Main Street, Avoca, PA 18641.

Property ID #: 18420-030-016

Assessed Value Figure: \$8,000.00

Improvements thereon: Single Family Residence

Attorney: Richard M. Squire & Associates, LLC

Sheriff to collect: \$2,000.00

SALE 6

By virtue of a Writ of Execution filed to No. 20 CV 1085, Amos Financial LLC v. Susan H. Mailen a/k/a Susan Helen Mailen a/k/a Susan Mailen, 28 Waterford Rd., Clarks Summit, PA 18411, owner of property situate in City of Clarks Summit, Lackawanna County, Pennsylvania, being known as 28 Waterford Rd., Clarks Summit, PA 18411.

Property ID #: 08102-040-00254

Assessed Value Figure: \$17,500.00

Improvements thereon:

Single Family Residence

Attorney: Richard M. Squire & Associates, LLC

Sheriff to collect: \$2,000.00

SALE 7

By virtue of a Writ of Execution filed to No. 2020-01298 MidFirst Bank v Alysia A. Lyons owner(s) of property situate in Borough of Taylor, Lackawanna County, Pennsylvania being 1220 Reynolds Avenue, Scranton, PA 18504

Dimensions: 40x126

Property ID #: 15617010006

Assessed Value Figure: \$8,500.00

Improvements thereon:

Single family dwelling

Attorney: Meredith H. Wooters, Esquire; Scott A. Dietterick, Kimberly J. Hong, Michael E. Carleton, Matthew P. Curry, Cristina L. Connor, Holly N. Wolf and Karina Velter
Sheriff to collect: \$46,450.33

SALE 8

By virtue of a Writ of Execution filed to No. 2020-01265 MidFirst Bank v Donna J. Bronson-Smith, AKA Donna J. Bronson Smith owner(s) of property situate in City of Carbondale, Lackawanna County, Pennsylvania being 31 Washington Street, Carbondale, PA 18407

Dimensions: 27X75X26X75

Property ID #: 04578040023

Assessed Value Figure: \$10,000.00

Improvements thereon:

Single family dwelling

Attorney: Meredith H. Wooters, Esquire; Scott A. Dietterick, Kimberly J. Hong, Michael E. Carleton, Matthew P. Curry, Cristina L. Connor, Holly N. Wolf and Karina Velter
Sheriff to collect: \$48,388.78

SALE 9

By virtue of a Writ of Execution No. 17-CV-4134 The Bank of New York Mellon fka The Bank of New York as Trustee for The Certificateholders of The Cwabs Inc., Asset-Backed, Series 2004-5 v. Louis Joseph Tunis, III, Lisa Marie Tunis, The United States of America, C/O The United States Attorney for The Middle District of PA owners of property situate in the SCRANTON CITY, 2ND, Lackawanna County, PA, being 325 Putnam Street, Scranton, PA 18508-2723

Dimensions: 47 X 120

Assessment Map #:

Assessed Value figure: \$13,000.00

Judgment Amount: \$204,537.41

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 10

By virtue of a Writ of Execution No. 2019-06719 Wilmington Savings Fund Society, FSB, as Trustee of Stanwich Mortgage Loan Trust A v. John C. Rokita, Individually and in His Capacity as Administrator of The Estate of Debbie Maher Rokita a/k/a Debbie A. Rokita, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Debbie Maher Rokita a/k/a Debbie A. Rokita, Deceased owners of property situate in the SCRANTON CITY, Lackawanna County, PA, being 412 Gilbert Street, Scranton, PA 18508-1626

Dimensions: 75x100

Assessment Map #: 12320060049

Assessed Value figure: \$8,500.00

Judgment Amount: \$71,200.84

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

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SALE 11

By virtue of a Writ of Execution No. 2020-01316 Santander Bank, N.A. v. Eileen Rempe, John A. Rempe, Jr owners of property situate in the SCRANTON CITY, Lackawanna County, PA, being 1005 Acker Avenue, Scranton, PA 18504-3115

Dimensions: 37x120

Assessment Map #: 15614020022

Assessed Value figure: \$9,000.00

Judgment Amount: \$72,944.79

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 12

By virtue of a Writ of Execution No. 2019-07424 Nationstar Mortgage LLC d/b/a Champion Mortgage Company v. Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Gerard P. Maus a/k/a Gerard Maus a/k/a Gerard Paul Maus, Deceased owners of property situate in the SCRANTON CITY, Lackawanna County, Pennsylvania, being 234 North Cameron Avenue, A/K/A 232 234 N Cameron Ave. Scranton, PA 18504-1623

Dimensions: 80X142

Assessment Map #: 14412040029

Assessed Value figure: \$9,000.00

Judgment Amount: \$142,636.02

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 13

By virtue of a Writ of Execution filed to No. 2019-CV-6564, NET Federal Credit Union, Plaintiff, vs. William G. Fleming, Sr., and Donna Fleming, Defendants and Owners of the property situate in the Borough of Clarks Summit, Lackawanna County, PA, being known as 615 Powell Avenue, Clarks Summit, PA 18411.

Dimensions: 130 feet x 140 feet more or less

Property ID #: 10011-020-03100

Assessed Value: \$18,200.00

Improvements Thereon: Improved with a Residential Dwelling

Attorney: Paul A. Kelly, Jr., Esq

Sheriff to Collect: \$143,690.81

SALE 14

By virtue of a Writ of Execution filed to No. 20-517 Citibank, NA vs. James Geeting, Marie Geeting, owner(s) of property situate in Scranton Lackawanna County, Pennsylvania being 320 Charles St., Scranton, PA 18508

Dimensions: 150 X 50

Property ID #: 12413-030-015

Assessed Value figure: 4,000.00

Improvements thereon:

Single Dwelling

Attorney: Hladik Onorato & Federman, LLP

Sheriff to collect: \$91,111.79

SALE 15

By virtue of a Writ of Execution filed to No. 18-5595 Highway Federal Credit Union vs. Vincent Zerblas & Doreen Wrobleksi, owner(s) of property situate in Clarks Summit Lackawanna County, PA being 2750 Ransom Rd.

Dimensions: 88,563.06 Square feet

Property ID #: 15204-050-00612

Assessed Value figure: 40,790.00

Improvements thereon:

2.033 Acres

Attorney: Robert Marsh

Sheriff to collect: \$

SALE 16

BY VIRTUE OF A WRIT OF EXECUTION PEOPLES SECURITY BANK & TRUST, successor in interest to PENN SECURITY BANK & TRUST CO. vs. JOSEPH R. KESTER and LORI A. KESTER, Docket No. 20-cv-681.

Joseph R. Kester and Lori A. Kester is the owner of property situate in the City of Scranton, County of Lackawanna, Commonwealth of PA, Being 721 Brook Street, Scranton, PA Assessment Map #: 16707 060 020

Assessed Value Figure: 15,000

Improvements Thereon: Improved real estate

Attorney: HOURIGAN, KLUGER & QUINN, PC 600 Third Avenue Kingston, PA 18704

Sheriff to collect: \$75,332.64 (plus costs)

SALE 17

By virtue of a Writ of Execution filed to No. 2016-CV-6139 DAVID Z. SMITH vs LINDA GRABOUSKY/BERRY THOMPSON. LINDA GRABOUSKY, owner(s) of property situate in MOSCOW BOROUGH Lackawanna County, Pennsylvania being 110 Spring Garden St., Moscow, PA 18444

Dimensions: 2 parcels – 1: 125' by 100' with home and garage/2: 50' by 76' with Barn

Property ID #: 19811040025

Assessed Value figure: \$15,000.00

Improvements thereon: Home, Garage and Barn

Attorney: John Lucas, Esq 1620 Church St, Suite 1, Hazelton, PA 18202

Sheriff to collect: \$56,273.50**

**Interest on Post Trial Verdict pursuant to Title 42 Pa.C.S.A. 8101 at 6% per annum to be calculated as of March 20, 2020 at a rate of \$9.25 per diem until Sale – See Title 41 Pa.C.S.A 202 for legal interest rate

By virtue of a Writ of Execution filed to No. 2016-CV-6139 DAVID Z. SMITH vs LINDA GRABOUSKY/BERRY THOMPSON. LINDA GRABOUSKY, owner(s) of property

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situate in MOSCOW BOROUGH Lackawanna County,
Pennsylvania being West of Eleanor St., Moscow, PA 18444
Dimensions: 2 parcels – lots 3 and 6 of Matthew Development
Property ID #: 19811040008
Assessed Value figure: \$5,000.00
Improvements thereon: Barn
Attorney: John Lucas, Esq 1620 Church St, Suite 1, Hazelton,
PA 18202
Sheriff to collect: \$56,273.50**
**Interest on Post Trial Verdict pursuant to Title 42 Pa.C.S.A.
8101 at 6% per annum to be calculated as of March 20, 2020
at a rate of \$9.25 per diem until Sale – See Title 41 Pa.C.S.A
202 for legal interest rate

SALE 18

By virtue of a Writ of Execution No. 2020-00390 U.S. Bank
Trust National Association, Not in Its Individual Capacity, But
Solely as Trustee of Citigroup Mortgage Loan Trust 2018-C v.
James A. Roman, Nicole B. Roman owners of property situate
in the BLAKELY BOROUGH, Lackawanna County,
Pennsylvania, being 746 Pleasant Avenue, Peckville, PA
18452-2310
Dimensions: 50X150
Assessment Map #:
10417-010-029
Assessed Value figure: \$185,250.00
Judgment Amount: \$167,119.78
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES

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 13TH, 2020 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
7/6/2020**

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ESTATES

First Notice

ESTATE OF CHARLES K. BETH, late of Jermy, PA (Died: August 20, 2020). C. Lynne Beth, Executrix or Albert E. Nicholls, Jr., Attorney for the Estate, 1421 E. Drinker, Street, Dunmore, Pennsylvania 18512.

NOTICE IS HEREBY GIVEN that Letters Testamentary in the **ESTATE OF CARSTEN O. BJORNSTAD**, (Date of Death: August 11, 2020) late of Scranton, Lackawanna County, Pennsylvania, have been granted to the undersigned. All persons indebted to said estate are required to make immediate payment and those having claims shall present them for settlement to: KRISTIAN G. BJORNSTAD, EXECUTOR, BRENDA D. COLBERT, ESQUIRE, COLBERT & GREBAS, P.C., 210 Montage Mountain Road – Suite A, Moosic, PA 18507.

ESTATE OF CHARLES E. DIBBLE, JR., late of Thornhurst Twp., PA (died 08/03/2020) M. Catherine Dibble, Executrix. Paul A. Kelly, Jr., Esq. - Attorney, 201 Lackawanna Avenue, Suite 306, Scranton, PA 18503.

ESTATE OF ROBERT F. KRYPEL late of Taylor, Lackawanna County, Pennsylvania (died July 28, 2020). Notice is hereby given that Letters Testamentary have been issued to Joseph T. Krypel, 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 Joseph T. Krypel, c/o John J. McGee, Attorney for the Estate, P.O. Box 3298, Scranton, PA 18505.

RE: **ESTATE OF MICHAEL F. LANGAN**, late of Scranton, Pennsylvania (died August 18, 2020). Notice is hereby given that Letters Testamentary for the Estate of Michael F. Langan have been issued to Brian P. Langan, 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 119 Swartz Street, Dunmore, PA 18512 or to Robert T. Kelly, Jr., Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Spruce Street, Suite 200, Scranton, PA 18503.

ESTATE OF DAVID MICHALSKI, A/K/A DAVID M. MICHALSKI, late of 852 Lincoln Street, Dickson City, Lackawanna County, Pennsylvania (died July 14, 2020). 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 John Michalski, Administrator, 193 Pinkerton Road, Coatesville, Pennsylvania 19320 or to James J. Gillotti, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, P.O. Box 240, Clarks Summit, Pennsylvania 18411.

RE: **ESTATE OF SHIRLEY MISIURA**, late of Dalton, Lackawanna County, Pennsylvania (died June 22, 2020). Notice is hereby given that Letters Testamentary for the Estate have been issued to Carol Fanucci and Shirley Ann Pisanchyn, Executors 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 Executors, or to John J. McGovern, Jr., 321 Spruce Street-Suite 201, Scranton, PA 18503.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF RONALD HUGH MUIR A/K/A RONALD H. MUIR**, Deceased, late of 19 Kane Street, Carbondale, Lackawanna County, Pennsylvania 18407, who died on July 4, 2020. 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 Dorothy Jean Muir, or Michael N. Krisa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447.

Notice is hereby given that Letters Testamentary have been granted in the **ESTATE OF EDNA G. ROSS A/K/A EDNA GEORGIANNA ROSS**, deceased, of the City of Scranton, Lackawanna County, who died on April 20, 2020. All persons indebted to said estate are required to make payment and those having any claims or demands are to present the same without delay unto the Executor, William T. Ross, in the care of Kelley, Polishan & Solfanelli, LLC, 259 S. Keyser Avenue, Old Forge, PA 18518.

ESTATE OF JOHN J. GRZYBOWSKI, late of Scott Township, PA, who died July 10, 2020. Letters of Administration 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: Judith Hollenbeck, Administratrix, c/o Corinne E. Thiel, Esquire, 3703 Birney Avenue, Scranton, PA 18507.

ESTATE OF ARLENE WALSH A/K/A ARLENE LARSON WALSH A/K/A ARLENE L. WALSH, late of Scranton, Pennsylvania (died April 25, 2020). Letters of Administration have been issued to Patrick Walsh Administrator of the Estate. All those indebted to said estate are required to make payment and those having claims to present the same without delay to Patrick Walsh, Esquire, Attorney for the Estate at 715 N. State Street, Clarks Summit, PA 18411.

Second Notice

RE: **ESTATE OF MICHELE ROSE COOPER**, late of South Abington Township, Lackawanna County, PA (died May 24, 2020). Letters Testamentary have been granted to the undersigned, who requests 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: Paul S. Cooper, Executor of the Estate, or to his attorney: Thomas J. Jones, Jr., Esquire, 410 Spruce Street, Suite 301, Scranton, Pennsylvania 18503.

ESTATE OF JAMES DALTON GRAHAM, late of Scott Township, PA (died February 21, 2020). Notice is hereby given that Letters Testamentary for the Estate of James Dalton Graham have been issued to Deborah Jean Goodman Graham, Executrix of the Estate. All those having claims or demands against the Estate shall present claims or remit payment without delay to Mark J. Conway, Attorney for the Estate, 502 South Blakely Street, Dunmore, Pennsylvania 18512.

RE: **ESTATE OF MICHAEL G. KAVULICH**, late of Taylor, Lackawanna County, Pennsylvania (died October 16, 2018). Notice is hereby given that Letters Testamentary for the Estate have been issued to Linda M. Kavulich, Executrix of the Estate. All those having claims or demands against the

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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.

RE: ESTATE OF GRACE KRAYNICK, late of Scranton, Lackawanna County, Pennsylvania (died July 21, 2020). Notice is hereby given that Letters of Administration C.T.A. for the Estate have been issued to John J. McGovern, Jr., Administrator of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to John J. McGovern, Jr., 321 Spruce Street-Suite 201, Scranton, PA 18503.

ESTATE OF SALVATORE MARTURANO, late of Taylor, Pennsylvania, (Died February 15, 2020). Notice is hereby given that Letters of Administration on the above Estate have been granted to Steven Marturano, Administrator. 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.

ESTATE OF ROBERT ROSS, JR., late of Glenburn Township, Lackawanna County, Pennsylvania (died July 29, 2020). 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 Carol Tokarski, Executor, of 57 General Maxwell Court, Newark, Delaware 19702 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.

Third Notice

ESTATE OF LOIS J. DOMBROSKY, ESTATE NUMBER 35-2020-779, DECEASED, LATE OF CARBONDALE, LACKAWANNA COUNTY, PA: DIED JANUARY 18, 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 MARK W. DOMBROSKY, 40 MANNION AVENUE, CARBONDALE, PA 18407.

Notice is hereby given that Letters Testamentary have been granted in the **ESTATE OF MORGAN W. EVANS**, late of Dunmore, Lackawanna County, (died June 16, 2020) to Ann Marie Evans, Personal Representative. Kevin J. Dempsey, Esquire, Attorney for the Estate, 114-116 North Abington Road, Clarks Green, PA 18411. 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 Personal Representative named above.

ESTATE OF GERALDINE FRANCES KAY aka GERALDINE F. KAY aka GERRY KAY, ESTATE NUMBER 35-2020-786, DECEASED, LATE OF SCRANTON, PA, LACKAWANNA COUNTY, PA: DIED JUNE 15, 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 DENISE K. OBRIEN, 885 GRAYSTONE CIRCLE, NORTHAMPTON, PA 18067.

ESTATE OF GLADYS MCCALL, late of Clarks Summit, Pennsylvania (died July 31, 2020). Letters of Testamentary have been issued to William McCall, Executor of the Estate. All those indebted to said estate are required to make payment and those having claims to present the same without delay to the Executor or to Patrick Walsh, Esquire, Attorney for the Estate at 715 N. State Street, Clarks Summit, PA 18411.

ESTATE OF KELLY ANN MCDERMOTT, ESTATE NUMBER 35-2020-777, DECEASED, LATE OF THROOP, LACKAWANNA COUNTY, PA: DIED JANUARY 22, 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 NICHOLAS J. MCDERMOTT, 134 HARRIET STREET, THROOP, PA 18512.

RE: ESTATE OF HELEN MILLER, late of Newton Township, PA, who died May 19, 2020. 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: Donna Burke, Executrix, or Daniel L. Penetar, Jr., Esquire, 116 North Washington Avenue, Suite 2A, Scranton, PA 18503.

ESTATE OF HELEN KRAYCINOVICH, Estate number 35-2020-685. Deceased, late of Dickson City, Lackawanna County, PA: died June 9, 2020. 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 Catherine O'Donnell, 267 Wyoming Avenue, Kingston, PA 18704.

Notice is hereby given that Letters of Administration have been granted to Michael Anthony Shostek, III, and Michelle Shostek, Administrators of the **ESTATE OF MICHAEL A. SHOSTEK, JR.**, late of Dunmore, PA, who died on June 23, 2020. All persons indebted to Estate are required to make payment and those having claims or demands are to present the same without delay to the Administrators or to Raymond C. Rinaldi, II, Esquire, Rinaldi & Poveromo, P.C., P.O. Box 826, Scranton, PA, 18501.

IN RE: **ESTATE OF ADELE SZYMANSKI**, late of Peckville, PA (Died May 22, 2020). Notice is hereby given that Letters Testamentary on the above Estate have been granted to Robert Szymanski. 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 above or to Eugene Daniel Lucas, Esquire, 801 North Washington Avenue, Scranton, PA 18509.

ESTATE OF CONRAD K. WALSH late of Moosic, Pennsylvania (died July 28, 2020). All creditors are requested to present their claims and all persons indebted to the decedent will make payment to Jessica Segilia Fazzi Executrix; or to John J. Brazil, Jr., attorney for the Estate, 712 Main Street, Suite 1, Moosic, Pennsylvania 18507.

LACKAWANNA JURIST

ARTICLES OF INCORPORATION

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation have been filed with the Department of State for the Commonwealth of Pennsylvania on 07/15/2020 under the provisions of the Business Corporation Law of 1988, for **AM2D, Inc.**, and the address of the registered office is 136 Broadhead Street, Old Forge, Pennsylvania 18518.

Scott R. Sanderson, Esquire
T1-9/25

CERTIFICATE OF ORGANIZATION

Notice is hereby given that Articles of Incorporation for a proposed Non-Profit Corporation, **GREATER SCRANTON BLACK DIAMONDS PIPE BAND**, were filed with the Pennsylvania Department of State in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988.

Michael J. Farley, Esq.
T1-9/25

ARTICLES OF INCORPORATION

Notice is hereby given that Articles of Incorporation for **ONVO, INC.** were filed and accepted with the Department of State, Commonwealth of Pennsylvania, on July 28, 2020, in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988, as amended and supplemented.

Robert J. Gillespie, Jr., Esquire
T1-9/25

CHANGE OF NAME

IN RE: Change of name of Norma Iris Scott in the Court of Common Pleas of Lackawanna County, Orphans Court Division, No. A12-2019. Notice is hereby given that on the 12th day of August, 2020, the Petition of Calvin and Amber Cutting was filed in the above-named Court, requesting an Order to Change the Name of Norma Iris Scott to Norma Iris-Scott Cutting. The Court has fixed the 15th day of October, 2020 at 10:00 a.m., at the Lackawanna County Government Center at the Globe, 200 Wyoming Avenue, Scranton, Pennsylvania, Courtroom C, as the time and place for the hearing on said Petition, when and where all interested parties may appear and show cause, if any, why the request of the Petitioners should not be granted.

BY THE COURT: Chester M. Bestrycki, Jr., Esquire
T1-9/25

FICTITIOUS NAME

An application for registration of the fictitious name **Carbondale Vacuum Center**, at The Fixit Shoppe 73 Cottage Street, Carbondale, PA 18407 has been filed in the Department of State at Harrisburg, PA, File Date 7/22/2020 pursuant to the Fictitious Names Act, Act 1982-295. The name and address of the person who is a party to the registration is LORELEI M JOHNSON, 1400 GREENFIELD RD, JERMYN, PA 18433.

T1-9/25

NOTICE

"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 the objection in writing with the Clerk of Orphans' Court on Monday, October 5th. The accounts will be filed by the Clerk, with the Court for adjudication and conformation on Tuesday, October 6th. Distribution may be ORDERED or authorized without further notice if no objections are filed prior to that date.

FICTITIOUS NAME

An application for registration of the fictitious name Rocco's Tech and Things, 206 Clearview Ln, Peckville, PA 18452 has been filed in the Department of State at Harrisburg, PA, File Date 7/22/2020 pursuant to the Fictitious Names Act, Act 1982-295. The name and address of the person who is a party to the registration is Rocco Gyetvai, 206 Clearview Ln, Peckville, PA 18452.

T1-9/25

CHANGE OF NAME

NOTICE IS HEREBY GIVEN Kayla McDonough has filed a Petition for Change of Name from Kayla McDonough to Kayla Penzone. A hearing will be held on October 30th, 2020 at 9:00 am at the Lackawanna County Courthouse.

T1-9/25

35-2016-222 Deceased First & Final Accounting
Rita I Deamon Harry Krenitsky, Executor
Jeffrey A Levine, Esq.

T1-9/25

LACKAWANNA JURIST

NOTICE

Court of Common Pleas, Civil Division
Lackawanna County Docket No. 19 CV 5529

Bayview Loan Servicing LLC

v.

Unknown Heirs, Successors, Assigns and all Persons, Firms
or Associations Claiming right, title or interest from or under
Robert Guancione

TO: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND
ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST FROM OR UNDER ROBERT
GUANCIONE

YOU ARE HEREBY NOTIFIED that on September 19, 2019,
Plaintiff, Bayview Loan Servicing, LLC filed a Complaint in
Mortgage Foreclosure, endorsed with a Notice to Defend,
against you in the Court of Common Pleas of Lackawanna
County Pennsylvania, docketed to No. 19 CV 5529. Plaintiff
seeks to foreclose on the mortgage secured by your property
located at 343 Hawthorn Street n/k/a 45 Hawthorn Drive,
Thornhurst, PA 18424 where upon your property would be
sold by the Sheriff of Lackawanna County.

YOU ARE HEREBY NOTIFIED to plead to the above
referenced Complaint on or before twenty (20) days from the
date of this publication or a Judgment will be entered against
you.

NOTICE

IF YOU WISH TO DEFEND, you must enter a written
appearance personally or by 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 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, GO TO OR TELEPHONE THE
OFFICE SET FORTH BELOW, THIS OFFICE CAN
PROVIDE YOU WITH INFORMATION ABOUT HIRING A
LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER,
THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH
INFORMATION ABOUT AGENCIES THAT MAY OFFER
LEGAL SERVICES TO ELIGIBLE PERSONS AT A
REDUCED FEE OR NO FEE.

NORTHERN PA LEGAL SERVICES
33 NORTH MAIN STREET, SUITE 200
PITTSBURGH, PA 15201
570-299-4100

PENNSYLVANIA LAWYER REFERRAL SERVICES
LACKAWANNA BAR ASSOCIATION
233 PENN AVENUE
SCRANTON, PA 18503
(570) 969-9161
(570) 969-9170 - BUSINESS FAX

T1-9/25

NOTICE

ACTION TO QUIET TITLE

TO: MARGUERITE LINDE a/k/a MARGUERITE PHILPOT
and DONALD J. PHILPOT and all their heirs, successors,
assigns, personal representatives, grantees, trustees,
devisees, mortgagees and any other persons or entities
claiming by, from, under and through them:

YOU ARE HEREBY NOTIFIED that the Plaintiffs, Krzysztof
Krajewski and Jadwiga Krajewski, have commenced a lawsuit
in the Court of Common Pleas of Lackawanna County,
Pennsylvania, Civil Division, filed to No. 2020 Civil 3581,
which you are required to defend, setting forth a cause of
action to Quiet Title related to the property known as 121
Willard Road, Greenfield Township, PA 18407, Tax Map
Number 01419-020-02501.

The Court has ordered service of the Complaint to be made
upon you by publication and you are hereby notified to plead
to said Complaint within twenty (20) days from the publication
hereof. If you fail to plead to the Complaint, judgment will be
entered against you, and each of you, and judgment will be
granted in favor of the Plaintiffs and against you on all issues
asserted in this action, including a Decree that the Plaintiffs
are the fee simple owner of the premises at 121 Willard Road,
Greenfield Township, PA 18407, Tax Map Number 01419-
020-02501.

NOTICE

If you wish to defend, you must enter a written appearance
personally or by 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 PAPER TO YOUR LAWYER AT
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IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS
OFFICE MAY BE ABLE TO PROVIDE YOU WITH
INFORMATION ABOUT AGENCIES THAT MAY OFFER
LEGAL SERVICES TO ELIGIBLE PERSONS AT A
REDUCED FEE OR NO FEE.

Northern Pennsylvania Legal Services
33 N. Main Street, Suite 200
Pittston, PA 18640
Phone (570) 299-4100

Lawyer Referral Service
Lackawanna Bar Association
233 Penn Avenue
Scranton, PA 18503
570-969-9600

T1-9/25