

## 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, JUNE 6, 2025 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](https://www.lackawannacounty.org/government/elected_officials/sheriff/sheriff_sales.php)

### **SALE 12 (from 3/7/25)**

By virtue of a Writ of execution filed to No. 24CV3459, Wilmington Savings Fund Society, FSB d/b/a Christina Trust, not in its individual capacity but solely in its capacity as Certificate Trustee for NNPL Trust Series 2012-1 vs. Ted J. Kalinowski Defendants/owners of property situate in the City of Dunmore, Lackawanna, PA, being 600-602 East Drinker Street, Dunmore, PA 18512.  
Property ID#s: 14652020047, 1465202004701, 14652020048  
Assessed Value Figure: \$0.00  
Improvements Thereon: Residential Real Estate  
Attorney: Matthew C. Fallings, Esq.  
Sheriff to Collect: \$119,572.29

### **SALE 1**

By virtue of a Writ of Execution filed to case number 2017-CV-522, Plaintiff, SMS Financial, CH, SMS Financial CH, LLC, Assignee of PNC Bank, N.A. vs. Defendant, Robert Bolus et al., and terre tenant, Sophie Von Hake. Owner of a property situate in Scranton, Lackawanna County, PA, being 1531 Birch Street, Scranton, PA.

Consisting of 2.228 acres of land, more or less.

Property ID#: 16810010019.

Improvements Thereon: Dwelling

Assessed Value: \$28,500.00

Sheriff to Collect: \$175,542.20, Plus costs, expenses and attorney's fees, and post-judgment interest until paid in full.

Attorneys: Cipriani & Werner, P.C.

### **SALE 2**

By virtue of a Writ of Execution filed to No. 2024-04960, M&T Bank vs. The Unknown Heirs of Mary Jane Barlow Deceased, and Gentry John Barlow Solely in His Capacity as Heir of Mary Jane Barlow, Deceased, owner(s) of property situate in Borough of Moosic, Lackawanna County, PA, being 511 Crippen Street, Moosic, PA 18507

Assessment Map#: 18412020017

Assessed Value Figure: \$6,000.00

Improvements Thereon: Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to Collect: \$41,680.08

All the surface of all those certain lots, pieces or parcels of land situate in the borough of Moosic, county of Lackawanna and state of PA.

### **SALE 3**

By virtue of a Writ of Execution filed to No. 2023-02047, Nationstar Mortgage LLC vs. Janet V. Brouillette, owner(s) of property situate in Township of Covington, Lackawanna County, PA, being 27 Sunset Hi, Covington Township aka Gouldsboro, PA 18424

Assessment Map#: 21204030000401 and

21204030000402

Assessed Value Figure: \$20,000.00

Improvements Thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to Collect: \$222,014.44

All that certain lot, piece or parcel of land situate, lying and being in the township of Covington, County of Lackawanna and Commonwealth of PA.

## LACKAWANNA JURIST

### SALE 4

By virtue of a Writ of Execution filed to No. 2023-04705, Pennymac Loan Services, LLC vs. Jason Matticks aka Jason G. Matticks, owner(s) of property situate in Taylor Borough, Lackawanna County, PA, being 115 Rinaldi Drive, Taylor, PA 18517  
Assessment Map Number: 155.14-010-007  
Assessed Value Figure: \$19,000.00  
Improvements Thereon: Residential Dwelling  
Attorney: KML Law Group, P.C.  
Sheriff to Collect: \$153,756.68  
All that certain piece or parcel of land situate, lying and being in the Sixth Ward of the Borough of Taylor, County of Lackawanna and Commonwealth of PA.

### SALE 5

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: Residential Dwelling  
Attorney: KML Law Group, P.C.  
Sheriff to Collect: \$108,269.26  
All that certain lot, piece parcel or tract of land, situate, lying and being in the Borough of Olyphant, County of Lackawanna and State of PA.

### SALE 6

By virtue of a Writ of Execution, No. 24-CV-9184, PHH Mortgage Corporation vs. Rayner Apatano, owner(s) of property situate in the 1ST Ward of the city of Scranton, Lackawanna County, PA, being 1027 Fisk Street, Scranton, PA 18509, Tax ID No. 13510070047 aka 13510-070-047  
Improvements Thereon: Residential Dwelling  
Judgment Amount: \$162,195.37  
Attorneys for Plaintiff: Brock & Scott, PLLC

### SALE 7

By virtue of a Writ of Execution No. 24 CV 8421, Wells Fargo Bank, N.A. vs. Marissa Kenzakoski, owner(s) of property situate in the Township of Thornhurst, Lackawanna County, PA, being 92 Magnolia Drive aka 92 Magnolia Drive L 187 aka 187 Magnolia Drive, Thornhurst, PA 18424.  
Tax ID No. 24601040011 aka 246.01-040-011  
Improvements Thereon: Residential Dwelling  
Judgment Amount: \$63,342.74  
Attorneys for Plaintiff: Brock and Scott, PLLC

### SALE 8

By virtue of a Writ of Execution No. 2023-01868, Freedom Mortgage Corporation vs. Erik A Wells, owner(s) of property situate in the Thirteenth ward of the city of Scranton, Lackawanna County, PA, being 1531 Kingsbury Place, Scranton, PA 18509, Tax ID No. 14605050017  
Improvements Thereon: Residential Dwelling  
Judgment Amount: \$160,552.88  
Attorneys for Plaintiff: Scott and Brock, PLLC

### SALE 9

By virtue of a Writ of Execution filed to No. 2022-05375, Ocwen Loan Acquisition Trust 2023-HB1 vs. Unknown Heirs of Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under Matilda Tomarelli, deceased, owner(s) of property situate in City of Scranton, Lackawanna County, PA, being 1829 Prospect Avenue, Scranton, PA 18505  
Assessment Map#: 16711020027  
Assessed Value Figure: \$9,000.00  
Improvements Thereon: Residential Dwelling  
Attorney: Christopher A. DeNardo, Esq.  
Sheriff to Collect: \$133,402.66

### SALE 10

By virtue of a Writ of Execution filed to No. 2023-02153, U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCAF Acquisition Trust vs. Anthony L. Castellano, Executor of the Estate of Peter Beckish, deceased, owner(s) of property situate in Township of Jefferson, Lackawanna County, PA, being 473 Cortez Road, Lake Ariel, PA 18436.  
10,915 square feet  
Assessment Map#: 15002010015  
Assessed Value Figure \$6,000.00  
Improvements Thereon: Residential Dwelling  
Attorney: Samantha Gable, Esq.  
Sheriff to Collect: \$98,807.41

## LACKAWANNA JURIST

### SALE 11

By virtue of a Writ of Execution filed to No. 2024-CV-07048, Citizens Savings Bank vs. Christopher A. Admire, Executor of the Estate of Barbara Ann Admire, aka Barbara Admire, Deceased, owner of property situate in Scranton, Lackawanna County, PA, being 316 South 9th Avenue.  
Dimensions of Parcel: 50X90X25X95X25X187 BLDG & LAND

Property ID#: 15606050034  
Assessment Value: \$8,000.00  
Improvements Thereon: Single Dwelling  
Attorney: David K. Brown, Esq.  
Kreder Brooks Hailstone LLP  
220 Penn Avenue, Suite 200  
Scranton, PA 18503  
(570) 346-7922

Sheriff to collect: \$37,983.83\*

\*Plus additional interest, costs, escrow advances, late charges, attorneys' fees and other costs through date of payment.

### SALE 12

By virtue of a Writ of Execution filed to No. 2024-CV-4035, Pingora Loan Servicing, LLC vs. Unknown heirs, successors, assigns and all persons, firms, or associations claiming right, title or interest from or under Walter Ballog, deceased owner and mortgagor, owner(s) of property situate in Throop Borough, Lackawanna County, PA, being, 937 Mary Street, Throop, PA 18512  
Front: 42.3 feet, Depth: 140 feet  
Property ID#: 12513-070-042

Assessed Value Figure: \$6,500.00  
Improvements Thereon: Residential Dwelling  
Attorney: Roger Fay, Esq.  
Sheriff to Collect: \$107,294.84 Plus escrow advances and costs of collection, including reasonable attorney fees, title fees, property inspection fees, property preservation fees, and costs, accruing from 11/18/24 to the date of the sheriff's sale.

### SALE 13

By virtue of a Writ of Execution filed to No. 2023-04442, Nationstar Mortgage LLC vs. Thomas Ferguson, owner(s) of property situate in Scranton City, Lackawanna County, PA, being 117 Ferdinand Street, Scranton, PA 18508  
Front: 40, Depth: 76.34  
Property ID#: 13412-030-035  
Assessed Value Figure: \$8,000.00  
Improvements Thereon: Residential Dwelling  
Attorney: Roger Fay, Esq.  
Sheriff to Collect: \$100,693.61 plus accruing escrow advances and costs of collection, including

reasonable attorney fees, title fees, property inspection fees, property preservation fees, and costs, to the date of the sheriff's sale.

### SALE 14

By virtue of a Writ of Execution filed to No. 2023-CV-4840, Kate D. Chapman vs. Patrick J. Kelly, Trustee of the Patrick J. Kelly Trust, owner of property situate in the City of Carbondale, Lackawanna County, PA, being various addresses in the City of Carbondale comprising the Marian Community Hospital Campus with the following PINs and addresses improved with various improvements:

PIN 05506-010-001, Park St & Lincoln Ave  
PIN 05506-010-003, 24 Park St  
PIN 05506-010-006, 131 Salem Ave  
PIN 05506-010-008, Lincoln Ave & Salem Ave  
PIN 05506-010-010, Salem Ave  
PIN 05506-010-001 – 0.74 acres  
PIN 05506-010-003 – 0.510 acres  
PIN 05506-010-006 – 76 x 60 x 81 x 10 x 5 x 50  
PIN 05506-010-008 – 3.430 acres  
PIN 05506-010-010 – 185 x 223 x 177 x 209  
Property ID#: PIN 05506-010-001, PIN 05506-010-003, PIN 05506-010-006, PIN 05506-010-008, PIN 05506-010-010

Assessed Value Figure: \$299,500.00

Improvements Thereon: Various Non-Residential Improvements

Attorney: Brigid E. Carey, Esquire  
Sheriff to Collect: \$710,011.10 together with Sheriff's cost and poundage a total of \$770,879.94 as set out on the Writ of Execution.

### SALE 15

Deutsche Bank National Trust Company, as Trustee for the Holders of the CDC Mortgage Capital Trust 2002-HE3 Mortgage Pass-Through Certificates, Series 2002-HE3, Plaintiff vs. Theodore Tansley, Defendant(s). Court of Common Pleas of Lackawanna County No. 2024-03780.  
All those certain lots or pieces of ground situate in the city of Scranton, Lackawanna County, PA, Being Known As: 1020 Quincy Avenue Scranton, PA 18510  
Being Parcel#: 14614050037  
Improvements: Residential Property  
Cierra Mendez, Esq. PA ID No. 334198

## LACKAWANNA JURIST

### SALE 16

U.S. Bank Trust Company, National Association, as Trustee, as Successor-in-Interest to the U.S. Bank National Association, not in its individual capacity but solely in its capacity as indenture trustee of CIM Trust 2021-NR3, Plaintiff vs. Todd T. Cummings, Defendant(s)  
Court of Common Pleas of Lackawanna County No. 2024-05709

All those certain lots or pieces of ground situate in the city of Scranton, Lackawanna County, PA, Being Known As: 838 River Street Scranton, PA 18505  
Being Parcel#: 15717010029  
Dimensions: 40X157 BLDG & LAND  
Total Value: \$7,200  
Improvements: Residential Property  
Cierra Mendez, Esq. PA ID No. 334198

### SALE 17

By virtue of a Writ of Execution filed to No. 24-CV-7299, J.P. Morgan Mortgage Trust 2022-DSC1 c/o Citibank, N.A. as Delaware Trustee, Plaintiff vs. 1001 Acker LLC, Defendant(s), owner(s) of property situate in City of Sixth Ward of the City of Scranton, Lackawanna County, PA, being 1001-1003 Acker Avenue, Scranton, PA 18504.  
37X120  
Property ID#: 1561402002300  
Assessed Value Figure: \$7,500.00  
Improvements Thereon: Single Family Dwelling  
Attorney: Ed E. Qaqish, Esq.; Meredith H. Wooters, Kimberly J. Hong, Michael E. Carleton, Cristina L. Connor and Katherine M. Wolf  
Sheriff to Collect: \$129,107.70

### SALE 18

By virtue of a Writ of Execution filed to No. 23-CV-709, First National Bank, et al. (plaintiff) vs. Michael R. Meyer (Defendant), owner(s) of property situate in Township of Benton, Lackawanna County, PA, being 16957 State Route 407, Nicholson, PA 18446  
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: \$80,497.50

### SALE 19

By virtue of a Writ of Execution, filed to Docket No. 2021-CV-2349, Plaintiff, Community Bank, N.A. vs. Defendant, Lindsay Gerber aka Lindsay N. Gerber, owner of all that certain lot, piece or parcel of land situate, lying and being in the Village of Waverly, Township of Abington (now Township of Waverly), County of Lackawanna and Commonwealth of PA, more specifically known as 1114 N. Abington Road, Waverly, PA 18471.  
Being a Street Address of: 1114 N. Abington Road, Waverly, PA 18471  
Assessment Map/Parcel/Plate No.: 08002 020 006  
Instrument No. 201703705  
Assessed Value Figure: \$8,000.00  
Improvements Thereon: 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: \$128,762.41 (plus accrued interest, attorney's fees, and costs)

### SALE 20

By virtue of a Writ of Execution, filed to Docket No. 2023-CV-4556, Peoples Security Bank & Trust Company, Plaintiff, vs. Peter Kanton and Mary Kanton, Defendants.  
Peter Kanton is the owner of the property situate in the City of Scranton, County of Lackawanna, and Commonwealth of PA, more specifically known as 618 Davis Street, Scranton, PA 18505, being a street address of 618 Davis Street, Scranton, PA 18505  
Assessment Map/Parcel/Plate#: 17705-010-018  
Deed Book 1505, Page 310, et seq.  
Assessed Value Figure: \$28,200.00  
Improvements Thereon: Commercial Real Estate  
Attorney: James T. Shoemaker, Esq.  
Hourigan, Kluger & Quinn, PC  
600 Third Avenue  
Kingston, PA 18704  
jshoemaker@hkqlaw.com  
(570) 287-3000  
Sheriff to Collect: \$83,009.51 (plus accrued interest, attorney's fees, and costs)

## LACKAWANNA JURIST

### SALE 21

By virtue of a Writ of Execution filed to No. 23-CV-5335, U.S. Bank National Association as Trustee for Velocity Commercial Capital Loan Trust 2021-4 v. 644 Elm Street LLC Defendants/owners of property situate in the City of Scranton, Lackawanna, PA being 521-523 Cedar Avenue, Scranton, PA 18505  
Property ID#: 15616020003  
Assessed Value Figure: \$0.00  
Improvements Thereon: Residential Real Estate  
Attorney: Matthew C. Fallings, Esq.  
Sheriff to Collect: \$247,016.10

### SALE 22

By virtue of a Writ of Execution filed to No. 24-Cv-04264, Mortgage Assets Management, LLC vs. John J. Gilboy Jr. aka John J. Gilboy and Nancy Jo Gilboy, defendants/owners of property situate in the City of Jessup, Lackawanna, PA, being 133 Maple Street, Jessup, PA 18434.  
Property ID#: 1041801000901  
Assessed Value Figure: \$0.00  
Improvements Thereon: Residential Real Estate  
Attorney: Matthew C. Fallings, Esq.  
Sheriff to Collect: \$223,197.08

### SALE 23

By virtue of a Writ of Execution filed to No. 22CV3518, PennyMac Loan Services, LLC vs. Gregory R. Bray and Sharon Bray, owner(s) of property situate in the Borough of Dalton, Lackawanna County, PA, being 114 2nd Street, Dalton, PA 18414.  
Size of Lot: 100x200  
Property ID#: 0681201000501  
Assessed Value Figure: \$17,000.00  
Improvements Thereon: Residential Property  
Attorney: Powers Kirn, LLC  
Sheriff to Collect: \$19,425.62

### SALE 24

By virtue of a Writ of Execution filed to No. 2024-07414, PennyMac Loan Services, LLC vs. Stephen T. Yanochick, owner(s) of property situate in the Borough of Jessup, Lackawanna County, PA, being 253 Bridge Street, Jessup, PA 18434.  
Size of Lot: 50x150  
Property ID#: 10417030042  
Assessed Value Figure: \$7,000.00  
Improvements Thereon: Residential Property.  
Attorney: Powers Kirn, LLC  
Sheriff to Collect: \$4,984.60

### SALE 25

By virtue of a Writ of Execution filed to No. 24 CV 8434, Citizens Bank N.A. (plaintiff) vs. Thomas Allen Brozdowski, owner of property (defendant) situated in Village of Eynon, Lackawanna County, PA, being 167 Handley Street, Eynon, PA 18403  
All those certain lots, pieces or parcels of land lying, situated and being in the Village of Eynon, Borough of Archbald, County of Lackawanna and State of PA, bounded and described as follows: Being lots nos. 25 and 26, situate on Handley Street (formerly Jones Street) upon the plot entitled "The Equity Improvement Company's Plot of Lots in the Borough of Archbald, PA." duly recorded in map book 8, page 40; said lots having a combined frontage of 80 feet on Handley Street and are 160 feet in depth.  
Dwelling Known As: 167 Handley Street, Eynon, PA 18403  
Tax Parcel #: 09413050006  
Title to said premises is vested in Thomas Allen Brozdowski by deed from Meghan Mileski, now by marriage, Meghan Mileski O'Connor and Stephen O'Connor, her husband dated May 7, 2018 and recorded May 25, 2018 in Instrument Number 201807941  
Assessment Map#: 09413050006  
Assessed Value Figure: \$5,400.00  
Improvements Thereon: Residential Dwelling  
Attorney: McCabe, Weisberg & Conway, LLC  
Sheriff to Collect: \$104,596.36

### SALE 26

By virtue of a Writ of Execution filed to No. 23-CV-1666, U.S. Bank National Association, not in its individual capacity but solely as trustee for the Maroon Plains Trust, (Plaintiff) vs. James A. Cotillo, III Melissa Cotillo (Defendants) owner of a property situate in the Borough of Blakely, Lackawanna County, PA, being 113 4th Street, Blakely, PA 18447  
50x150  
Property ID#: 11405090012  
Assessed Value Figure: \$11,000.00  
Improvements Thereon: Residential Single Dwelling  
Attorney: Emmanuel J. Argentieri/Romano, Garuba & Argentieri  
Sheriff to Collect: \$171,175.54

## LACKAWANNA JURIST

### SALE 27

By virtue of a Writ of Execution in Case Number: 2023-02708, UMB Bank, National Association, not in its individual capacity, but solely as legal title trustee for LVS Title Trust XIII (Plaintiff) vs. Brian J. Rikli and Rachael B. Rikli (Defendants), owners of the property situate in Scott Township, Lackawanna County, PA, being 6 Eastview Drive, Scott Township, PA 18411 Dimensions of Parcel: 75 X 220 X 150 X 96 X 75 X 131  
Property ID#: 08104-040-00203  
Assessed Value Figure: \$21,000.00  
Improvements Thereon: Residential Dwelling  
Attorney: Hladik Onorato and Federman, LLP, Stephen M. Hladik, Esq.  
298 Wissahickon Avenue  
North Wales, PA 19454  
Sheriff to Collect: \$151,802.86 plus costs, expenses, attorneys' fees and additional interest.

### SALE 28

By virtue of a Writ of Execution in Case Number: 2024-03564, US Bank Trust National Association, not in its individual capacity but solely as owner Trustee for VRMTG Asset Trust (Plaintiff) vs. James F. Rosado and The United States of America (Defendants), owners of the property situate in the Borough of Moosic, Lackawanna County, PA, being 5 Alcott Close, Moosic, PA 18507  
Dimensions of Parcel:  
12,850 Sq Ft  
Property ID#: 18504030001  
Assessed Value Figure: \$34,000.00  
Improvements Thereon: Residential Dwelling  
Attorney: Hladik Onorato and Federman, LLP, Stephen M. Hladik, Esq.  
298 Wissahickon Avenue  
North Wales, PA 19454  
Sheriff to Collect: \$407,258.65 plus costs, expenses, attorneys' fees and additional interest.

### SALE 29

By virtue of a Writ of Execution No. U.S. Bank National Association as Trustee of Homeward Opportunities Fund Trust 2022-1 vs. 807 Monroe LLC  
Docket #: 24CV8764  
Property to be sold is situated in the borough/township of Scranton, County of Lackawanna and State of PA. Commonly known as: 807 Monroe Avenue, Scranton, PA 18510.  
Parcel Number: 14670010052  
Improvements thereon of the residential dwelling or lot (if applicable):  
Judgment Amount: \$162,425.57

Attorneys for the Plaintiff: 1325 Franklin Avenue, Suite 160 Garden City, NY 11530  
(212) 471-5100  
Robert Flacco, Esq. (325024)

### SALE 30

By virtue of a Writ of Execution No. 20243746, U.S. Bank Trust National Association, not in its individual capacity but solely as Trustee of Fidelity & Guaranty Life Mortgage Trust 2018-1 (Plaintiff) vs. 942 Monroe LLC (Defendant)  
942 Monroe LLC, owners of property situate in the City of Scranton, Lackawanna County, PA, being 942 Monroe Avenue, Scranton, PA 18510  
30X70- B D MELVINS SUB L C B 245  
Parcel#: 14670020016  
Assessed Vale Figure: \$9,000  
Improvements Thereon: Residential Dwelling-Single  
Attorneys for the Plaintiff: Friedman Vartolo, LLP  
Sheriff to Collect: \$150,095.71

### SALE 31

By virtue of a Writ of Execution No. J.P. Morgan Mortgage Trust 2022-DSCI c/o Citibank, N.A. as Delaware Trustee vs. 1627 Pittston LLC.  
Docket #: 25CV105  
Property to be sold is situate in the borough/township of Scranton, County of Lackawanna and State of PA. Commonly known as: 1627 Pittston Avenue, Scranton, PA 18505.  
Parcel #: 16711010040  
Judgment Amount: \$80,938.82  
Attorneys for the Plaintiff:  
1325 Franklin Avenue, Suite 160  
Garden City, NY 11530  
1628 John F. Kennedy Boulevard, Suite 1810  
Philadelphia, PA 19103  
(212) 471-5100  
Robert Flacco, Esq. (325024)

## LACKAWANNA JURIST

### SALE 32

By virtue of a Writ of Execution No. Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee for the FLIC Residential Mortgage Loan Trust I vs. 124 Crown LLC.

Docket Number: 25CV341

Property to be sold is situate in the borough/township of Scranton, County of Lackawanna and State of PA. Commonly known as: 124 Crown Avenue, Scranton, PA 18505

Parcel Number: 15761040008

Judgment Amount: \$154,696.07

Attorneys for the Plaintiff:

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

1628 John F. Kennedy Boulevard, Suite 1810

Philadelphia, PA 19103

(212) 471-5100

Robert Flacco, Esq. (325024)

### SALE 33

By virtue of a Writ of Execution No. U.S. Bank National Association, not in its individual capacity but solely as trustee for the BINOM Securitization Trust 2021-INV1 vs. 245 West Parker Street LLC

Docket Number: 24CV9090

Property to be sold is situate in the borough/township of Scranton, County of Lackawanna and State of PA. Commonly known as: 245 West Parker Street, Scranton, PA 18508.

Parcel #: 13505010022

Judgment Amount: \$84,476.46

Attorneys for the Plaintiff:

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

1628 John F. Kennedy Boulevard, Suite 1810

Philadelphia, PA 19103

(212) 471-5100

Danielle Johnson, Esq. (334703)

### SALE 34

By virtue of a Writ of Execution filed to No. 24CV4073

U.S. Bank Trust National Association, as Trustee For LB-Dwelling Series V. Trust (Plaintiff) vs. Angelo Cruz aka Angelo A. Cruz (Defendant).

Angelo Cruz aka Angelo A. Cruz, owner of the property situate in Borough of Archbald, Lackawanna County, PA.

Being 492 North Main Street, Archbald, PA 18403

50X120 BLDG & LAND

Parcel ID#: 09513010022

Assessed Value Figure: \$7,500

Improvements Thereon: Residential Dwelling

Attorney Friedman Vartolo, LLP

Sheriff to Collect: \$170,302.82

### SALE 36

By virtue of a Writ of Execution No. U.S. Bank Trust National Association, not in its individual capacity but solely as Trustee of Fidelity & Guaranty Life Mortgage Trust 2018-1 vs. 703 Crown LLC

Docket Number: 24CV7860

Property to be sold in the borough/township of Scranton, County of Lackawanna and State of PA Commonly known as 703 Crown Avenue, Scranton PA 18505

Parcel #: 16708060045

Judgment Amount: \$105,448.87

Attorneys for the Plaintiff:

Robert Flacco

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212) 471-5100

Dated February 28, 2025

Robert Flacco, Esq. (325024)

### SALE 37

By virtue of a Writ of Execution No. Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee for the FLIC Residential Mortgage Loan Trust 1 vs. 1010 Prince LLC.

Docket Number: 2024-06320

Property to be sold is situated in the borough/township of Taylor, County of Lackawanna and State of PA.

Commonly known as: 1010 Prince Street, Taylor, PA 18517

Parcel #: 1551402000110

Judgment Amount: \$154,077.36

Attorneys for the Plaintiff:

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212) 471-5100

Dated February 27, 2025

Perry Russell, Esq. (334517)

## LACKAWANNA JURIST

### SALE 38

By virtue of a Writ of Execution No. U.S. Bank Trust National Association, not in its individual capacity but solely as Trustee of Fidelity & Guaranty Life Mortgage Trust 2018-1 vs. 332 New York Street LLC. Docket #: 24CV7361  
Property to be sold is situate in the borough/township of Scranton, County of Lackawanna and State of PA. Commonly known as: 332 New York Street, Scranton, PA 18509  
Parcel #: 14605070062  
Judgment Amount: \$75,891.53  
Attorneys for the Plaintiff:  
1325 Franklin Avenue, Suite 160  
Garden City, NY 11530  
(212) 471-5100  
Dated February 28 ,2025  
Perry Russel, Esq. (334517)

### SALE 39

By virtue of a Writ of Execution No. 2010-51356 North Pocono School District (Plaintiff) vs. David J. Kreig, Executor of Estate of Romayne Kreig (Defendant/s)  
David J. Kreig, Executor of Estate of Romayne Kreig, owner(s) of property situate in Spring Brook Twp, Lackawanna County, PA, being: Matthews Road S.R. 502 T. 314  
28.1 Acres  
Property ID#: 21004-010-02805  
Assessed Value Figure: \$7,000.00  
Improvements Thereon: Agriculture-Vacant Acreage (10-50A)  
Attorney: Portnoff Law Associates, Ltd.  
(866) 211-9466  
Sheriff to Collect: \$10,247.29

### SALE 40

By virtue of a Writ of Execution No. 2020-51381 Abington Heights School District (Plaintiff) vs. T Jane. McDowell (Defendant/s).  
T. Jane McDowell, owner(s) of property situate in S. Abington Township, Lackawanna County, PA, being: 507 Old Colony Road.  
143x139x160x140  
Property ID#: 10109-020-019  
Assessed Value Figure: \$25,000.00  
Attorney: Portnoff Law Associates, Ltd.  
(866) 211-9466  
Sheriff to Collect: \$8,176.28

### SALE 41

By virtue of a Writ of Execution No. 2016-55189 Abington Heights School District (Plaintiff) vs. Gary L. Szuch, Maureen Szuch (Defendant/s)

Gary L. Szuch and Maureen Szuch, owner(s) of property situate in Ransom Township, Lackawanna County, PA, being:  
11051 Spring Drive  
2.896A  
Property ID#: 16402-010-01302  
Assessed Value Figure: \$18,500.00  
Improvements Thereon: Residential-Single Dwelling  
Attorney: Portnoff Law Associates, Ltd.  
(866) 211-9466  
Sheriff to Collect: \$5,694.92

### SALE 42

By virtue of a Writ of Execution No. 2015-50159 Abington Heights School District (Plaintiff) vs. David J. Avery, Maryann Avery (Defendant/s).  
David J. Avery and Maryann Avery, owner(s) of property situate in N. Abington Township, Lackawanna County, Pennsylvania, being:  
Lily Lake Road.  
26.06A  
Property ID#: 05901-020-007  
Assessed Value Figure: \$50,800.00  
Improvements Thereon: Residential-Single Dwelling  
Attorney: Portnoff Law Associates, Ltd.  
(866) 211-9466  
Sheriff to Collect: \$51,400.04

### SALE 43

By virtue of a Writ of Execution No. 2014-51077, North Pocono School District (Plaintiff) vs. Margaret A. Ephault (Defendant/s).  
Margaret A. Ephault, owner(s) of property situate in Spring Brook Tp, Lackawanna County, PA, being: 43 Joni Drive.  
BLDG & LAND  
Property ID#: 20401-010-015  
Assessed Value Figure: \$20,000.00  
Improvements Thereon: Residential-Single Dwelling  
Attorney: Portnoff Law Associates, Ltd.  
(866) 211-9466  
Sheriff to Collect: \$8,783.00



## **LACKAWANNA JURIST**

### **SALE 44**

By virtue of a Writ of Execution No. 2022-52331,  
Abington Heights School District (Plaintiff) vs. Andrea  
Ilene Vanness (Defendant/s).

Andrea Ilene Vanness, owner(s) of property situate in  
Clarks Summit, Lackawanna County, PA, being: 400  
Fairview Avenue.

150x50

Property ID#: 10008-040-03900

Assessed Value Figure: \$11,000.00

Attorney: Portnoff Law Associates, Ltd.

(866) 211-9466

Sheriff to Collect: \$5,473.05

### **SALE 45**

By virtue of a Writ of Execution No. 2007-52130,  
North Pocono School District (Plaintiff) vs. Land  
Tycoon Inc. (Defendant/s).

Alan Chillot and Terri Lynn Chillot, owner(s) of  
property situate in Clifton Township, Lackawanna  
County, PA, being: R. Gouldsboro Rd.

112x170x113x200

Property ID#: 23303-010-031

Assessed Value Figure: \$18,000.00

Improvements Thereon: Residential-Multi Dwelling

Attorney: Portnoff Law Associates, Ltd.

(866) 211-9466

Sheriff to Collect: \$22,109.76

### **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 **JULY 6, 2025** 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**

**MARCH 10, 2025**

## ESTATE

### **First Notice**

**ESTATE OF JOSEPHINE A. AVISATO**, late of Old Forge, Pennsylvania (died October 26, 2024). Letters Testamentary in the above estate having been granted, all persons having claims or demands against the estate of decedent shall make them known and present them, and all persons indebted to said estate shall make payment thereof without delay to Nicole Olivieri, Executrix, 102 Seneca Drive, Old Forge, PA 18518; or to Paul D. Horgor, Oliver, Price & Rhodes, LLP, Attorney for the Estate, 1212 South Abington Road, Clarks Summit, Pennsylvania 18411.

In the **ESTATE OF ROBERT BRITTON, A/K/A ROBERT CARL BRITTON**, of Carbondale City, Lackawanna County, Commonwealth of Pennsylvania. Letters of Administration in the above estate have been granted to Carolyn S. Britton. 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

**RE: Estate of JOHN JOSEPH CARNEVALE a/k/a JOHN J. CARNEVALE**, late of Scranton, Lackawanna County, Pennsylvania (died April 26, 2025). Notice is hereby given that Letters Administration for the Estate have been issued to Joseph F. Carnevale, Administrator of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to the ADMINISTRATOR, or to John J. McGovern, Jr., Attorney for the Estate, 321 Biden Street - Suite 201, Scranton, PA 18503.

**ESTATE OF JOHN FEDORKO, JR. also known as JOHN FEDORKO**, late of Olyphant, Pennsylvania, died on January 2, 2025. Letters Testamentary have been granted to Brian Doughton. Creditors shall make demands and debtors shall make payment without delay to Glenn M. Cashuric, Esq., Attorney for the Estate, 805 Susquehanna Avenue, Olyphant PA 18447.

**ESTATE OF NICOLETTA LIVSEY**, late of the City of Scranton, Lackawanna County, Pennsylvania, died on February 28, 2025. Letters Testamentary having been granted to Nancy Hardos. Creditors shall make demands and debtors shall make payment without delay to Marjorie DeSanto Barlow, Esquire, Attorney for the Estate, Desanto Barlow Law, PC, Professional Arts Building, 327 North Washington Ave., Suite 400, Scranton, PA 18503.

**RE: ESTATE OF JAMES HAYDEN**, late of Roaring Brook Township, Lackawanna County, Pennsylvania (died March 15, 2025). 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 Keith Hayden, Executor, or to James W. Reid, Esquire, Oliver, Price & Rhodes, Attorneys for the Estate, 1212 South Abington Road, Clarks Summit, Pennsylvania 18411.

**ESTATE OF PATRICIA A. HOLDEN, DECEASED**, late of Dalton, Lackawanna County, Pennsylvania, (died March 26, 2025). Letters Testamentary having been granted, creditors shall make demand and debtors shall make payment to Bonita Russell, 2003 Maple Rd., Dalton, PA, 18414, Executrix, or to Stephen J. Evers, Esq., Attorney for the Estate, 213 R. North State Street, Clarks Summit, PA, 18411. Stephen J. Evers, Esq.

**RE: ESTATE OF JANET LEWIS**, late of South Abington Township, Lackawanna County, Pennsylvania (died April 23, 2025). 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 Evan Lewis, Executor, or to James W. Reid, Esquire, Oliver, Price & Rhodes, Attorneys for the Estate, 1212 South Abington Road, Clarks Summit, Pennsylvania 18411.

**ESTATE OF JOSEPH MURPHY**, late of the Borough of Dunmore, Pennsylvania (died April 17, 2025). Notice is hereby given that Letters of Testamentary on the above Estate have been granted to Kathleen Holmes of Lansdale, Pennsylvania and Patrick Murphy, of the Township of Waverly, Pennsylvania. 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 Nichoals D. Tellie, Esquire, Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

**ESTATE OF LINDA M. WASTA also known as LINDA WASTA**, late of Scranton, Lackawanna County, Pennsylvania. Any person or persons having claim against or indebted to estate present same to: Stacey Atkinson 32 Fountain Blvd, Burlington, NJ 08016; Attorney for the Estate: Zachary Jennings, Esquire, 303 Tenth Street, Honesdale, Pennsylvania, 18431.

Notice is hereby given that Letters Testamentary have been granted to John L. Richter and Robert P. Richter, Jr., Co-Executors, of the **ESTATE OF ARLENE C. RICHTER**, late of Olyphant, PA, who died on May 02, 2021. All persons indebted to the Estate are required to make payment and those having claims or demands are to present the same without delay to the Co-Executors or to Raymond C. Rinaldi, II, Esquire, Rinaldi & Poveromo, P.C., P.O. Box 826, Scranton, PA 18501. RINALDI & POVEROMO, P.C., Attorneys.

NOTICE IS HEREBY GIVEN that Letters Testamentary were granted to Tracey Kranick, in the **ESTATE OF ANNE MARIE ZWANCH** late of the Borough of Jessup, Lackawanna County, Pennsylvania, who died on April 9, 2025. All persons indebted to the said Estate are required to make payment, and those having claims or demands to present the same without delay to the estate's counsel named below: Edwin A. Abrahamsen, Esquire Abrahamsen, Conaboy & Abrahamsen, P.C. 255 E. Grove St., 2nd Fl, Clarks Summit, PA 18411.

## LACKAWANNA JURIST

### Second Notice

**ESTATE OF DANN M. DERRICK A/K/A DANN DERRICK**, late of Peckville, Lackawanna County, PA. Any person or persons having claim against or indebted to estate present same to Executrix: Merry Wagner, 35 Wagner Hill Road, Equinunk, PA 18417; Attorney for ESTATE: Nicholas A. Barna, Esq. 207 Tenth Street, Honesdale, PA 18431.

Notice is hereby given that Letters Testamentary have been granted in the following Estate. All persons indebted to said Estate are required to make payment, and those having claims or demands to present the same without delay to the Executor named: **ESTATE OF JANE MARIE GRIFFITHS a/k/a JANE M. GRIFFITHS**, late of Dalton, PA. Darren Griffiths, Executor; Christopher J. Szweczyk, Esquire, Attorney, 321 Biden Street, Suite 201, Scranton, PA 18503. **CHRISTOPHER J. SZWECZYK, ESQUIRE, ATTORNEY FOR THE ESTATE**

**ESTATE OF DAVID GRUSS A/K/A DAVID F. GRUSS** (died March 16, 2025) 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 Executrix, Susan M. Gruss, or Richard A. Fanucci, Attorney for the Estate, 1711 Main Street, Blakely, PA 18447. **RICHARD A. FANUCCI, ESQ.**

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF RICHARD A. KAMAR A/K/A RICHARD A. KAMARAUSKAS**, late of Dunmore, Lackawanna County, Pennsylvania, who died April 7, 2025. All persons indebted to said decedent are requested to make payment and those having claims or demands against the estate are to present the same without delay to Robert Morgan, Executor, C/O Jessica L. Pleskach, Esquire, 1170 Highway 315, Suite 1, Plains, PA 18702.

**RICHARD KRYSTOFOSKY JR.**, late of Scranton, Lackawanna County, Pennsylvania, who died January 27, 2025, Letters 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 Donna Ngolo, Administrator, c/o Attorney Scott Lynett, The Law Office of Scott Lynett, 237 Penn Avenue, Scranton, Pennsylvania 18503.

**RE: ESTATE OF PAUL KUJAWSKI**, late of Scranton, Lackawanna County, Pennsylvania (died April 17, 2025). Notice is hereby given that Letters Administration for the Estate have been issued to Robert Kujawski, Administrator of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to the ADMINISTRATOR, or to John J. McGovern, Jr., Attorney for the Estate, 321 Biden Street - Suite 201, Scranton, PA 18503.

**JAMES DAVID MUSUMECI, SR.**, Deceased. Late of Carbondale Boro, Lackawanna County, PA. D.O.D. 5/4/20. Letters of Administration on the above Estate have been granted to the undersigned, who request all persons having claims or demands against the estate of the decedent to make known the same and all persons indebted to the decedent to make payment without delay to Vita Musumeci, Administratrix, c/o Kristen L. Behrens, Esq., 1650 Market St., Ste. 1200, Philadelphia, PA 19103. Atty.: Kristen L. Behrens, Dilworth Paxson LLP, 1650 Market St., Ste. 1200, Philadelphia, PA 19103

NOTICE IS HEREBY GIVEN that Letters Testamentary in the **ESTATE OF CAROL SUE POWELL**, 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: **BETTY JANE RICHARDS, EXECUTRIX, KEVIN R. GREBAS, Esquire, COLBERT & GREBAS, P.C., 210 Montage Mountain Road - Suite A, Moosic, PA 18507.** Date of Death: January 14, 2025

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted in the **ESTATE OF SANDRA L. SOCHOVKA**, deceased, of Old Forge, Lackawanna County, who died on April 22, 2024. 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 Administratrix, Tracy Alexander, in the care of Kelley & Kelley, LLC, 16 Luzerne Avenue, Suite 145, West Pittston, PA 18643.

**ESTATE OF ANNE ROWE SWIENTISKY A/K/A ANNE R. SWIENTISKY**, late of the Clarks Summit, Pennsylvania (died February 26, 2025). Notice is hereby given that Letters of Testamentary on the above Estate have been granted to Matthew Brook Swientisky, of Lone Tree, CO. 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, Esquire, Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

### Third Notice

**ESTATE OF NICHOLAS ROBERT ATWELL A/K/A NICK ATWELL**, ESTATE NUMBER 35-2025-376, DECEASED LATE OF OLD FORGE, PA LACKAWANNA COUNTY, PA; DIED FEBRUARY 21, 2025. 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 WITH- OUT DELAY TO MATTHEW ATWELL, 810 N TAYLOR STREET, PHILADELPHIA, PA, 19130.

**CHARLES E. BABCOCK a/k/a CHARLES BABCOCK**, Deceased. Late of Scranton, Lackawanna County. D.O.D. 12/17/21. Letters of Administration on the above Estate have been granted to the undersigned, who request all persons having claims or demands against the estate of the decedent to make known the same and all persons indebted to the decedent to make payment without delay to Ruth A. Babcock, Administratrix, c/o Kristen L. Behrens, Esq., 1650 Market St., #1200, Phila., PA 19103. Kristen L. Behrens, Atty., Dilworth Paxson LLP, 1650 Market St., #1200, Phila., PA 19103

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted in the **ESTATE OF LINDA M. BUCKLEY**, late of Scranton, Lackawanna County, Pennsylvania, who died on February 3, 2025. All persons indebted to the Estate are requested to make payment and those having claims or demands are to present same, without delay, to the Administrator, Frank Buckley or Christopher T. Powell, Esquire, 4099 Birney Avenue, Moosic Pennsylvania 18507, Attorney for the Estate.

## LACKAWANNA JURIST

**RE: ESTATE OF NANCY BUDAY A/K/A NANCY ANN BUDAY** of Old Forge, Lackawanna County, Pennsylvania (died March 23, 2025). Notice is hereby given that Letters Testamentary for the Estate have been issued to Carla Sumner Trivasani, 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 Biden Street - Suite 201, Scranton, PA 18503.

Notice is hereby given that Letters of Administration have been granted in the **ESTATE OF KEVIN W. CHUBB**, late of Carbondale, Lackawanna County, Commonwealth of Pennsylvania (died May 6, 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 Theresa Chubb, Administratrix of the Estate or Jeffrey W. Nepa, Esquire, Attorney for the Estate, 41 N. Main Street, 4<sup>th</sup> Floor, Carbondale, PA 18407. Jeffrey W. Nepa, Esquire, Attorney for the Estate

**ESTATE OF RITA DEFAZIO**, late of the Borough of Blakely, Pennsylvania (died April 13, 2025). Notice is hereby given that Letters of Testamentary on the above Estate have been granted to Anna Lisa J. Morelli, of the Borough of Lansdale, Pennsylvania. All persons indebted to the said estate are required to make payment and those having claims to present the same without delay to the Personal Representative named herein, or to Nicholas D. Tellie, Esquire, Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

**IN RE: ESTATE OF MARIE GILLMARTIN**, late of Madison Township, Lackawanna County, Pennsylvania, (died February 9, 2025). 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 Ann Grady, Personal Representative, or to Joan Guari, Esquire of the Toczydlowski Law Office, 723 North Main Street, Archbald, PA 18403.

**ESTATE OF JOHN H. JONES, A/K/A JOHN HAWKINS JONES, III**, late of the Borough of Moscow, County of Lackawanna, Pennsylvania, deceased. Letters Testamentary on the above estate having been granted to the undersigned, all persons indebted to the said estate are requested to make payment and those having claims to present same, without delay to NANCY SCHWENK, 211 Front Street, Elmhurst, PA 18444, or to her attorneys, FARLEY & WEED, 2533 Route 6, Suite 1, Hawley, PA 18428.

Notice is hereby given that Letters of Testamentary have been granted in the **ESTATE OF WILLIAM S. MAGLIO** late of Moosic, Lackawanna County, Pennsylvania. All persons indebted to the Estate are requested to make payment, and those having claims or demands are to present same, without delay, to Co-Executor Anthony Maglio, 1013 Allen St., Unit 2, Charlotte, NC 28205 or Co-Executor Nicolas Maglio, 4601 Flat Rock Road, Apt. 302, Philadelphia, PA 19127 or John D. Lalley, Attorney for the Estate, 709 N. State St., Clarks Summit, PA 18411.

**RE: ESTATE OF MARGARET MARY McDADE**, late of Waverly Township, Lackawanna County, Pennsylvania (died April 13, 2025). Letters of Administration 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 Deborah James, Administrator, or to James W. Reid, Esquire, Oliver, Price & Rhodes, LLP, Attorneys for the Estate, 1212 South Abington Road, Clarks Summit, Pennsylvania 18411.

**ESTATE OF MARY O. MURPHY**, ESTATE NUMBER 35-2025-436, DECEASED, LATE OF MOOSIC, PA LACKAWANNA COUNTY, PA: DIED FEBRUARY 20, 2025. NOTICE IS HEREBY GIVEN THAT LETTERS OF TESTAMENTARY HAVE BEEN GRANTED IN THE ABOVE ESTATE. ALL PERSONS INDEBTED TO SAID ESTATE ARE REQUIRED TO MAKE PAYMENTS, AND THOSE HAVING CLAIMS OR DEMANDS ARE TO PRESENT THE SAME WITHOUT DELAY TO BERNADETTE LIPKUS, 119 GREENBRIER DRIVE, PA 18411.

NOTICE IS HEREBY GIVEN that Letters of Testamentary have been granted to Douglas Phillips, Executor of the **ESTATE OF EVELYN RUTH MURRAY**, late of Scranton, Lackawanna County, Pennsylvania, to Estate No. 35-25-00546, date of death February 12, 2025. Creditors are to present claims and debtors are to make payments to Anne Marie Howells, Esquire (Attorney for the Estate), 307 West Market Street, Suite #1, Scranton, PA 18508-2783 (570) 344-1088.

**RE: ESTATE OF MICHAEL PELLIS**, late of Eynon, Lackawanna County, Pennsylvania (died February 17, 2025). Notice is hereby given that Letters Administration for the Estate have been issued to Conor Cummings, Administrator of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to the ADMINISTRATOR, or to John J. McGovern, Jr., Attorney for the Estate, 321 Biden Street - Suite 201, Scranton, PA 18503.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF JAMES V. ROBERTS, SR.**, late of Moscow, Lackawanna County, Pennsylvania, who died February 16, 2025. All persons indebted to said decedent are requested to make payment and those having claims or demands against the estate are to present the same without delay to James Victor Roberts Jr., Executor, C/O Jessica L. Pleskach, Esquire, 1170 Highway 315, Suite 1, Plains, PA 18702.

**ESTATE OF THOMAS SHEVLIN**, ESTATE NUMBER 35-2025-402, DECEASED LATE OF MOOSIC, PA LACKAWANNA COUNTY, PA: DIED NOVEMBER 10, 2023. 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 A. SINATRA, 122 MONTGOMERY ST, MOOSIC, PA 18507.

**ESTATE OF MARILYN Y. SMITH**, DECEASED, late of 129 W. MORTON ST., OLD FORGE, PA 18518, (Died MARCH 11, 2025). JAMES A. SMITH, Administrator; Dante A. Cancelli, Suite 260, 125 North Washington Ave., Scranton, Pennsylvania 18503, Attorney. DANTE A. CANCELLI, ESQUIRE

## LACKAWANNA JURIST

**ESTATE OF SANDRA M. WALSH a/k/a, SANDRA M. SANTEE** ESTATE NUMBER 35-2025-506, DECEASED, LATE OF SCRANTON, PA, LACKAWANNA COUNTY, PA: DIED JANUARY 29, 2025. NOTICE IS HEREBY GIVEN THAT LETTERS OF TESTAMENTARY HAVE BEEN GRANTED IN THE ABOVE ESTATE. ALL PERSONS INDEBTED TO SAID ESTATE ARE REQUIRED TO MAKE PAYMENTS, AND THOSE HAVING CLAIMS OR DEMANDS ARE TO PRESENT THE SAME WITHOUT DELAY TO MARY JO WALSH, 107 HEATHER LANE, S ABINGTON TWP, PA 18411.

**ESTATE OF CAROL L. ZALESKI a/k/a CAROL ZALESKI**, late of Scranton, Pennsylvania, (Died: March 7, 2025). Notice is hereby given that Letters Administration on the above Estate have been granted to Lori A. Klatt, 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 Administrator named herein, or to Neil F. MacDonald, Esquire, Durkin MacDonald, LLC, Attorney for this Estate, 536 East Drinker Street, Dunmore, Pennsylvania 18512.

### CHANGE OF NAME

Notice is hereby given that on May 13, 2025, HART LAW filed a Petition for Change of Name in the Court of Common Pleas of Lackawanna County on behalf of Kyrie Gryczko, seeking to change her minor daughter's name from "V.D." to "V.U." A hearing on the Petition has been scheduled for June 27, 2025, at 1:30 p.m. in the Lackawanna County Government Center. All interested persons may appear at that time and place to show cause, if any they have, why the relief sought should not be granted.

HART LAW  
134 E. Grove Street  
Dunmore, PA 18510  
T-1 5/23/25

### CHANGE OF NAME

In the Court of Common Pleas, Lackawanna County, Pennsylvania, Civil Division: In Re: In the Matter of the Petition of Olivia Lynn Marie Ciullo, a Minor, by Petitioner-Parent, Nicole Miller, for Change of Name of the Minor Child. Notice is hereby given that on the 24<sup>th</sup> day of April, 2025, the Petition for Change of Name of Minor Child was filed in the above Court, requesting an Order to change the minor child's name to Olivia Lynn Miller. The Court has fixed the 27<sup>th</sup> day of June, 2025, at 1:30PM in Courtroom A at the Lackawanna County Government Center located at 123 Wyoming Avenue in Scranton, PA 18503 as the time and place for the hearing of said petition for name change, 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. T-1 5/23/25

### **"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 2<sup>nd</sup> day of June 2025.**

The accounts will be filed by the clerk, with the Court for adjudication and confirmation on Tuesday, **the 3<sup>rd</sup> day of June 2025.** Distribution may be ordered or authorized without further notice if no objections are filed prior to that date.

35 2023 27  
Michael P. Sandone  
Deceased

First and Final Account  
Richard M. Williams Executor  
Richard M. Williams, Esquire

35 2018 112  
Daniel O'Brien  
Deceased  
T-1 5/16/25 & 5/23/25

First and Final Account  
Gloria Kellogg Executrix  
Tullio DeLuca, Esquire

## LACKAWANNA JURIST

### **NOTICE**

IN THE COURT OF COMMON PLEAS OF LACKAWANNA  
COUNTY, PA  
CIVIL DIVISION

DOCKET NO. 2024-09229

CITIGROUP MORTGAGE LOAN TRUST 2022-RP1 BY U.S.  
BANK TRUST NATIONAL ASSOCIATION NOT IN ITS  
INDIVIDUAL CAPACITY BUT SOLELY AS OWNER  
TRUSTEE, Plaintiff, v. UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER  
PAULINE BIANCARELLI, DECEASED Defendants.

NOTICE TO ALL UNKNOWN HEIRS, ETC. OF PAULINE  
BIANCARELLI, DECEASED Please be advised that a  
Complaint in Mortgage Foreclosure has been filed against the  
property located at 914 MARTIN DRIVE, JESSUP, PA 18434.  
Parcel #11503040004. Deed Instrument #202300637.

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

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT  
ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR  
TELEPHONE THE OFFICE SET FORTH BELOW. THIS  
OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT  
HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS  
OFFICE MAY BE ABLE TO PROVIDE YOU WITH  
INFORMATION ABOUT AGENCIES THAT MAY OFFER  
LEGAL SERVICES TO ELIGIBLE PERSONS AT A  
REDUCED FEE OR NO FEE.

Northeastern Pennsylvania Legal Services  
33. N. Main Street  
Suite 200  
Pittston, PA 18640  
(570) 299-4100  
(570) 534-0976

Lawyer Referral Services  
Lackawanna Bar Association  
233 Penn Avenue  
Scranton, PA 18503

BY: \_\_\_\_\_  
Robert Wendt, Esquire Pa. I.D. #89150  
Leopold & Associates, PLLC  
Telephone: 914-219-5787 x490 T-1 5/23/25

### **ACTION TO QUIET TITLE LEGAL AD**

TO: WALTER S. DIXON JR., ALL POTENTIAL HEIRS,  
EXECUTORS, ADMINISTRATORS, GRANTEES,  
DEWISEES, SUCCESSORS AND ASSIGNS; LIEN  
HOLDERS, MORTGAGE HOLDERS, AGENCIES, AND  
JUDGMENT HOLDERS AND ANY AND ALL PERSONS  
HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE  
INTEREST, CLAIM IN OR TO THE TRACTS OF REAL  
ESTATE HERINAFTER DESCRIBED:

You are notified that Mark J. Lucchi has filed an Action  
to Quiet title in the Court of Common Pleas of Lackawanna  
County, Civil Action 24 CV 2997, setting forth that they are the  
owner of the following parcel of land:

ALL that certain lot of ground situate in the Borough of  
Dickson City, in the County of Lackawanna and  
Commonwealth of Pennsylvania, known as Lot Number (4) in  
Block Number Six (6); being one hundred (100) feet in front  
on Henry Street by four hundred twenty (420) feet in depth,  
and one hundred (100) feet in rear, according to a plan entitled  
"Price, Pancoast and Throop's Map of Kennor Farms".  
EXCEPTING and reserving, however, out of the above  
described premises in the Southerly one-half (1/2) of Lot  
Number 4 in Block Number 6 aforesaid as conveyed by  
Stephen C. Dixon et al, to Frank Colger and Ruth Colger, his  
wife, by Deed dated July 22, 1940 and recorded in  
Lackawanna County aforesaid in Deed Book 429, Page 594.  
SUBJECT to the same restrictions, reservations, easements  
and conditions as are contained in deeds forming the chain of  
title.

Parcel Number 11204010009

### **NOTICE TO DEFEND**

YOU HAVE BEEN SUED IN COURT. If you wish to  
defend against the claims set forth in the following pages, you  
must take action within twenty (20) days. After this Complaint  
and Notice are served by entering a written appearance  
personally or by attorney and filing in writing with the Court  
your defenses or objections to the claims set forth against you.  
You are warned that if you fail to do so, the case may proceed  
without you and a judgment may be entered against you by  
the Court and any other claim or relief requested in these  
papers 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, INC  
Scranton Electric Building Suite 300  
507 Linden Street  
Scranton, PA 18503  
570-342-0184

LAWYER REFERRAL  
Lackawanna Bar Association  
233 Penn Avenue  
Scranton, PA 18503 T-1 5/23/25

## LACKAWANNA JURIST

TO: Unknown Father

### **NOTICE**

A petition has been filed asking the Court to put an end to all rights you have to your child **A.Z., born in the city of Scranton, County of Lackawanna on 9/19/2018, biological female child of Sabrina Zaffino**. The Court has set a hearing to consider ending your rights to your children. That hearing will be held on **June 9, 2025 at 10:30 a.m.** at the Lackawanna County Courthouse, 200 N. Washington Ave., 2<sup>nd</sup> Floor, Scranton, PA. If you do not appear at this hearing, the Court may decide that you are not interested in retaining your rights to your child and your failure to appear may affect the Court's decision on whether to end your rights to your child. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your children may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer.

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

Northern Pennsylvania Legal Services, Inc.  
33 North Main Street, Suite  
Pittston, PA 18640  
(570) 299-4100 T-1 5/23/25

**LACKAWANNA JURIST**

**VINCENT S. CIMINI, ESQUIRE**

**Atty. I.D. No. 60463**

**COGNETTI & CIMINI**

**Scranton Life Bldg, 8<sup>th</sup> Floor**

**538 Biden Street**

**Scranton, Pa 18503**

**(570) 346-0745**

**Counsel for Plaintiffs**

JENNIFER TSOTAS and THOMAS TSOTAS,  
Her Husband

Plaintiffs,

v.

DARWIN A. PALADA RAMOS,  
ANDERSON ARMIDIO DIA KNIGHT A/K/A  
ANDERSON ARMIDIO DIAZ, AND  
GONZALO MENDOZA

Defendant.

IN THE COURT OF COMMON PLEAS  
OF LACKAWANNA COUNTY

CIVIL ACTION – LAW

JURY TRIAL DEMANDED

Docket No. 2024-CV-7440

**TO: GONZALO MENDOZA--Be advised that Plaintiffs, Jennifer Tsotas and Thomas Tsotas, have instituted an action against you for injuries sustained in a motor vehicle accident on November 24, 2022.**

**NOTICE**

**You have been sued in Court. If you wish to defend, 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 PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.**

**IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.**

**Northern PA Legal Services, Inc.  
33 North Main Street, Suite 200  
Pittston, PA 18640  
570-299-4100**

**Pennsylvania Lawyer Referral Service  
Lackawanna Bar Association Lawyer Referral Service  
233 Penn Avenue  
Scranton, PA 18503  
570-969-9161**



**LACKAWANNA JURIST**

**VINCENT S. CIMINI, ESQUIRE**  
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**COGNETTI & CIMINI**  
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**Counsel for Plaintiffs**

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Her Husband

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Defendant.

IN THE COURT OF COMMON PLEAS  
OF LACKAWANNA COUNTY

CIVIL ACTION – LAW

JURY TRIAL DEMANDED

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**TO: DARWIN A. PALADA RAMOS**—Be advised that Plaintiffs, Jennifer Tsotas and Thomas Tsotas, have instituted an action against you for injuries sustained in a motor vehicle accident on November 24, 2022.

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