

LACKAWANNA JURIST

BY VIRTUE OF CERTAIN WRITS OF EXECUTION ISSUED OUT OF THE COURTS OF COMMON PLEAS OF LACKAWANNA COUNTY, THE SHERIFF WILL EXPOSE AT PUBLIC SALE, BY VENUE OR OUTCRY, ALL THE RIGHT, TITLE AND INTEREST OF THE DESCRIBED LOTS, PIECES OR PARCELS OF LAND TO THE HIGHEST AND BEST BIDDER FOR CASH OR CERTIFIED FUNDS (SUBJECT TO PAYMENT OF ANY UNPAID TAXES) AT THE COURTHOUSE IN THE CITY OF SCRANTON, COUNTY OF LACKAWANNA, AND STATE OF PENNSYLVANIA, ON **FRIDAY, JULY 12, 2024 AT 10 AM** OF SAID DAY.

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

For more information on Sheriff Sales and how they work, please visit:

https://www.lackawannacounty.org/government/elected_officials/sheriff/sheriff_sales.php

SALE 1

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

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

Property ID#: 13303-020-004

Assessed value: \$10,200

Improvements thereon:

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

Attorney: Astor Weiss Kaplan & Mandel, LLP
– Matthew C. DiMaio, Esq
Sheriff to collect: \$29,811.87 (costs and/or fees to be added)

SALE 2

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

1.50 acres building and land

Assessment Map#: 20001 010 01003

Assessed Value figure: \$17,000.00

Improvements thereon:

A residential dwelling

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

Sheriff to collect: \$154,365.06

SALE 3

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

Assessment Map/Parcel/Plate #: 17608 010 014

Instrument #: 201512902, et seq.

Assessed Value figure: \$7,500.00

Improvements thereon:

Improved residential single family home

Attorney: James T. Shoemaker, Esq

Hourigan, Kluger & Quinn, PC

600 Third Avenue

Kingston, PA 18704

jshoemaker@hkqlaw.com

(570) 287-3000

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

LACKAWANNA JURIST

SALE 4

By virtue of a Writ of Execution filed to No. 23-CV-4644 LAKEVIEW LOAN SERVICING, LLC vs. HEATHER FLIEGER, owner(s) of property situate in Olyphant Borough, Lackawanna County, PA. Being: 206 Sanderson Avenue, Olyphant, PA 18447
Assessment Map #: 11414030032
Assessed Value Figure: \$6,000.00
Improvements thereon:
A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$116,932.81
ALL that certain piece, parcel or lot of land or all of surface of land situate in the Borough of Olyphant, County of Lackawanna and Commonwealth of PA.

SALE 5

By virtue of a Writ of Execution filed to No. 2024-00745 PENNYMAC LOAN SERVICES, LLC vs. MARILYN MACDONALD, owner(s) of property situate in Borough of Taylor, Lackawanna County, PA. Being: 611 West Grove Street, Taylor, PA 18517
Assessment Map #: 16614040027
Assessed Value Figure: \$10,500.00
Improvements thereon:
A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$140,712.39
All that certain piece or parcel of land situate in the Borough of Taylor, County of Lackawanna, Commonwealth of PA.

SALE 6

Robertson, Anschutz, Schneid, Crane & Partners, PLLC A Florida Professional Limited Liability Company ATTORNEYS FOR PLAINTIFF Nicole C. Rizzo, Esquire, PA ID #: 332712 133 Gaither Drive, Suite F Mount Laurel, NJ 08054 (855)225-6906
nrizzo@raslg.com
SPECIALIZED LOAN SERVICING LLC Plaintiff v. BRYAN MUCHA; NANCY MUCH F/K/A NANCY NICOLIN Defendant(s)
COURT OF COMMON PLEAS OF LACKAWANNA COUNTY NO: 2022-03126
ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF MADISON, COUNTY OF LACKAWANNA AND STATE OF PA.
BEING KNOWN AS: 961 ABERDEEN RD, MADISON TOWNSHIP, PA 18444
BEING PARCEL #: 19101010001801

DIMENSIONS: 126X170X125X170

TOTAL VALUE: \$21,500

IMPROVEMENTS:

RESIDENTIAL PROPERTY

By: Nicole Rizzo, Esq ID #: 332712

Attorney for Plaintiff

SALE 7

Robertson, Anschutz, Schneid, Crane & Partners, PLLC A Florida professional limited liability company.

133 Gaither Drive, Suite F

Mt. Laurel, NJ 08054

(855)225-6906

Attorneys for Plaintiff

NATIONSTAR MORTGAGE LLC Plaintiff v.

UNKNOWN HEIRS, SUCCESSORS,

ASSIGNS AND ALL PERSONS, FIRMS OR

ASSOCIATIONS CLAIMING RIGHT, TITLE

OR INTEREST FROM OR UNDER

CARMELA CALABRO Defendant(s)

COURT OF COMMON PLEAS OF

LACKAWANNA COUNTY NO: 2023-04305

ALL THAT CERTAIN PIECE, PARCEL OR

LOT OF LAND SITUATE, LYING AND

BEING IN THE THIRD WARD OF THE

BOROUGH OF OLD FORGE, COUNTY OF

LACKAWANNA, AND STATE OF PA.

BEING KNOWN AS: 510 LAWRENCE ST

OLD FORGE, PA 18518

BEING PARCEL #: 17568010016

DIMENSIONS: 50X150

TOTAL VALUE: \$7,000

IMPROVEMENTS:

RESIDENTIAL PROPERTY

By: Nicole Rizzo, Esq ID #: 332712

Attorney for Plaintiff.

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SALE 8

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

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

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

Assessed Value Figure: \$39,000.00

Improvements Thereon:

Improved residential building

Attorney: James T. Shoemaker, Esq

Hourigan, Kluger & Quinn, PC

600 Third Avenue

Kingston, PA 18704

jshoemaker@hkqlaw.com

(570)287-3000

Sheriff to collect: \$16,808.19 (plus accrued
interest, attorney's fees, and costs)

SALE 9

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

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

Assessment Map/Parcel/Plate #: 14610 050 012

Instrument #: 202011658

Assessed Value Figure: \$15,000.00

Improvements Thereon:

Single family home

Attorney: James T. Shoemaker, Esq

Hourigan, Kluger & Quinn, PC

600 Third Avenue

Kingston, PA 18704

jshoemaker@hkqlaw.com

(570)287-3000

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

SALE 10

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

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

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

Assessment Map/Parcel/Plate #: 07316 070
03400

Assessed Value Figure: \$10,000.00

Improvements Thereon:

Residential dwelling

Attorney: James T. Shoemaker, Esq

Hourigan, Kluger & Quinn, PC

600 Third Avenue

Kingston, PA 18704

jshoemaker@hkqlaw.com

(570)287-3000

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

SALE 11

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

Tax ID#: 14511020010

Improvements Thereon:

Residential dwelling

Judgment Amount: \$98,479.88

Attorneys for Plaintiff:

Brock & Scott, PLLC

LACKAWANNA JURIST

SALE 12

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

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

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

Property ID#: 04507-060-012

Assessed Value Figure: \$63,032.35

Improvements Thereon:

Residential structure

Attorney: David W. Raphael, Esq.

First National Bank of PA

Corporate Counsel

100 Federal Street – 4th Floor

Pittsburgh, PA 15212

Phone: (412) 465-9718

Sheriff to collect: \$37,347.49

SALE 13

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

Parcel #: 13505-050-053

Judgment Amount: \$137,713.06

Attorneys for Plaintiff:

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212) 471-5100

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

SALE 14

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

Tax ID#: 06411-030-005

Improvements Thereon:

Residential dwelling

Judgment Amount: \$87,213.17

Attorneys for Plaintiff:

Brock & Scott, PLLC

SALE 15

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

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

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

Assessed Value: \$7,600.00

Improvements: Structure

Attorney: Robert P. Sheils, III, Esq.

Sheriff to Collect: \$75,186.50

LACKAWANNA JURIST

**NOTICE
TO ALL PARTIES IN INTEREST AND
CLAIMANTS:**

A SCHEDULE OF DISTRIBUTION OF ONLY ***HIGH BID SALES*** WILL BE FILED BY THE SHERIFF NOT LATER THAN **AUGUST 12, 2024** AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH SAID SCHEDULE UNLESS EXCEPTIONS ARE FILED THERETO WITHIN TEN DAYS AFTER THE FILING OF THE PROPOSED SCHEDULE.

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

ATTEST:

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

APRIL 8, 2024

LACKAWANNA JURIST

ESTATES

First Notice

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

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

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

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

ESTATE OF JUDITH W. MILLETT, Late of Clarks Summit, died May 1, 2024, Executor, Brett A. Millett; Danielle M. Mulcahey, Attorney for the Estate, Wright, Reinhner and Mulcahey, 148 Adams Avenue, Scranton, Pa 18503. Notice is hereby given that Letters Testamentary have been granted. All persons indebted to the said Estate are required to make payment and those having claims or demands are to present the same without delay to the Executor named.

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

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

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

ESTATE OF BARBARA SAMPSON AKA

BARBARA W. SAMPSON late of Clarks Summit, Lackawanna County, PA (died June 2, 2024). Letters Testamentary having been granted, all persons having claims or demands against estate of decedent shall make them known and present them, and all persons indebted to said decedent shall make payment thereof without delay to Richard Armbrust, Executor of the Estate, 22 Masonic Drive, Dallas, PA 18612 or to Jane M. Carolanas, Esquire, 1212 S. Abington Road, Clarks Summit, PA 18411.

Second Notice

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

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

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

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

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

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

LACKAWANNA JURIST

RE: ESTATE OF GERMAINE MATYLEWICZ, a.k.a. GERMAINE M. MATYLEWICZ late of Scranton, Lackawanna County, Pennsylvania (died February 24, 2024). Notice is hereby given that Letters Testamentary for the Estate have been issued to Mark Matylewicz, Executor of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to the EXECUTOR, or to John J. McGovern, Jr., Attorney for the Estate, 321 Biden Street - Suite 201, Scranton, PA 18503.

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

Third Notice

ESTATE OF JOHN J. CIPRIANO, late of Dunmore, Lackawanna County, PA (died March 20, 2024) Letters Testamentary were granted to Gina Alt. Creditors present claims and debtors make payment to the Executrix, or to Kim A. Giombetti, Esq., 305 Linden Street, Suite 3, Scranton, PA, Attorney for the Estate

ESTATE OF EUGENE J. GIORDANO, late of the City of Scranton, Pennsylvania (died 03/03/2024) Patricia Vaccaro, Executor; William J. Hall, Attorney for the Estate, 307 N. Blakely Street, P.O. Box 272, Dunmore, PA 18512.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted to Edward V. Gregorowicz, Esq. in the **ESTATE OF JAMES GREGOROWICZ a/k/a JAMES P. GREGOROWICZ** of Scranton, PA (died 04/20/2024). All persons indebted to said estate are requested to make payment, and creditors to present their claims without delay to the Executor c/o Ernest A. Sposto Jr., Esq., 108 North Washington Avenue, Suite 401, Scranton, PA 18503, Attorney for the Estate.

ESTATE OF JEFFREY J. LEPRE, late of Moosic, Lackawanna County, Pennsylvania, (died: January 5, 2024). Notice is hereby given that Letters of Administration for the Estate of Jeffrey J. Lepre have been issued to John D. Lepre, 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 D. Lepre, Administrator c/o William J. Rinaldi, Esquire, Attorney for the Estate. Suite 600, 538 Biden Street, Scranton, Pennsylvania 18503.

NOTICE IS HEREBY GIVEN that Letters Testamentary in the **ESTATE OF OLIVIA LIETO**, late of Peckville, 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: LISA DELEO, EXECUTRIX, BRENDA D. COLBERT, Esquire, COLBERT & GREBAS, P.C., 210 Montage Mountain Road - Suite A, Moosic, PA 18507, Date of Death: March 2, 2024

NOTICE IS HEREBY GIVEN that Letters Testamentary in the Estate of **PAUL M. MAGNOTTA** late of Scranton City, 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: CHERYL GERRITY, EXECUTRIX, KEVIN R. GREBAS, Esquire, COLBERT & GREBAS, P.C., 210 Montage Mountain Road - Suite A, Moosic, PA 18507. Date of Death: March 17, 2024

RE: ESTATE OF JOYCE TINA MADDI, late of the City of Scranton, Pennsylvania, who died on April 29, 2024. 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: Christopher J. Osborne Jr., Attorney for the Estate, 201 Lackawanna Avenue, Suite 300A, Scranton, Pennsylvania 18503.

ESTATE OF JOHN J. MCGOVERN, JR., Late of Scranton, Pennsylvania (Died March 28, 2024). Letters Testamentary having been granted to Katherine Schwartztrauber, all persons having claims against the Estate or indebted to the Estate shall make payment to present claims to Matthew P. Barrett, Esquire, 345 Wyoming Avenue, Suite 215 Scranton, PA 18503.

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted in the **ESTATE OF VIOLET NATISHAK**, Deceased, 10 Hart Place, Carbondale, Lackawanna County, Pennsylvania 18407, who died on December 9, 2024. All persons indebted to the Estate are requested to make payment and those having claims or demands are to present same, without delay, to the Administratrix, Karen Burns, or Michael N. Krisa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447. Michael N. Krisa, Esquire, KRISA & KRISA, P.C.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted to James E. Nichols, Jr., Executor of the **ESTATE OF JAMES E. NICHOLS, SR.**, deceased, who died on March 14, 2024, late of South Abington Township, Pennsylvania. All persons indebted to the estate are required to make payment and those having any claims or demands are to present the same, without delay, to the Executor James E. Nichols, Jr., c/o his attorney Carlo A. LaMonica, Esquire, LaMonica Law Firm LLC, 3218 Pittston Avenue, Scranton, PA 18505.

ESTATE OF LENA J. SABIE, late of Dunmore, Lackawanna County, Pennsylvania, (died May 3, 2024). Notice is hereby given that Letters of Administration have been issued to Kathryn Chicano and Joseph Sabie, Co-Administrators. **MARIANNE M. STIVALA, ESQUIRE, CALI LAW, 103 EAST DRINKER STREET, DUNMORE, PENNSYLVANIA 18512.**

ESTATE OF ANN M. STRANEVA, late of Scranton, Lackawanna County, Pennsylvania, (died April 5, 2024). Notice is hereby given that Letters Testamentary have been issued to Brian J. Cali, Esquire, Executor. **MARIANNE M. STIVALA, ESQUIRE, CALI LAW, 103 EAST DRINKER STREET, DUNMORE, PENNSYLVANIA 18512.**

LACKAWANNA JURIST

ESTATE OF ANTHONY J. TORQUATO, late of Old Forge, Lackawanna County, Pennsylvania (died: May 10, 2024). Notice is hereby given that Letters of Testamentary for the Estate of Anthony J. Torquato have been issued to Margaret M. Torquato, 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 Margaret M. Torquato, Executrix c/o William J. Rinaldi, Esquire, Attorney for the Estate. Suite 600, 538 Biden Street, Scranton, Pennsylvania 18503.

NOTICE is hereby given that Letters of Administration have been granted in the **ESTATE OF JOSEPH S ZELNO JR. a/k/a ZELNO JOSEPH S, ZELNO JOSEPH JR., ZELNO JOSEPH**, late of North Abington Township, Lackawanna County, who died May 9, 2024. All persons indebted to said Estate are requested to make payment, without delay, and those having claims or demands to present the same, without delay to the Co-Administrators, Jason J. Zelno and Jennifer Jarosinski at 109 Sullivan Road, North Abington Township, PA 18414, or the Estate Attorney, ERNEST D. PREATE, JR., ESQUIRE, THE TENANT BUILDING, 120 S. State Street, Clarks Summit, PA 18411.

CERTIFICATION OF ORGANIZATION

Notice is hereby given that a Certificate of Organization has been filed and approved for Christy Mathewson ASA, a Pennsylvania limited liability company, by the Department of State, Commonwealth of Pennsylvania on May 13, 2024 in accordance with the provisions of the Commonwealth of Pennsylvania Limited Liability Company Law of 1994, 15 Pa. C.S.A. Section 890, as amended.

Robert H. Sayers, Esquire
Attorney
T-1 6/21/24

LACKAWANNA JURIST

NOTICE

David Z. Smith, Esquire
SMITH & SMITH GROUP, PLLC
10491 Ben C. Pratt/6 Mile Cypress Parkway, Box 256
Fort Myers, Florida 33966
Counsel for PLAINTIFFS: **GABRIEL NINA, JOANNA MORTINEZ AND ALEX MOLINA**

**GABRIEL NINA, JOANNA MORTINEZ
AND ALEX MOLINA**
14 Jasper St., South
Valley Stream, New York 11580

IN THE COURT OF COMMON
PLEAS OF LACKAWANNA
COUNTY, PENNSYLVANIA

PLAINTIFFS

CIVIL ACTION - LAW

VS.

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS
AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR UNDER :
GEORGE CAMACHO AND
NYDIA CAMACHO [HUSBAND AND WIFE]
or his Estate
as may be DECEASED
With the Last Known Address of
Record being
Calle 13 P19 Toltma
Caguas, Puerto Rico 00625
Defendants

2024-CV-3101

Plaintiff has filed an ACTION TO QUIET TITLE to divest you of any possible interest campsite Lot (s) No. R-2 LOT 203, SAILORS STREET, as shown on Map of Section R-2 of Eagle Lake, as recorded in the Office of the Recorder of Deeds in and for Lackawanna County in Map Book No. 6A at Page 643 at Tax Parcel # 22702080203. **YOU HAVE BEEN SUED IN COURT. IF YOU WISH TO DEFEND AGAINST THE CLAIMS OUTLINED IN THE FOLLOWING PAGES, YOU MUST TAKE ACTION WITHIN TWENTY (20) DAYS AFTER THE COMPLAINT AND NOTICE ARE SERVED, BY ENTERING A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY MAILING IN WRITING TO THE COURT, YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. YOU ARE WARNED THAT IF YOU FAIL TO DO SO, THE CASE MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU BY THE COURT WITHOUT FURTHER NOTICE FOR ANY MONEY CLAIMED IN THE COMPLAINT OR FOR ANY OTHER CLAIM OR RELIEF REQUESTED BY THE PLAINTIFF. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.**

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

Northern Pennsylvania Legal Services, Inc., 33 North Main St., Pittston, PA 18640, (570) 299-4100
PA Lawyer Referral Service, Lackawanna Bar Assoc., 338 North Washington Ave. Scranton, PA 18503, (570) 969-9161

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

LACKAWANNA JURIST

NOTICE OF PETITION TO QUIET TITLE TO REAL ESTATE

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

IN RE: 149-151 SOUTH BROMLEY AVENUE

O.C. NO. 35-24-792

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

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

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

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW.

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

www.lackawannabar.org

Attorney for Petitioner:
Drew P. McLaughlin
T-2 6/14/24, 6/21/24, & 6/28/24