

# Lackawanna Jurist

Official Legal Journal for Lackawanna County  
The Forty-Fifth Judicial District of Pennsylvania

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January 19, 2024

No. 3

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[www.lackawannabar.org](http://www.lackawannabar.org)

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Owned and Published by the  
**LACKAWANNA BAR ASSOCIATION**

233 Penn Avenue  
Scranton, PA 18503  
Phone: 570-969-9161

LBA Office Hours: Mon.-Fri. 8:30 a.m.- 4:30 p.m.

LACKAWANNA JURIST

**LACKAWANNA BAR ASSOCIATION**

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**Lackawanna Bar Association – Dates to Remember**

***Board Meetings - 3<sup>rd</sup> Thursday, Monthly at noon***

***YLD Board Meetings - Monthly***

## LACKAWANNA BAR ASSOCIATION CLE CALENDAR

Unless otherwise noted, all CLE seminars are video replays and count as live credits.

LBA Members - \$25.00 fee for each hour increment.

Non-members are welcome to attend courses.

Non-members - \$60.00 fee per hour increment.

### January CLE Calendar

January 22

10:00-11:00

Pennsylvania Supreme Court (1 ETH)

January 23

11:00-12:00

PA Casino & Internet Gaming Law (1 SUB)

January 25

2:00-3:00

Professionalism and the Ethical Practice of Law (1 ETH)

January 26

1:00-2:00

Life of a Supreme Court Justice (1 SUB)

January 29

12:00-1:00

The Law: America's Best Hope (1 SUB)

January 30

11:00-12:00

The Family Home & Elderly Client (1 SUB)

January 31

2:00-3:00

Trending Legal Ethics Issues in Pennsylvania (1 ETH)

February 1

10:00-11:00

Pardons In Pennsylvania (1 SUB)

February 2

11:00-12:00

Lawyer as a Poet Advocate: Bruce Springsteen (1 ETH)



The advertisement features a smartphone on the left displaying the PA CLE MOBILE app interface. To the right, the text reads: "PA CLE MOBILE" in large green and blue letters, followed by "IT IS NOW FAST, EASY AND FREE TO MANAGE CLE COMPLIANCE ON YOUR IOS DEVICE." Below this is the Apple App Store logo with the text "Download on the App Store".

#### PLEASE REMEMBER

In-house CLE credits for members - \$25.00 per hour.

Non-members - \$60.00 per hour.

Payment for CLE credit is due on the day you attend the course.

Your credits will be reported to the PA CLE Board. Reporting of credit is made only after full payment is received. The LBA does not invoice for CLE credit.

The Lackawanna Bar Association  
would like to congratulate and welcome  
our newly installed President



J. Timothy Hinton, Jr., Esquire

## CONGRATULATIONS

The 2024 Election results for the Lackawanna Bar Association Board of Directors were announced at the Annual Meeting held on January 11, 2024.

**Mark T. Perry, Esquire**  
Vice President

**Lawrence A. Durkin, Esquire**  
Treasurer

**Alexia K. Blake, Esquire**  
Executive Committee (5 Year Term)

**Kimberly Kost Scanlon, Esquire**  
Senior Director (5 Year Term)

**Jennifer Menichini, Esquire**  
Executive Committee (1 Year Term)

**John P. Finnerty, Esquire**  
Senior Director (1 Year Term)

# 2024 Newly Elected YLD Board Officers

Bo Loughney, Esq.  
President

Jamie D. Schelling, Esquire  
Vice President

John M. Hart, III, Esquire  
Treasurer

Katie Richardson Engles, Esquire  
Secretary

## Board Seats

Kyle R. Franceski, Esquire  
Danielle Guari, Esquire  
Rachel Insalaco, Esquire  
Daniel L. Penetar, III, Esquire  
Mackenzie E. Wilson, Esquire

# CONGRATULATIONS 50-Year Members

*Joseph F. Cimini, Esq.*

*Sal Cognetti, Jr., Esq.*

*Ralph J. Iori, Jr., Esq.*

*Albert E. Nicholls, Jr., Esq.*

# Congratulations

## Exemplary Service Award Winners

Daniel E. Cummins, Esquire

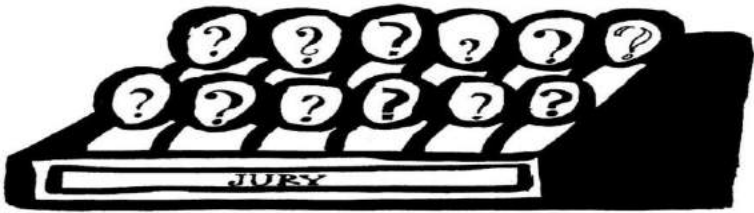
Lawrence A. Durkin, Esquire

Honorable Mary Walsh Dempsey

Honorable Julia K. Munley

## 2024 William J. Dempsey, Esq. Award Recipient

Honorable Trish Corbett



# MOCK TRIAL VOLUNTEERS NEEDED!

## Trial Dates:

### Round I

Wednesday, January 31st

### Round II

Thursday, February 8th

### Semi-Finals

Wednesday, February 21st

### Finals

Wednesday, February 28th

Please contact Mackenzie Wilson  
at [mwilson@munley.com](mailto:mwilson@munley.com)  
to volunteer or for more information.

# *Appointments Available*

*Schedule your LBA Composite Photo Shoot  
Today*

## *Here's what you need to know*

JRussell Photography will be at the LBA from  
Monday, January 22<sup>nd</sup> through Wednesday, January 24<sup>th</sup>.

The sessions are free and booked directly with the studio.

You will select the photo you would like to be used on the  
composite.

There is an option to purchase portraits; but no obligation.

You may schedule your appointment online  
at [www.go.JRussell.com](http://www.go.JRussell.com) (choose “Schedule” from the menu on the  
left side of the website, then choose “Guest Account” to get to the  
calendar) or call to schedule an appointment at 512-266-8921.





## LACKAWANNA JURIST

### Guardianship Tracking System Online Workshops: Winter 2024

#### > Overview

The Administrative Office of the Pennsylvania Courts (AOPC) is offering a series of online workshops that show court-appointed guardians how to use the new Guardianship Tracking System (GTS). The GTS makes it possible for guardians of adult incapacitated persons to file inventory and annual reports online from any internet-accessible computer.

These online workshops are conducted through WebEx. Registration is required. You are welcome to attend any session that fits your schedule.

#### > Workshop Topics

- Overview of the GTS
- How to log in to the GTS
- How to navigate the GTS Dashboard
- How to submit guardianship reports online
- How to determine if a report was accepted by the court
- Discuss additional support for GTS submissions

*\*This is the same subject matter covered in all past workshops.*


#### > Online Workshop Schedule

January 3	8am	Both registration and the workshop are completed through WebEx. Attending a session requires a computer or laptop with an internet connection.
January 18	2pm	
February 6	10am	
February 21	5pm	
March 8	9am	
March 25	1pm	

### GTS Workshop Registration Instructions

Any person planning on attending a workshop must register for their preferred session through WebEx.

Registration can be completed using the following steps:

1. Go to the registration webpage: <https://pacourts.webex.com>
2. On this webpage, click on the three horizontal lines  appearing to the left and select **WebEx Training** from the menu. **Note:** The WebEx Training page may try to open in a new browser page or tab. If you have popup blockers enabled, the page may not open. You may need to disable popup blockers, or authorize one-time access if prompted, and then try opening the page again.
3. A full list of training classes offered by the AOPC display – Look for classes with a topic name starting with the acronym **GTS**. If needed, hover your mouse pointer over any of these topic names to see the full name of the class.
4. Click on the **Register** link for the preferred training class.
5. Complete the registration page. All fields are required. Please provide as much registration information as possible. If there are items that do not apply to the person registering, enter **NONE** in the field.
6. Click the **Register** button at the bottom of the screen. You will receive an e-mail confirming your registration and a reminder e-mail will be sent a few days prior to training.

You will receive instructions for logging into the online classroom and printable training documents will be e-mailed to you prior to your scheduled session.

*Cancellations: If you register for a class and later decide not to attend, instructions for cancelling a registration are included in the confirmation and reminder emails.*



LACKAWANNA JURIST

*The Lackawanna Bar Foundation*

Michael F. Cosgrove, Esq.,  
*President*

Richard S. Bishop, Esq.,  
*Treasurer*

Melinda C. Ghilardi, Esq.,  
*Vice President*

Timothy J. Maloney, Esq.,  
*Secretary*

Joseph X. Garvey, Jr., *M.S., CPA*  
Michael A. Genello, Esq.

J. Timothy Hinton, Jr., Esq.  
Joseph G. Price, Esq.

Please consider making a tax deductible donation by completing the following information and returning it to 233 Penn Avenue, Scranton, PA 18503. Donations are often made with the following intentions:

- in memory of a friend or family member who has passed;
- to honor a milestone such as a birthday, passing the bar, receiving an award or an appointment, a birth or a marriage.

If you have any questions, contact Lee Ann Munley at 969-9161.

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*Mission Statement:*

*The Lackawanna Bar Foundation will promote access to justice and will strive to enhance community understanding of the legal system through education and law related projects in Northeastern Pennsylvania.*

Donation Information

Name:

\_\_\_\_\_

Address:

\_\_\_\_\_

\_\_\_\_\_

Telephone:

\_\_\_\_\_

Amount of Donation:

\_\_\_\_\_

Name of person to be honored:

\_\_\_\_\_

Address:

\_\_\_\_\_

\_\_\_\_\_

Please state the occasion that is being recognized by the donation:

\_\_\_\_\_

If the person you are honoring is deceased

Name of Family:

\_\_\_\_\_

Address of family:

\_\_\_\_\_

\_\_\_\_\_

## LACKAWANNA JURIST

**Publisher**  
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### LACKAWANNA BAR ASSOCIATION

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**Young Lawyers Division President:** Bo Loughney, Esquire  
**Executive Director:** Lee Ann Munley  
**Communications and CLE Coordinator:** Kaitlin McDonough  
**Legal Journal and Publications Coordinator:** Gianna Cancelli

### LACKAWANNA COUNTY OFFICIALS

**President Judge:** Trish Corbett  
**Judges:** Michael J. Barrasse, Terrence R. Nealon, Margaret Bisignani Moyle, James A. Gibbons, Andrew J. Jarbola, Mary Walsh Dempsey, Frank J. Ruggiero  
**Orphans' Court Judge:** Vito P. Geroulo  
**Senior Judges:** Carmen D. Minora, Robert A. Mazzoni, Thomas J. Munley, Vito P. Geroulo  
**Court Administrator:** Frank Castellano, *Deputy Administrators:* Claire Czakowski, Stacey Harris, Molly Loughney, Julianne Zaleski  
**Sheriff:** Mark McAndrew  
**Clerk of Judicial Records:** Mauri B. Kelly; Jack Partyka, *Deputy, Criminal Court:* Debbie Rotell, *Deputy, Civil and Family Court*  
**Recorder of Deeds:** Evie Rafalko McNulty  
**Treasurer:** Edward Karpovich  
**Register of Wills and Clerk of Orphans' Court:** Frances Kovaleski, Tracy Diskin Doherty, *Deputy*  
**Commissioners:** Debra Domenick, Jerry Notarianni, Chris Chermak,  
**District Attorney:** Mark J. Powell; *Assistants:* Dave Coyne, Timothy Doherty, Christina Farrell, Brian Gallagher, Connor Harrison, Danielle Guari, Drew Krowiak, Bo Loughney, Michael McGrath, Kimberly Moraski, Christopher Osborne, Jr., Jonathan Pietrowski, Daniel Pillets, Gene Riccardo, Lisa Swift, Suzy Tierney, Cathy Tully, Sara Varela  
**Magisterial District Judges:** Kipp E. Adcock, Joanne Corbett, Terrence V. Gallagher, Alyce Hailstone-Farrell, Paul Keeler, Sean P. McGraw, John P. Pesota, George E. Seig, Laura Turlip, Paul J. Ware  
**Chief Public Defender:** Lawrence J. Moran; *First Assistant:* Joseph P. Kalinowski; *Assistants:* Walter F. Casper, David P. Cherundolo, Donna De Vita, Jillian Kochis, Daniel B. Lipson, Curt Parkins, Jeffrey J. Poplawsky, C.J. Rotteveel, Sandra M. Stepkovitch, William D. Thompson, Robert C. Trichilo, Douglas Vanston  
**Conflict Counsel:** Jim Elliot, Kevin McNicols  
**PCRA Counsel:** Kurt Lynott  
**Court Stenographers:** Mollie Gill, Monique Gliem, Lisa Graff, Angela Hunsinger, Elizabeth Johnson, Linda Krehel, Maria McCool, Cathene Nardozi, Nicole Pisarski, Lorissa Senczakowicz, Janet Smith, Michelle Smolskis, Erin Walker, Mark Wozniak

## 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, FEBRUARY 2, 2024** AT TEN O'CLOCK IN THE FORENOON 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 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 No. 23-CV-2518  
WELLS FARGO BANK, N.A. v. ISRAEL SCHLESINGER A/K/A ISRAEL D. SCHLESINGER A/K/A ISRAEL DAVID SCHLESINGER A/K/A ISREAL DAVID SCHLESINGER owner(s) of property situate in the CITY OF CARBONDALE, LACKAWANNA County, PA, being 88 7TH AVENUE, CARBONDALE, PA 18407  
Tax ID #: 05505-050-044  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$47,885.48  
Attorneys for Plaintiff:  
Brock & Scott, PLLC

### **SALE 2**

By virtue of a Writ of Execution filed to No. 23-CV-761, Wells Fargo Bank, National Association as Trustee for ABFC 2006-OPT3 Trust, Asset Backed Funding Corporation Asset-Backed Certificates, Series 2006-OPT-3 v. Geraldine Healey, owner of property situate in Scranton, Lackawanna County, PA being 513 North Irving Avenue, Scranton, PA 18510-2237.  
Front: 27 Depth: 160  
Property ID #: 15709050016  
Assessed Value Figure: \$89,890  
Improvements Thereon:  
Residential Real Estate  
Attorney: Matthew C. Fallings, Esq.  
Sheriff to Collect: \$108,857.53

### **SALE 3**

By virtue of a Writ of Execution filed to No. 23-CV-2901, Lakeview Loan Servicing, LLC v. Amandalee Foster, owner(s) of property situate in Scranton, Lackawanna County, PA, being 2013 Pittston Avenue and 2015 Pittston Avenue a/k/a 2015 Pittston Avenue, Scranton, PA 18505  
Property ID#: Parcel 16710020046 & 16710020047  
Assessed Value figure: 16710-020-047 \$2,800.00 & 16710-020-046 \$18,000.00  
Improvements thereon: Residential property  
Attorney: Powers Kim, LLC  
Judgment: \$234,035.38

## LACKAWANNA JURIST

### SALE 4

Robertson, Anschutz, Schneid, Crane & Partners, PLLC, A Florida professional limited liability company, 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054

855-225-6906

Attorneys for Plaintiff

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-EFC3 Plaintiff v. DONALD KILE; MARGARET KILE

Defendants

COURT OF COMMON PLEAS

LACKAWANNA COUNTY NO: 2023-01004

ALL THE FOLLOWING DESCRIBED LOT OF LAND, SITUATE IN THE SECOND WARD OF THE CITY OF SCRANTON, COUNTY OF LACKAWANNA AND STATE OF PA

BEING KNOWN AS: 328 GREEN ST SCRANTON, PA 18508

BEING PARCEL #: 13408020061

PIN: 13408020061

DIMENSIONS: 50 X 150 BLDG & LAND

ASSESSED TOTAL: \$10,200.00

IMPROVEMENTS:

RESIDENTIAL PROPERTY

By: Nicole Rizzo

Nicole Rizzo, Esquire ID No. 332712

Attorney for Plaintiff

### SALE 5

By virtue of a Writ of Execution filed to No. 2023 CV 34 The Money Source, Inc. (Plaintiff) vs. Albert R. Smith aka Albert R. Smith, Jr.

(Defendant) owner of property Situate in Township of Lackawanna, LACKAWANNA COUNTY, PA BEING 3332 Birney Avenue, Moosic, PA 18507

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF LACKAWANNA, NOW BOROUGH OF MOOSIC, COUNTY OF LACKAWANNA AND STATE OF PA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE CORNER OF LOTS NOS. 15 AND 17 ON THE NORTH-WEST SIDE OF THE SCRANTON AND PITTSSTON ROAD;

THENCE ALONG LINE OF SAID ROAD SOUTH FIFTY-SEVEN (57) DEGREES WEST, FIFTY (50) FEET TO A CORNER;

THENCE ALONG A LINE BETWEEN LOTS NOS. 17 AND 19, NORTH THIRTY-THREE (33) DEGREES WEST, ONE HUNDRED FORTY-FOUR (144) FEET TO A TWELVE (12) FOOT ALLEY;

THENCE ALONG LINE OF SAID ALLEY, NORTH FIFTY-SEVEN(57) DEGREES EAST FIFTY (50) FEET TO A CORNER;

THENCE ALONG A LINE BETWEEN LOTS NOS. 17 AND 15, SOUTH THIRTY-THREE (33) DEGREES EAST, ONE HUNDRED FORTY-FOUR (144) FEET TO THE PLACE OF BEGINNING.

CONTAINING 7,200 SQUARE FEET OF LAND, BE THE SAME MORE OR LESS. THE SAID LOT BEING KNOWN AS LOT NO. 17 OF THE FASSOLD HILL SERIES AS LAID OFF FOR THE LACKAWANNA AND SUSQUEHANNA COAL & IRON COMPANY BY FRED HARDEN, A.D. 1871. SUBJECT TO THE SAME CONDITIONS, EXCEPTIONS AND RESERVATIONS AS ARE CONTAINED IN PRIOR INSTRUMENTS IN THE CHAIN OF TITLE. DWELLING KNOWN AS: 3332 BIRNEY AVENUE, MOOSIC, PA 18507. TAX PARCEL #: 17608040032

Title to said premises is vested in Albert R. Smith aka Albert R. Smith, Jr. by deed from ALBERT R. SMITH AND CLAUDETTE A SCHICK SMITH; HIS WIFE dated October 15, 1982 and recorded October 20, 1982 in Deed Book 1064, Page 185.

(Dimensions of parcel, square footage and/or acreage)

Assessment Map #: 17608040032

Assessed Value figure: \$8,000.00

Improvements thereon:

Residential Dwelling

Attorney: McCabe, Weisberg & Conway, LLC

Sheriff to collect: \$92,179.77

## LACKAWANNA JURIST

### SALE 6

By virtue of a Writ of Execution filed to No. 16 CV 6249 MTGLQ Investors LP (Plaintiff) vs. Penny T. Gordon and Leroy J. Smith (Defendant), owner(s) of property situate in Borough of Mayfield Lackawanna County, PA being 419 Whitmore Avenue, Jermyn, PA 18433  
Dimension: 870 square feet  
Property ID#: 07308-020-006  
Assessed Value figure: \$5,000.00  
Improvements thereon:  
Single Family Residential dwelling  
Attorney: Jacqueline F. McNally  
Sheriff to collect: \$116,271.60

### SALE 7

By virtue of Writ of Execution No. US. Bank National Association, not in its individual capacity but solely in its capacity as Indenture Trustee of CIM Trust 2021-NR1 v Angel Marie Cawley, Michael P. Cawley  
Docket #: 22CV2150  
Property to be sold is situated in the borough/township of Scranton, County of Lackawanna and State of PA.  
Commonly known as: 1523 Pittston Avenue, Scranton, PA 18505  
Parcel #: 1607020039  
Improvements thereon of the residential dwelling or lot (if applicable):  
Judgment Amount: \$102,148.62  
Attorneys for Plaintiff:  
1325 Franklin Avenue, Suite 160  
Garden City, NY 11530  
(212) 471-5100  
By: S/Dana Marks Dated: June 26,2023  
Dana Marks, Esq. (205165)

### SALE 8

By virtue of a Writ of Execution No. 2019-03223 WELLS FARGO BANK, N.A. v. SCOTT T. QUICK JR owner(s) of property situate in the SIXTH WARD OF THE BOROUGH OF TAYLOR, LACKAWANNA County, PA, being 101 RINALDI DRIVE, TAYLOR, PA 18517  
Tax ID #: 15514010014  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$115,831.90  
Attorneys for Plaintiff  
Brock & Scott, PLLC

### SALE 9

By virtue of a Writ of Execution file to No. 2019-CV-5529, U.S. Bank Trust, N.A. et.al. (Plaintiff) vs. Unknown heirs, successors, assigns, and all persons, firms, and associations claiming right, title, or interest from or under Robert Guancione, deceased, owners of property situate in Thornhurst Township, (Defendant), Lackawanna County, PA, being 343 Hawthorn Street n/k/a 45 Hawthorn Drive, Thornhurst, PA 18424.  
Dimensions: 85X180  
Property ID #: 24103090004  
Assessed Value Figure: \$16,000.00  
Improvements thereon: Residential Single Dwelling  
Attorney: Patrick J Wesner/Parker McCay PA  
Sheriff to collect: \$97,501.18

### SALE 10

By virtue of a Writ of Execution filed to No. 18-4439 Community Loan Servicing (Plaintiff) vs. Helen Corrigan (Defendant), owner (s) of property situate in Scranton Lackawanna County, PA being 1827 N. Main Ave  
Dimensions: 35 x 175 x 35 x 185  
Property ID #: 13412070045  
Assessed Value figure: \$16,000.00  
Improvements thereon:  
Single Family Dwelling  
Sheriff to collect: \$155,159.32

### SALE 11

By virtue of a Writ of Execution No. 16-CV-1313 The Bank of New York Mellon fka The Bank of New York as Trustee for the Benefit of the Certificateholders of the CWABS. Inc., Asset-Backed Certificates, Series 2005-BC4 v. Eric J. Gruzsky and Erin C. Gilgallon owners of property situate in the Lackawanna County, PA, being 215 South Hyde Park Avenue, Scranton, PA 18504-2569  
Dimensions: 45 X 121 X 54 X 37 X 58 X 28 X 118  
Assessment Map #: 14518050005  
Assessed Value figure: \$10,000.00  
Improvements thereon:  
Residential Dwelling  
Attorney: Pincus Law Group, PLLC  
Sheriff to collect: \$421,861.14

## LACKAWANNA JURIST

### SALE 12

By virtue of a Writ of Execution No., U.S. Bank Trust Company, National Association, not in its individual capacity but solely in its capacity as Indenture Trustee of CIM Trust 2023-NR2 v Anita Demeo, Angelo Demeo  
Docket #: 2021-05371  
Property to be sold is situated in the borough/township of Gouldsboro, County of Lackawanna and State of PA.  
Commonly known as: 473 West Creek View Drive, Gouldsboro, PA 18424  
Parcel #: 23304020015  
Improvements thereon of the residential dwelling or lot (if applicable):  
Judgment Amount: \$119,840.92  
Attorneys for the Plaintiff:  
1325 Franklin Avenue, Suite 160  
Garden City, NY 11530  
(212) 471-5100  
By: S/Catherine Aponte  
Catherine Aponte, Esq. (331180)  
Dated: August 10,2023

### SALE 13

By virtue of Writ of Execution in Case Number: 20203-CV-3289  
U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for Legacy Mortgage Asset Trust 2020-GS2 (Plaintiff) vs. Samuel L. Rivera (Defendant)  
Owner of the property situate in the Borough of Blakely, Lackawanna County, PA being 627-629 Crystal Street, Peckville, PA 18452  
Dimensions of Parcel 65 X 173  
Property ID #: 10316020010  
Assessed Value Figure: \$7,400.00  
Improvements thereon:  
Residential Dwelling  
Attorney: Hladik Onorato and Federman, LLP,  
Stephen M. Hladik, Esquire 298 Wissahickon Avenue, North Wales, PA 19454  
Sheriff to Collect \$109,903.71 plus costs, expenses, attorneys' fees and additional interest.

### SALE 14

By virtue of a Writ of Execution filed to No. 2023-02620, Allied First Bank, SB dba Servbank v. Jay H. Hrywnak a/k/a Jay Hrywnak, owner(s) of property situate in Springbrook Township, Lackawanna County, PA, being 1487 State Route 502, Springbrook Township, PA 18444.  
Property ID #: 21103010016  
Assessed Value figure: \$19,000.00

Improvements thereon:  
Residential property  
Attorney: Powers Kim, LLC  
Sheriff to collect: \$135,764.37

### SALE 15

Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
A Florida professional limited liability company  
133 Gaither Drive, Suite F  
Mt. Laurel, NJ 08054  
855-225-6906  
Fax: (866) 381-9549  
Attorneys for Plaintiff  
MORTGAGE ASSETS MANAGEMENT, LLC  
Plaintiff v. KENNETH T. F. SMALL; DIANN L. SMALL Defendants  
COURT OF COMMON PLEAS  
LACKAWANNA COUNTY NO: 2023-02298  
ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP OF CLIFTON, COUNTY OF LACKAWANNA AND COMMONWEALTH OF PA:  
BEING KNOWN AS: 401 PACKANACK DR GOULDSBORO, PA 18424  
BEING PARCEL #: 23304180025  
DIMENSIONS: 100x218 BLDG & LAND IMPROVEMENTS:  
RESIDENTIAL PROPERTY  
By: Nicole Rizzo  
Nicole Rizzo, Esq, ID No. 332712  
Attorney for Plaintiff

## LACKAWANNA JURIST

### SALE 16

By virtue of a Writ of Execution filed to No. 23-CV-1419  
1900 CAPITAL TRUST II, BY US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS CERTIFICATE TRUSTEE vs. LINDA GRZYBOWSKI, SOLELY IN HER CAPACITY AS HEIR OF FRANCES ESOLEN, DECEASED and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER FRANCES ESOLEN, DECEASED, owners of property situate in the Borough of Mayfield, Lackawanna County, PA being 627 Penn Ave, Jermyn, PA 18433  
Property ID #: 07405040004  
Assessed Value Figure: \$3,500.00  
Improvements Thereon:  
Residential Property  
Attorney: Jill M. Fein, Esquire Hill Wallack, LLP  
Sheriff to collect: \$106,997.69 plus interest at the per diem rate of \$12.13 from 10/1/23 to sale date. THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE BOROUGH OF MAYFIELD, COUNTY OF LACKAWANNA, AND COMMONWEALTH OF PA, TO WIT: ALL THAT CERTAIN PARCEL OF LAND IN THE BOROUGH OF MAYFIELD, LACKAWANNA COUNTY, COMMONWEALTH OF PA BEING THE SAME FEE SIMPLE PROPERTY CONVEYED BY DEED FROM Concetta Lemoncelli and Frances Esolen by Deed dated April 25, 2005 and recorded May 5, 2005 in the County of Lackawanna as Instrument No. 200511550 conveyed unto Frances Esolen. The said Frances Esolen departed this life on April 2, 2018.

### SALE 17

By virtue of a Writ of Execution filed to No. 22cv1190, Reverse Mortgage Funding LLC vs. Unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Leona Jeffrey, deceased; Tammie McLain, known heir of Leona Jeffrey, deceased; Gary Malcolm, known heir of Leona Jeffrey, deceased; Richard Malcolm, known heir of Leona Jeffrey, deceased; Thomas Jeffrey, known heir of Leona Jeffrey, deceased; Ronald Jeffrey, known heir of Leona Jeffrey, deceased; Craig Jeffrey, know

heir of Leona Jeffrey, deceased, Lisa Jones, known heir of Leona Jeffrey, deceased, owner(s) of property situated in Township of Springbrook, Lackawanna County, PA being RD 4 Box 4195 Brook Lane, Moscow, PA 18444.

Assessment Map#: 19704030019  
Assessed Value Figure: \$12,500.00  
Improvement Thereon:  
A residential dwelling  
Attorney: Christopher A. DeNardo, Esq  
Sheriff to collect: \$196,751.40

### SALE 18

By virtue of Writ of Execution filed to No. 19-6197, U.S. Bank National Association, not in its individual capacity but solely as legal title trustee for RMTP Trust, Series 2021 Cottage-TT-V vs. Thomas J. Mancuso.  
Docket #: 2019-06197  
Property to be sold is situated in the borough/township of Peckville, County of Lackawanna and State of Pennsylvania. Commonly known as: 1230 Main Street, Peckville, PA 18452.  
Parcel #: 1031602002601  
Judgment Amount: \$162,829.84  
Attorneys for Plaintiff:  
1325 Franklin Avenue, Suite 160  
Garden City, NY 11530  
(212) 471-5100  
By: S/Catherine Aponte, Esq  
Dated: August 15, 2023

### SALE 19

By virtue of a Writ of Execution filed to No. 2022-02768, U.S. Bank National Association, as trustee for Specialty Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates, Series 2007-AB1 vs. Bryan Kerak, owner(s) of property situate in the Township of Greenfield, Lackawanna County, PA, being 130 Opeil Rd, Jermyn, PA 18433.  
Tax ID#: 03104-020-002  
Improvements thereon:  
Residential dwelling  
Judgment Amount: \$154,776.15  
Attorneys for Plaintiff:  
Brock & Scott, PLLC



## LACKAWANNA JURIST

### SALE 20

By virtue of a Writ of Execution filed to No. 22 CV 3121, Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2006-HE3, Mortgage Pass-Through Certificates, Series 2006-HE3 vs. Jared m. Zenobi and Kimberly L. Steinruck, owner of property situate in the Borough of Mayfield, Lackawanna County, PA, being 153 5th Street, Mayfield, PA 18433.  
Front: 100, Depth: 150  
Property ID#: 07308010006  
Assessed Value Figure: \$32,000.00  
Improvements Thereon:  
Residential Real Estate  
Attorney: Matthew C. Fallings, Esq  
Sheriff to collect: \$124,676.98

### SALE 21

By virtue of a Writ of Execution in Case Number 2019-06082, Partners for Payment Relief DE IV, LLC (Plaintiff) vs. Lora A. Holbert (Defendant), owner of property situate in the Borough of Olyphant, Lackawanna County, PA, being 409 Church Street, Olyphant, PA 18447.  
Dimensions of Parcel: 30x60  
Property ID#: 11411010012  
Assessed Value Figure: \$7,000.00  
Improvements Thereon:  
Residential Dwelling  
Attorney: Hladik Onorato & Federman, LLP, Stephen M. Hladik, Esq  
298 Wissahickon Avenue, North Wales, PA 19454  
Sheriff to collect: \$9,146.87 plus costs, expenses, attorney's fees and additional interest.

### SALE 22

By virtue of a Writ of Execution filed to No. 22-CV-3438, Rocket Mortgage, LLC F/K/A Quicken Loans, LLC F/K/A Quicken Loans Inc. vs. The Unknown Heis of Joseph R. Nemetz, Deceased, owner of property situate in Borough of Olyphant, Lackawanna County, PA, being 141 West Line Street, Olyphant, PA 18447.  
Assessment Map#: 11418050012  
Assessed Value Figure: \$4,500.00  
Improvements Thereon:  
A residential dwelling  
Attorney: KML Law Group, P.C.  
Sheriff to collect: \$114,331.22

### SALE 24

By virtue of a Writ of Execution No. 2020 CV 644, Wells Fargo Bank, N.A. vs. Jenni Hayman A/K/A Jenni L Hayman, in her capacity as executrix and devisee of the estate of Margaret C. Cech A/K/A Margaret Cecilia Cech A/K/A Margaret Cech; Katrina Morrison A/K/A Katrina M. Morrison, in her capacity as devisee of the estate of Margaret C. Cech A/K/A Margaret Cecilia Cech A/K/A Margaret Cech; Michael Morrison A/K/A Michael B. Morrison his capacity as devisee of the estate of Margaret C. Cech A/K/A Margaret Cecilia Cech A/K/A Margaret Cech; Timothy Morrison, in his capacity as devisee of the estate of Margaret C. Cech A/K/A Margaret Cecilia Cech A/K/A Margaret Cech; Noreen Townsend, in her capacity as devisee of the estate of Margaret C. Cech A/K/A Margaret Cecilia Cech A/K/A Margaret Cech, owner(s) of property situate in the City of Scranton, Lackawanna County, PA, being 1715 Brick Avenue A/K/A 1715 Brick Avenue L29, Scranton, PA 18508.  
Tax ID#: 134.08-020-033  
Improvements Thereon:  
Residential Dwelling  
Judgment Amount: \$72,612.97  
Attorneys for Plaintiff:  
Brock & Scott, PLLC

### SALE 25

By virtue of a Writ of Execution filed to No. 2023-03009, Rocket Mortgage, LLC F/K/A Quicken Loans, LLC F/K/A Quicken Loans Inc. vs. Kristen E. Smith, 9 Dixon Avenue, Carbondale, PA 18407, owner of property situate in City of Carbondale, Lackawanna County, PA, being known as 9 Dixon Avenue, Carbondale, PA 18407.  
Property ID#: 04518030054; 04518030055  
Assessed Value Figure: \$0.00  
Improvements Thereon:  
Single family residence  
Attorney: Richard M. Squire & Associates, LLC  
Sheriff to collect: \$2,000.00

## LACKAWANNA JURIST

### SALE 26

By virtue of a Writ of Execution filed to No. 2023-01198, Nationstar Mortgage LLC vs. Flor Gonzalez a/k/a Flor Gonzalez Jr.; Luz Gonzalez a/k/a Luz M. Gonzales, owner(s) of property situated in Fourth Ward of the Borough of Moosic, Lackawanna County, PA, being 3718 Wylam Avenue, Moosic, PA 18507. Assessment Map#: 17611030005 Assessed Value Figure: \$12,000.00 Improvement Thereon: A residential dwelling Attorney: Samantha Gable, Esq Sheriff to collect: \$137,423.00

### SALE 27

By virtue of a Writ of Execution No. 2020-01120, Wells Fargo Bank, N.A. S/B/M Wachovia Bank, National Association vs. Jennifer J. Bogdanski, in her capacity as successor in trust, under the Bogdanski living trust, and as heir to Joan D. Bogdanski, deceased, unknown heirs, successors, assigns and all persons, firms or associations claiming right, title, or interest from or under Joan D. Bogdanski, deceased, unknown successors in trust, under the Bogdanski living trust, owner(s) of property situate in the City of Scranton, Lackawanna County, PA, being 913 Acker Avenue, Scranton, PA 18504. Tax ID#: 15614010061 Improvements Thereon: Residential Dwelling Judgment Amount: \$53,548.81 Attorneys for Plaintiff: Brock & Scott, PLLC

### SALE 28

By virtue of a Writ of Execution filed to No. 23CV1006, Click N' Close, Inc. f/k/a Mid America Mortgage, Inc. vs. Brian Stevenson and Marjer, Inc., owners of property situate in Borough of Archbald, Lackawanna County, PA, being 133 South Main, Archbald, PA 18403. Tax Parcel#: 10412-030-001 Title to said premises is vested in Brian Stevenson and Marjer, Inc. by deed from Tax Claim Bureau of Lackawanna County, PA, trustee dated December 1, 2017 and recorded December 28, 2017 in instrument number 201721214. Assessment Map#: 10412-030-001 Assessed Value Figure: \$7,500.00 Improvements Thereon: Residential Dwelling

Attorney: McCabe, Weisberg & Conway, LLC Sheriff to Collect: \$131,229.27

### SALE 29

All that certain piece or parcel or Tract of land situate in the Borough of Jermyn, Lackawanna County, PA, and being known as 546-548 Madison Avenue, Jermyn, PA 18433 TAX MAP AND PARCEL #: 07316-050-00700 THE IMPROVEMENTS THEREON ARE: Residential Dwelling REAL DEBT: \$90,555.02 SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Gary Noldy Jr. McCabe, Weisberg & Conway, LLC 1420 Walnut Street, Suite 1501 Philadelphia, PA 19102

### SALE 30

Robertson, Anschutz, Schneid, Crane & Partners, PLLC, A Florida professional limited liability company, 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054 (855) 225-6906 Attorneys for Plaintiff DLJ MORTGAGE CAPITAL, INC Plaintiff v. SUNSHINE SEMENZA, IN HER CAPACITY AS HEIR OF BRIAN DAVID RINK A/K/A BRIAN RINK; HEATH COWING, IN HIS CAPACITY AS HEIR OF BRIAN DAVID RINK A/K/A BRIAN RINK; ALEXIS RINK, IN HER CAPACITY AS HEIR OF BRIAN DAVID RINK A/K/A BRIAN RINK; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BRIAN DAVID RINK A/K/A BRIAN RINK Defendant(s) COURT OF COMMON PLEAS LACKAWANNA COUNTY NO: 2022-02855 ALL THAT CERTAIN PART OF LOT, PIECE OR PARCEL OF LAND SITUATE, IN THE BOROUGH OF OLD FORGE, COUNTY OF LACKAWANNA AND STATE OF PA. BEING KNOWN AS: 139 DRAKES LANE OLD FORGE, PA 18518 BEING PARCEL #: 18407020013 DIMENSIONS: 49X170X59X170 TOTAL VALUE: \$6,000 IMPROVEMENTS: RESIDENTIAL PROPERTY By: Nicole Rizzo Nicole Rizzo, Esq ID #332712

## LACKAWANNA JURIST

### SALE 31

By virtue of a Writ of Execution filed to No. 23-CV-987, HOF 1 Grantor Trust 5 vs. Regis Capital Group LLC, owner of the property situate in the 4th Ward, City of Scranton, Lackawanna County, PA, being 219 North Bromley Avenue Rear, Scranton, PA 18504, approximately 3,485 sq. ft. lot  
Property ID #: 14514020070  
Assessed Value figure: \$7,500  
Improvements thereon:

Residential dwellings

Attorney: Sarah A. Elia, Esq., Weber Gallagher, 2000 Market Street, 13th Floor, Philadelphia, PA 19103, (267)295-3364  
Sheriff to collect: \$72,370.20

### SALE 32

By virtue of a Writ of Execution filed to No. 2023-CV-2111, The Fidelity Deposit and Discount Bank, Plaintiff, vs. Mark Oressey and Kelly Oressey, Defendants and Owners of the property situate in the City of Scranton, Lackawanna County, PA, being known as 1818-1820 Swetland Street, Scranton, PA 18504.  
The Dimensions of the property are 90' x 116' more or less.

Property ID #: 14509030020

Assessed Value: \$15,000.00

Improvements Thereon:

Residential Single Dwelling

Attorney: Rocco Haertter, Esq

Sheriff to Collect: \$55,769.07

### SALE 33

BY VIRTUE of a Writ of Execution filed to No. 2022-04021

Plaintiff: MIDFIRST BANK Vs. Defendant(s): KIMBERLY EVERETT, SHANE EVERETT, SHAUNA EVERETT, THOMAS EVERETT, JR., CHRISTINE EVERETT, HEATHER KILMER, TIMOTHY PETERSON and JEFFREY WRIGHT, KNOWN HEIRS OF THOMAS E. EVERETT, DECEASED, and THE UNKNOWN HEIRS OF THOMAS E. EVERETT, DECEASED; and THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT,

Real Estate: 341 East Locust Street Rear, Scranton, PA 18505

Municipality: City of Scranton Lackawanna County, PA

Dimensions: 39x50x40x9x2x41

See Instrument: 2007-28544

Assessment Map: 156.19-010-049

Assessed Value: \$7,000

Improvements thereon:

A residential dwelling house

Attorney: Leon P. Haller, Esq

Purcell, Krug & Haller

Sheriff to collect: \$57,323.37 (Total amount of Judgment)\*

\*With costs, interest, late charges and taxes, etc. as may accrue.

### SALE 34

By virtue of a Writ of Execution filed to No. 23-3067 MCLP Asset Co (Plaintiff) vs Betty L. Zapp (Defendant), owner(s) of property situate in Moosic Lackawanna County, PA being 720 Minooka Ave.  
Dimensions: 50X85

Property ID #: 18509030013

Assessed Value figure: \$8,000

Improvements thereon:

Single Family Dwelling

Attorney: Jacqueline F. McNally

Sheriff to collect: \$239,920.34

### SALE 35

By virtue of a Writ of Execution filed to No. 2023-00827 PNC Bank, National Association v Massiel G. Hewitt, AKA Massiel Hewitt owner(s) of property situate in City of Scranton, Lackawanna County, PA being 286 Meridian Avenue, Scranton, PA 18504

Dimensions: 40X150 BLDG & LAND

Property ID #: 1560603000108

Assessed Value Figure: \$11,000.00

Improvements thereon:

single family dwelling

Attorney: Katherine M. Wolf, Esq; Meredith H.

Wooters, Kimberly J. Hong, Michael E.

Carleton, Alyk L. Oflazian, Cristina L. Connor

and Ed E. Qaqish

Sheriff to collect: \$108,082.33

## LACKAWANNA JURIST

### SALE 36

By virtue of a Writ of Execution filed to No. 2022-04536 US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST vs. JOHN LONGO, owner(s) of property situate in BOROUGH OF DICKSON, Lackawanna County, PA. Being: 271 Poplar Street, Dickson City, PA 18519  
Assessment Map #: 12412010002  
Assessed Value Figure: \$9,000.00  
Improvements thereon:  
A Residential Dwelling  
Attorney: KML Law Group, P.C.  
Sheriff to collect: \$122,373.14  
ALL the surface or right of soil only of that certain lot, piece or parcel or tract of land, situate, lying and being in the First Ward, Borough of Dickson City, County of Lackawanna, and State of PA

### SALE 37

BY VIRTUE OF A WRIT OF EXECUTION, filed to Docket No. 23-CV-1846 Peoples Security Bank & Trust Company v. Benjamin Shawiak, et al.  
Benjamin Shawiak and Marcu Shawiak, last known heirs of Mary Susan DeFazio, Deceased, and the Unknown Heirs of Mary Susan DeFazio, Deceased, are the owners of the property situate within the City of Scranton, County of Lackawanna, and Commonwealth of PA, Being a street address of: 310 South Keyser Avenue, Lackawanna County, Scranton, PA 18504  
Assessment Map/Parcel/Plate #: 14404-010-019  
Instrument #: 201409147  
Pin Verification #: 14404-010-019  
Assessed Value Figure: \$7,580.00  
Improvements Thereon:  
Residential-Single 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: \$87,162.93 (plus accrued interest, attorney's fees, and costs)

### SALE 38

By virtue of a Writ of Execution filed to No. 19 CV 7332 U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust vs. Rosemarie Ciocca, owner(s) of property situate in Scranton City Lackawanna County, PA being 305-307 South Hyde Park Avenue, Scranton, PA 18504  
Dimensions: 50 x 93 x 50 x 104 BLDG & LAND  
Property ID #: 15605050039  
Assessed Value figure: \$11,000.00  
Improvements thereon:  
Residential Multi Dwelling  
Attorney: Roger Fay, Esq  
Sheriff to collect: \$113,453.54\*  
\*plus escrow advances and costs of collection, including reasonable attorney fees, title fees, property valuation fees and property preservation fees, will continue to accrue through the date of sale.

### SALE 39

By virtue of a Writ of Execution filed to No. 22-4687, WELLS FARGO BANK, N.A. v. Michael Bilko, owner(s) of property situate in City of Carbondale, County of Lackawanna, and Commonwealth of PA, being 14 Canaan Street, Carbondale, PA 18407.  
Property ID #: 04518030002  
Assessed Value figure: \$10,000.00  
Improvements thereon: Residential property  
Attorney: Powers Kim, LLC  
Sheriff to collect: \$59,286.07

## LACKAWANNA JURIST

### SALE 40

Robertson, Anschutz, Schneid, Crane & Partners, PLLC, A Florida professional limited liability company, Attorneys for Plaintiff, 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054 855-225-6906

CITIMORTGAGE, INC. Plaintiff v. ROBERT T. MCNEISH Defendant(s)  
COURT OF COMMON PLEAS  
LACKAWANNA COUNTY NO: 2023-01890  
ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE SECOND WARD OF THE CITY OF SCRANTON, LACKAWANNA COUNTY, PA:

BEING KNOWN AS: 1108 N SUMNER AVE SCRANTON, PA 18508

BEING PARCEL #: 13419030059

DIMENSIONS: 25 X 100 BLDG & LAND

ASSESSED TOTAL: \$5,500

IMPROVEMENTS:

RESIDENTIAL PROPERTY

By: Nicole Rizzo

Nicole Rizzo, Esq ID #332712

### SALE 41

Robertson, Anschutz, Schneid, Crane & Partners, PLLC, Florida professional limited liability company, 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054 (855) 225-6906

Fax: (866) 381-9549

Attorneys for Plaintiff

MID-ISLAND MORTGAGE CORP. Plaintiff

v. CAITLIN A. FULLAM Defendant(s)

COURT OF COMMON PLEAS

LACKAWANNA COUNTY NO: 2023-02529

ALL THOSE CERTAIN LOTS OR PIECES

OF GROUND SITUATE IN THE THIRD

WARD, CITY OF CARBONDALE, COUNTY

OF LACKAWANNA AND STATE OF PA:

BEING KNOWN AS: 118 S CHURCH ST

CARBONDALE, PA 18407

BEING PARCEL #: 05509040061

DIMENSIONS: 76x75x32x100

IMPROVEMENTS:

RESIDENTIAL PROPERTY

By: Nicole Rizzo

Nicole Rizzo, Esq ID #332712

### SALE 42

By virtue of a Writ of Execution filed to No. 16 CV 7108, Pennsylvania Housing Finance Agency vs. Sandzhar Dagiyarov.

Real estate: 828-830 Alder Street, Scranton, PA 18505, City of Scranton, Lackawanna County, PA.

Dimensions: 40x162

Instrument #: 201116682

Assessment Map#: 15620-070-036

Assessed Value: \$12,000.00

Improvements thereon:

A residential dwelling house

Attorney: Leon P. Haller, Esq

Purcell, Krug & Haller

Sheriff to collect: \$241,099.80 (Total amount of Judgment)\*

\*With costs, interest, late charges and taxes, etc. as may accrue.

### SALE 43

By virtue of a Writ of Execution filed to No. 22 CV 698, Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. vs. Shelly Wyatt, owner(s) of property situate in Borough of Olyphant, Lackawanna County, PA, being 620 Sanderson Avenue, Olyphant, PA 18447.

Assessment Map#: 11418040001

Assessed Value: \$7,500.00

Improvements thereon:

A residential dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$96,100.36

### SALE 44

By virtue of a Writ of Execution No. 2022-01491, The Bank of New York Mellon fka The Bank of New York, as trustee for the certificate holders of the CWALT, Inc., Alternative Loan Trust 2006-OC10, Mortgage Pass-Through Certificates, Series 2006-OC10 vs. Bernie Hartman and Kristy Hartman, owners of property situate in Lackawanna County, PA, being 523 N. Rebecca Avenue, Scranton, PA 18504.

Dimensions: 25x143

Assessment Map#: 14510010063

Assessed Value: \$8,000.00

Improvements thereon:

Residential dwelling

Attorney: Pincus Law Group, PLLC

Sheriff to collect: \$106,586.34

## LACKAWANNA JURIST

### SALE 45

By virtue of a Writ of Execution to No. 2023-CV-1933, The Fidelity Deposit and Discount Bank, Plaintiff, vs. Robert Butchkavitz, Defendant, and owner of the property situate in the City of Scranton, Lackawanna County, PA, being known as 624 Fellows Avenue, Scranton, PA 18504, a/k/a 624 Fellows Street, Scranton, PA 18504.

Dimensions: 160x128x160x125 feet more or less

Property ID#: 15610-020-02201

Assessed Value: \$36,750.00

Improvements thereon:

Commercial structure

Attorney: Rocco Haertter, Esq

Sheriff to collect: \$104,178.79

### SALE 46

By virtue of a Writ of Execution filed to No. 23-CV-941, PS Funding, Plaintiff, vs. 919 Quincy LLC, Defendant, owner of the property situate in the City of Scranton, Lackawanna County, Commonwealth of PA, being 919-921 Quincy Avenue, Scranton, PA 18510.

Control #: 340-51336

Dimensions: 40x160, LI&C Town Plot L 18 B 245, W-09 B-004 L-007 P-032

Property ID#: 14670020046

Assessed Figure: \$15,000.00

Improvements thereon:

Residential Multi Dwelling, none

Attorney: John J. Winter, Esq, Chartwell Law

Sheriff to collect: \$124,295.68

### SALE 47

By virtue of a Writ of Execution filed to No. 2021-04170, Reverse Mortgage Solutions, Inc. vs. Lisa Hudak solely in her capacity as heir of John Hudak, deceased, the unknown heirs of John Hudak, deceased, and Paul Hudak solely in his capacity as heir of John Hudak, deceased, owner(s) of property situate in the Borough of Olyphant, Lackawanna County, PA, being 134 South Valley Avenue, Olyphant, PA 18447.

Assessment Map#: 11414020011

Assessed Value Figure: \$9,000.00

Improvements thereon:

A residential dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$46,608.85

### SALE 48

By virtue of a Writ of Execution filed to No. 23-CV-1694, Pennsylvania Housing Finance Agency vs. Kerry A. Mullen-Rupe, administratrix of the estate of Carla Mullen, deceased.

Real Estate: 287 R Main Street, Olyphant, PA 18447

Municipality: Lackawanna County, PA

Dimensions: 50x91x52x105

See Instrument: 2017-09415

Assessment Map#: 09304030004

Assessed Value: \$6,000.00

Improvements thereon:

A residential dwelling house

Attorney: Leon P. Haller, Esq

Purcell, Krug & Haller

Sheriff to collect: \$89,054.51 (Total amount of Judgment)\*

\*With costs, interest, late charges and taxes, etc. as may accrue.

### SALE 49

By virtue of a Writ of Execution to No. 23-3278, CWS Investments, Inc. vs. Michelle McDermott, owner of property situate in the City of Scranton, Lackawanna County, PA, being 1208 Watson Street, Scranton, PA 18504.

Dimensions: 40x145 Bldg & Land

Property ID#: 15613-020-044

Assessed Value Figure: \$7,600.00

Improvements thereon:

A single dwelling

Attorney: Jillian Nolan Snider, Esq

Sheriff to collect: \$55,398.55 plus costs

### SALE 50

Robertson, Anschutz, Schneid, Crane & Partners, PLLC, A Florida professional limited liability company, 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054

(855) 225-6906

Fax: (866) 381-9549

Attorneys for Plaintiff

Specialized Loan Servicing, LLC vs. Deborah

Glenicki, in her capacity as heir of Peter J.

Glenicki, Jr., unknown heirs, successors,

assigns, and all persons, firms or associations

claiming right, title or interest from or under

Peter J. Glenicki, Jr.

All those certain lots or pieces of ground situate in the Township of Ransom, County of Lackawanna and state of PA, being known as 1030 Lookout Drive a/k/a RR1 1030 Lookout Drive, Scranton, PA 18504.

## LACKAWANNA JURIST

BEING PARCEL #: 1440102000201  
DIMENSIONS: 1.005 A Bldg & Land  
IMPROVEMENTS:  
Residential property  
By: Nicole Rizzo  
Nicole Rizzo, Esq ID #332712

### SALE 51

By virtue of a Writ of Execution filed to No. 2019-04405, MCLP Asset Company, Inc. vs. Joseph M. Menichiello and Susan E. Menichiello, owner(s) of property situate in Borough of Clarks Summit, Lackawanna County, PA, being 526 Griffin Pond Road, Clarks Summit, PA 18411.  
Dimensions: 1.2 acres  
Property ID#: 09102010024  
Assessed Value Figure: \$15,800.00  
Improvements thereon:  
Residential dwelling  
Attorney: Roger Fay, Esq  
Sheriff to collect: \$299,752.39\*  
\*Plus escrow advances and costs of collection, including reasonable attorney fees, title fees, property valuation fees, property preservation fees, and costs, accruing from 11/27/19 through the date of sale.

### SALE 52

By virtue of a Writ of Execution filed to No. 2023-01674, Mortgage Assets Management, LLC vs. Ellen Bolock, solely in her capacity as known heir of Sally A. Bingham, now deceased and Kathy Rowinski, solely in her capacity as known heir of Sally A. Bingham, now deceased and Robert Bingham and Sally A. Bingham and the unknown heirs of Sally A. Bingham, owner of property situate in the Borough of Taylor, Lackawanna County, PA, being 405 West Hospital Street, Taylor, PA 18517.  
Front: 50, Depth: 100  
Property ID#: 1760502000300  
Assessed Value Figure: \$18,000.00  
Improvements thereon: Residential  
Attorney: Matthew C. Fallings, Esq  
Sheriff to collect: \$171,871.54

### SALE 53

By virtue of a Writ of Execution filed to No. 2021-03982, MCLP Asset Company, Inc. vs. Brian P. McLaughlin, owner(s) of property situate in Old Forge Borough, Lackawanna County, PA, being 115 Thomas Street, Old Forge, PA 18518.  
Property ID#: 175.11-2-34

Assessed Value Figure: \$5,000.00  
Improvements thereon:  
Residential dwelling  
Attorney: Roger Fay, Esq  
Sheriff to collect: \$115,706.64\*  
\*Plus accruing escrow advances and costs of collection, including reasonable attorney fees, title fees, property valuation fees, property preservation fees, court costs and costs, from 04/19/22 to the date of the sheriff's sale.

### SALE 54

By virtue of a Writ of Execution filed to No. 2023-00557, U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for REO Trust 2017-RPLI vs. Michael Maskal and Shannon Maskal, owners of property situate in City of Scranton, Lackawanna County, PA, being known as 1403 Bryn Mawr Street, Scranton, PA 18504.  
Property ID#: 15609-030-004  
Assessed Value Figure: \$0.00  
Improvements thereon:  
Single family residence  
Attorney: Richard M. Squire & Associates, LLC  
Sheriff to collect: \$2,000.00

### 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 MARCH 2, 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**

**OCTOBER 30, 2023**

## LACKAWANNA JURIST

### ESTATES

#### **First Notice**

**RE: ESTATE OF JOHN AIGELDINGER A/K/A JOHN P. AIGELDINGER A/K/A JOHN PAUL AIGELDINGER**, late of Dickson City, Pennsylvania (died November 16, 2023). Notice is hereby given that Letters Testamentary for the Estate of John Aigeldinger have been issued to Mary Ann Aigeldinger, Executrix of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to the Executrix at 719 West Lackawanna Avenue, Dickson City, PA 18447 or to Robert T. Kelly, Jr., Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Biden Street, Suite 200, Scranton, PA 18503.

**ESTATE OF ANTHONY A. ANDRUSKEVICH, DECEASED, LATE OF SCRANTON, PENNSYLVANIA (DIED DECEMBER 2, 2023)**. All persons indebted to said Estate are required to make payment, and those having claims or demands to present the same, without delay, to Thomas A. Andruskevich, Executor, c/o Attorney Joseph F. Gaughan, 1107 Oram Street, Scranton, PA 18504. LAW OFFICE OF JOSEPH F. GAUGHAN, P.C., JOSEPH F. GAUGHAN, ESQUIRE, ATTORNEY FOR THE ESTATE

**ESTATE OF CAROL J. BROGAN, DECEASED**, late of the Township of South Abington, Lackawanna County, Pennsylvania, (died November 30, 2023). Letters Testamentary having been granted, creditors shall make demand and debtors shall make payment to Julie Brogan, 404 N.E. 195th St., Miami, FL, 33179 or John T. Brogan, 165 Hawthorne Court, Tannersville, PA 18372, Executors, or to Stephen J. Evers, Esq., Attorney for the Estate, 213 R. North State Street, Clarks Summit, PA, 18411.

**ESTATE OF BARBARA DIGWOOD** late of Old Forge, Lackawanna County, PA (died December 7, 2023). 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 Jeanette Pikarski, Administrator of the Estate, 24 Lewiston Circle, Lancaster, PA 17601 or to Jane M. Carolonas, Esquire, 1212 S. Abington Road, Clarks Summit, PA 18411.

**ESTATE OF DOROTHY T. DITCHKUS, DECEASED**, late of the City of Scranton, Lackawanna County, Pennsylvania, (died November 13, 2023). Letters of Administration having been granted, creditors shall make demand and debtors shall make payment to Susanne Gudaitis, Administrator, 3512 Pennypacker Ave., Scranton, PA, 18519 or to Stephen J. Evers, Esq., Attorney for the Estate, 213 R. North State Street, Clarks Summit, PA, 18411.

**ESTATE OF EDWARD CHARLES GILES, JR**, Late of the City of Scranton, Lackawanna County, Commonwealth of Pennsylvania (died February 27, 2021) Administrator, NICHOLAS GILES, Smith & Smith Group, PLLC, Attorney for the Estate, 10491 Ben C. Pratt/6 Mile Cypress Pky., Box 256, Ft. Myers, Florida 33966. (570-815-5447)

**RE: ESTATE OF ANN MARIE KINCEL**, late of Roaring Brook Township, Pennsylvania (died December 4, 2023). Notice is hereby given that Letters Testamentary for the Estate of Ann Marie Kincel have been issued to Kenneth J. Kincel and Kurt J. Kincel, Sr., Co-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 at 2640 Madisonville Road, Madisonville Township, PA 18444 or to Robert T. Kelly, Jr., Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Biden Street, Suite 200, Scranton, PA 18503.

**IN RE: ESTATE OF ROBERT G. KISSOLOVEGE**, late of the City of Archbald, Lackawanna County, PA who died on November 4, 2023. Letters of Testamentary have been granted to the undersigned. All persons having claims against the Estate of said decedent are requested to make known the same and all persons indebted to the said decedent to make payment without delay to: Executor: Karen Kissolovege, Attorney: Carrubba Law, P.C., 114-2 Warren Street, Tunkhannock, PA 18657, Kelly M. Carrubba, Esquire, Attorney for the Estate

Letters Testamentary have been granted in the **ESTATE OF JAMES EDWARD MITCHELL**, late of the Township of South Abington, County of Lackawanna, to Corey Lipisko, Executor. All persons having claims against the estate are requested to present them in writing and all persons indebted to the estate are to make payment to the estate in care of Bruce S. Zero, Esquire, Powell Zero Mundy, 527 Linden Street, Scranton, PA 18503.

**ESTATE OF HELEN MOKIS a/k/a HELEN R. MOKIS**, late of Scranton, Pennsylvania (Died: July 8, 2020). Notice is hereby given that Letters Testamentary on the above Estate have been granted to Mary Ellen Neutts, Executor. All persons indebted to the said Estate are required to make payment and those having claims to present the same without delay to the Executor named herein, or to Neil F. MacDonald, Esquire, Durkin MacDonald, LLC, Attorney or this Estate, 536 East Drinker Street, Dunmore, Pennsylvania 18512.

**RE: ESTATE OF DOROTHY J. PLEVYAK**, late of Scranton, Pennsylvania (Died December 10, 2023). Notice is hereby given that Letters Testamentary on the above estate have been granted to Walter P. Plevyak. All persons indebted to said estate are required to make payment and those having claims to present the same without delay to the Executor named above or to James P. Gregorowicz, Esquire, Attorney for the Estate, SNB Plaza, Suite 405, 108 North Washington Avenue, Scranton, PA 18503.

**ESTATE OF EMIL J. SUCHTER, JR., AKA EMIL SUCHTER** late of Scranton, Lackawanna County, PA (died September 21, 2023). Letters Testamentary having been granted, all persons having claims or demands against estate of decedent shall make them known and present them, and all persons indebted to said decedent shall make payment thereof without delay to Jessica Suchter, Executor of the Estate, 936 S. Main Avenue, Apt. 3, Scranton, PA 18504 or to Jane M. Carolonas, Esquire, 1212 S. Abington Road, Clarks Summit, PA 18411.

#### **Second Notice**

**ESTATE OF SALVATORE V. BALDUCCI, JR.**, late of Jefferson Township, Lackawanna County, Pennsylvania, (died November 8, 2023). Letters Testamentary were granted to SUSAN L. BALDUCCI. Creditors present claims and debtors make payments to John P. Pesota, Esquire, Suite 402 SNB Plaza, 108 North Washington Avenue. Scranton, PA. 18503.



## LACKAWANNA JURIST

**ESTATE OF CRAIG C. BOETH, DECEASED.** LATE OF SCRANTON, PENNSYLVANIA (DIED OCTOBER 11, 2023). All persons indebted to said Estate are required to make payment, and those having claims or demands to present the same, without delay, to John R. Boeth and Marisa Naughton, Co-Executors, c/o Attorney Joseph F. Gaughan, 1107 Oram Street, Scranton, PA 18504. LAW OFFICE OF JOSEPH F. GAUGHAN, P.C., JOSEPH F. GAUGHAN, ESQUIRE, ATTORNEY FOR THE ESTATE.

**IN RE: ESTATE OF JENNIE K. COLLINS,** late of the City of Carbondale, Lackawanna County, PA who died on May 17, 2018. Letters of Testamentary have been granted to the undersigned. All persons having claims against the Estate of said decedent are requested to make known the same and all persons indebted to the said decedent to make payment without delay to: Executor: Jennie Kay Mroczka. Attorney: Carrubba Law, P.C., 114-2 Warren Street, Tunkhannock, PA 18657. Kelly M. Carrubba, Esquire. Attorney for the Estate.

NOTICE IS HEREBY GIVEN that Letters of Testamentary have been granted in the **ESTATE OF ELAINE R. DeANGELIS,** Deceased, late of Peckville, Lackawanna County, Pennsylvania, 18452, who died on September 17, 2023. All persons indebted to the Estate are requested to make payment and those having claims or demands are to present same, without delay, to the Co-Executors, Walter C. Rosiecki and John F. DeAngelis or John P. Sanderson, Attorney for the Estate - 1 Terrace Drive, Olyphant, Pennsylvania 18447. THE SANDERSON LAW FIRM

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted to Diane M. Dougherty, Administrator of the **ESTATE OF MARGARET ROSE DWYER,** deceased, who died on August 12, 2023, late of Ormond Beach, Florida. 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 Administrator Diane M. Dougherty, c/o her attorney Carlo A. LaMonica, Esquire, LaMonica Law Firm LLC, 3218 Pittston Avenue, Scranton, PA 18505.

**ESTATE OF FUMI JIMCOSKY,** ESTATE NUMBER 35-2023-1628, DECEASED, LATE OF SCRANTON PA, LACKAWANNA COUNTY, PA: DIED OCTOBER 13, 2023. 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 CAROL SMURL, 300 PROSPECT AVE, SCRANTON PA 18505.

**ESTATE OF MARGOT E. MERRIGAN,** late of Dunmore, (died 11-05-2023) Gerald J. Butler, Esq., Executor, 7 Wood Road, Jefferson Township, PA 18436.

**ESTATE OF JOHN JOSEPH ONOFREY, ESTATE** NUMBER 35-2023-1667, DECEASED, LATE OF CLARKS SUMMIT, PA, LACKAWANNA COUNTY, PA: DIED NOVEMBER 20, 2023. 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 LYNN KLEMICK, 114 HOMESTEAD DRIVE, ROARING BROOK TWP, PA 18444-7738, JUDITH GILLETTE, 201 BRYSON LANE, KARTHAUS, PA 16845, AMY WOJCIK, PO BOX 888, TUNKHANNOCK, PA 18657.

Re: Notice is hereby given that Letters of Administration have been granted in the **ESTATE OF NICHOLAS SKASKO** late of Fell Township, Lackawanna County, Commonwealth of Pennsylvania (died May 12, 1997). 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 Michael Skasko and Sharon Christian Skasko, Administrators of the Estate or Sean P. McGraw, Esquire, Attorney for the Estate, 41 N. Main Street, 4<sup>th</sup> Floor, Carbondale, PA 18407. Sean P. McGraw, Esquire, Attorney for the Estate

**ESTATE OF WILLIAM MICHAEL TIMKO A/K/A BILL TIMKO,** ESTATE NUMBER 35-2023-1661, DECEASED, LATE OF DALTON, PA, LACKAWANNA COUNTY, PA: DIED OCTOBER 22, 2023. 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 MEGAN M. LOCKER, 541 WOODCREST DR, SOUTH ABINGTON TWP, PA 18411.

**ESTATE OF TRACEY C. WHITFORD,** late of Dickson City, Pennsylvania, died on November 2, 2023. All persons having claims against the Estate shall present same to Administratrix, Nicole W. Puhalla, c/o Donald W. Jensen, Esquire, 538 Biden Street, Suite 730, Scranton, Pennsylvania 18503.

Notie is hereby given that Letters Testamentary have been granted to Jaquelyn Estok, Executrix of the **ESTATE OF MICHAEL ZANGHI a/k/a MICHAEL W. ZANGHI,** late of Newton Township, PA, who died on November 29, 2023. 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 Executrix or to Raymond C. Rinaldi, II, Esquire, Rinaldi & Poveromo, P.C., P.O. Box 826, Scranton, PA, 18501.

### Third Notice

**TINA ADORANTO,** deceased, late of Clarks Summit, PA (died April 30, 2023). Letters of Administration 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 the decedent shall make payment thereof to Barbara Snyder, Administratrix, or to Raymond W. Ferrario, Attorney for the Estate, Suite 528, Scranton Life Building, 538 Biden Street, Scranton, PA 18503-1816. RAYMOND W. FERRARIO, P.C.

## LACKAWANNA JURIST

**WALTER J. BARRHIGHT**, Lackawanna County, Pennsylvania, who died November 19, 2023, Letters Testamentary in the above Estate having been granted, all persons having claims or demands against the Estate of the decedent shall make them known, and present them, and all persons indebted to said decedent shall make payment thereof without delay to Barbara Conniff, Executor, c/o Attorney Scott Lynett, The Law Office of Scott Lynett, 310 Penn Avenue, Scranton, Pennsylvania 18503.

NOTICE is hereby given that Letters of Administration have been granted in the **ESTATE OF CATHERINE ANN BECKISH, a/k/a KATHRYN A. BECKISH**, late of the City of Scranton, Lackawanna County, who died October 29, 2023. All persons indebted to said Estate are requested to make payment and those having claims to present the same, without delay, to the Administrator, **ALBERT FINO**, and his Attorneys. **SAPORITO, FALCONE & WATT**, 48 SOUTH MAIN STREET, PITTSSTON, PA 18640.

**ESTATE OF MELISSA BENTLER**, late of the City of Scranton, Lackawanna County, Pennsylvania, (died August 4, 2023). Notice is hereby given that Letters of Administration have been issued to Erik Jerome Bentler, Administrator. **MARIANNE M. STIVALA, ESQUIRE, BRIAN J. CALI & ASSOCIATES**, 103 EAST DRINKER STREET, DUNMORE, PENNSYLVANIA 18512.

NOTICE is hereby given that Letters Testamentary have been granted in the **ESTATE OF DELORES CREA**, late of Scranton, Lackawanna County, who died November 12, 2023. All persons indebted to said Estate are requested to make payment and those having claims to present the same without delay to the Executrix, Arlene Burns, and her Attorney. **DAVID CHERUNDOLO, ESQUIRE**, 410 JEFFERSON AVENUE, SCRANTON, PA 18510.

**ESTATE OF JOHN A. GLUCKSNIS** late of the Township of South Abington, PA (died November 29, 2023). Letters Testamentary on the above estate have been granted, all persons having claims and demands against the estate of the above decedent shall make them known and present them; all of the persons indebted to the said decedent shall make payment thereof without delay to: Michael McLane, 128 Jennifer Drive, North Abington Twp., PA 18414, or Patrick J. Lavelle, Esq., 715 N. State Street, Clarks Summit, PA 18411. **PATRICK J. LAVELLE, ATTORNEY FOR THE ESTATE**

**RE: ESTATE OF ANDREA HAIGHT a/k/a ANDREA K. HAIGHT**, late of Covington Township, County of Lackawanna, and State of Pennsylvania, deceased, who died on the 30<sup>th</sup> day of June, 2023. Letters of Administration having been granted to File No. 35-23-01587, all persons having claims or demands against the estate of the decedent shall make them known and present them, and all persons indebted to the decedent shall make payment thereof without delay to Judah Whitney, 218 Center St., Covington Twp., PA, 18424, or to Mattes & Mattes, P.C., 201 West Main Street, P.O. Box 222, Dalton, PA 18414.

**ESTATE OF ELEANOR KASPER**, late of Scranton, Lackawanna County, Pennsylvania. Letters Testamentary on the above estate having been granted to David Kasper, 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 of Administration have been granted to Pearl Olenick, Administratrix of the **ESTATE OF ELEANOR M. KRUL a/k/a ELEANOR KRUL**, late of Scranton, PA, who died on October 3, 2023. 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 Administratrix or to Raymond C. Rinaldi, II, Esquire, Rinaldi & Poveromo, P.C., P.O. Box 826, Scranton, PA, 18501.

**IN RE: ESTATE OF ROSEMARY J. LOGAN**, late of Dickson City, Pennsylvania, (died October 4, 2023). Letters 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 Thomas J. Logan, Personal Representative, or to Joan Guari, Esquire of the Toczylowski Law Office, 723 North Main Street, Archbald, PA 18403.

**ESTATE OF DOROTHY J. MCCLAIN**, LATE OF SPRINGBROOK TOWNSHIP, LACKAWANNA COUNTY, PA (DIED October 9, 2023), Randy McLain, Executor, or to Donald J. Frederickson, Jr., Esquire, **KOBAL & FREDERICKSON**, Attorneys for the Estate, 435 Main Street, Moosic, PA. 18507-1017.

**ESTATE OF ELIZABETH MULHERIN a/k/a ELIZABETH D. MULHERIN** late of Scranton, Lackawanna County, Pennsylvania (died December 18, 2022). Notice is hereby given that Letters Administration have been issued to John R. Mulherin, 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 Estate of **ELIZABETH MULHERIN a/k/a ELIZABETH D. MULHERIN**, c/o John J. McGee, Attorney for the Estate, PO Box 3298, Scranton, PA 18505.

Notice is hereby given that Letters of Testamentary have been granted in the **ESTATE EDWARD ANTHONY PISARCIK**. Late of Throop, 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 the Executrix, Colleen Pisarcik of 621 Kossuth Street, Throop, PA 18512.

**ESTATE OF RICHARD POTRZUSKI**, late of the Borough of Moosic, Lackawanna County, Pennsylvania, (died November 13, 2023). Notice is hereby given that Letters of Administration have been issued to Melanie Potrzuski, Administrator. **MARIANNE M. STIVALA, ESQUIRE, BRIAN J. CALI & ASSOCIATES**, 103 EAST DRINKER STREET, DUNMORE, PENNSYLVANIA 18512.

**ESTATE OF ELIZABETH L. SCHUMACHER** late of the Borough of Clarks Summit, PA (died December 5, 2023). Letters Testamentary on the above estate have been granted, all persons having claims and demands against the estate of the above decedent shall make them known and present them; all of the persons indebted to the said decedent shall make payment thereof without delay to: Marie E. Genuario, 205 Acoma Lane, Collegeville, PA 19426, or Patrick J. Lavelle, Esq., 715 N. State Street, Clarks Summit, PA 18411. **PATRICK J. LAVELLE, ATTORNEY FOR THE ESTATE**

## LACKAWANNA JURIST

**ESTATE OF ROBERT L. WEITZEL**, Late of the Borough of Moscow, Lackawanna County, Commonwealth of Pennsylvania (died December 11, 2023) Administrator CTA, CHARLES WEITZEL, Smith & Smith Group, PLLC, Attorney for the Estate, 10491 Ben C. Pratt/6 Mile Cypress Pky., Box 256, Ft. Myers, Florida 33966. (570-815-5447)

**ESTATE OF JoANN M. YAKMOVITZ a/k/a JOANNE M. YAKMOVITZ**, late of Mayfield, Pennsylvania (Died: November 26, 2023). JEAN ANN BLACK, Executrix or Albert E. Nicholls, Jr., Attorney for the Estate, 1421 E. Drinker Street, Dunmore, Pennsylvania 18512. HUGHES, NICHOLLS & O'HARA, By: Albert E. Nicholls, Jr., Esquire

**ESTATE OF ALAN E. YEARING, a/k/a ALAN YEARING**, late of Scranton, Lackawanna County, Pennsylvania (died September 22, 2023). Personal Representatives are Carol Snyder, 187 Columbus Drive, Archbald, PA 18403 and Paul Yearing, 414 Corner Street, Dunmore, PA 18512. Attorney for the Estate is Nancy M. Barrassé, Esquire, 224 Adams Avenue, Scranton, Pennsylvania 18503.

### **ARTICLES OF INCORPORATION**

Goodfellas PA, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Toczylowski Law Office  
723 North Main St.  
Archbald, PA 18403 T-1 1/19/24

### **FICTITIOUS NAME**

Notice is hereby given, pursuant to the provisions of the Fictitious Names Act of Pennsylvania (54 Pa.C.S. Section 311 et. seq.), that an application for registration of a Fictitious Name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the Fictitious Name of Hi 5 Cat Training, with its principal office or place of business at 1617 Thackery Street, Scranton, PA 18504. The names and addresses of all persons who are parties to the registration are: Tammy Manka, 1617 Thackery Street, Scranton, PA 18504. T-1 1/19/24

### **FICTITIOUS NAME**

NOTICE IS HEREBY GIVEN that an application for registration of a fictitious name, **Yeshiva Co-op**, for the conduct of business in Lackawanna County, Pennsylvania, with the principal place of business being at 930 Hickory Street, Scranton, PA 18505, was approved by the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on December 7, 2023, pursuant to the Act of Assembly of December 16, 1982, Act 295.

The name and address of the entity owning or interested in said business is: Joseph M. Luchins, 930 Hickory Street, Scranton, PA 18505. T-1 1/19/24

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 Plaintiff: MARY GOH

MARY GOH
8743 20TH Ave-3rd Floor
Brooklyn, New York 11214

Plaintiff

vs.

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS
AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR UNDER
CLAYTON E. MELANSON
or his Estate
as may be DECEASED
With the Last Known Address of
Record being
131 Boatheaders Lane North
East Hampton, New York 11937

IN THE COURT OF COMMON
PLEAS OF LACKAWANNA
COUNTY, PENNSYLVANIA

CIVIL ACTION - LAW

Defendant : 2023-CV-4823

Plaintiff has filed an ACTION TO QUIET TITLE to divest you of any possible interest Lot (s) No. N1-80, Rainbow Drive, as shown on Map of Section N1 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 650 at Tax Parcel # 22801020080.

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) 969-9600

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
T-1 1/19/24

## ATTORNEY DISCIPLINARY / ETHICS MATTERS

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### James C. Schwartzman, Esq.

Judge, Court of Judicial Discipline (retired) • Former Chairman, Judicial Conduct Board of Pennsylvania  
• Former Chairman, Disciplinary Board of the Supreme Court of PA • Former Chairman, Continuing Legal Education Board of the Supreme Court of PA • Former Chairman, Supreme Court of PA Interest on Lawyers Trust Account Board • Former Federal Prosecutor • Named by his peers as *Best Lawyers in America* 2022 and 2015 Philadelphia "Lawyer of the Year" Ethics and Professional Responsibility Law and Legal Malpractice Law

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## Hon. Thomas M. Blewitt (Ret.)

Mediator, Arbitrator, Special Master & Discovery Referee



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215.751.2864

[karl.myers@stevenslee.com](mailto:karl.myers@stevenslee.com)

**Hon. Thomas I. Vanaskie (Ret.)**

570.969.5360

[thomas.vanaskie@stevenslee.com](mailto:thomas.vanaskie@stevenslee.com)

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# ADR

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**Thomas B. Helbig, Esq.**

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- Certified Federal Court Mediator - MD of PA
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**[Helbigmediation.com](http://Helbigmediation.com)**





## Trust & Estate Planning

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- Custodial Services
- Bill Paying Services
- Estate Administration (executorship services and agent for executor)
- Special Needs Trusts



Lori A. Barrett, Esq.  
Senior Trust Officer  
570-504-2242

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