

## 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, JANUARY 31, 2025 AT 10 AM OF SAID DAY.**

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

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

[https://www.lackawannacounty.org/government/elected\\_officials/sheriff/sheriff\\_sales.php](https://www.lackawannacounty.org/government/elected_officials/sheriff/sheriff_sales.php)

### SALE 1

By virtue of a Writ of Execution filed to No. 2023-02248, JP Morgan Chase Bank, National Association vs. Robert J. Szescila, owner(s) of property situate in Borough of Dickson City, Lackawanna County, PA, being 735 Beechwood Drive, Dickson City, AKA Olyphant, PA 18519.

6,000 sq ft

Property ID#: 11409030014

Assessed Value Figure: \$18,000.00

Improvements thereon:

Single family dwelling

Attorney: Ed E. Qaqish, Esq; Meredith H. Wooters, Kimberly J. Hong, Michael E. Carleton, Alyk L. Ofiazian, Cristina L. Connor and Katherine M. Wolf  
Sheriff to collect: \$171,508.71

### SALE 2

By virtue of a Writ of Execution filed to No. 2024-CV-3073, First National Bank, et al. vs. James A. Conarton & Stacey A. DelVecchio, owner(s) of property situate in City of Carbondale, Lackawanna County, PA, being 124 8th Avenue, Carbondale, PA 18407.

Assessment Map #: 05505-070-020

Assessed Value Figure: \$9,000.00

Improvements thereon:

A single family dwelling

Attorney: Kristine M. Anthon

Sheriff to collect: \$107,617.71

### SALE 3

By virtue of a Writ of Execution filed to No. 24 CV 7321, Poney Express, LLC, assignee of Peoples Security Bank and Trust Company vs. Leo Dobrinski aka Leo J. Dobrinski, owner(s) of property situate in South Abington Township, Lackawanna County, PA, being 1110 Edella, Clarks Summit, PA 18411.

Property ID#: 08103 040 013

Assessed Value Figure: \$50,530.00

Improvements thereon:

Commercial Building

Attorney: John J. Martin, Esq

Sheriff to collect: \$257,109.61

### SALE 4

By virtue of a Writ of Execution filed to No. 24CV3390, PHH Mortgage Corporation vs. Fredrick J. Becchetti Jr. A/K/A Fredrick J. Becchetti, owner of property situate in the City of Dunmore, Lackawanna County, PA, being 309 W. Elm St., Dunmore, PA 18512-3024.

Property ID#: 14619-030-002

Assessed Value figure: \$0.00

Improvements thereon:

Residential Real Estate

Attorney: Matthew C. Fallings, Esq

Sheriff to collect: \$138,831.15

### SALE 5

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 Municipality: 287 R Main Street, Olyphant, PA 18447

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.

## LACKAWANNA JURIST

### SALE 6

By virtue of a Writ of Execution No. 2024-02128, Rocket Mortgage, LLC F/K/A Quicken Loans, LLC vs. Sandra J. Barchak, in her capacity as heir of Barbara J. Smith, deceased; Holly A. Rowe, in her capacity as heir of Barbara J. Smith, deceased, unknown heirs, successors, assigns, and all persons, firms or associations claiming right, title or interest from or under Barbara J. Smith, deceased.

Owner(s) of property situate in the Township of Covington, Lackawanna County, PA, being 60 Center St., Gouldsboro, PA 18424.

Tax ID#: 21301010008

Improvements thereon:

Residential Dwelling

Judgment Amount: \$71,019.78

Attorneys for Plaintiff:

Brock & Scott, PLLC

### SALE 7

By virtue of a Writ of Execution filed to No. 2024-CV-5121, The Fidelity Deposit and Discount Bank, Plaintiff, vs. Mini-Golf, Inc., Defendant and owner of the property situate in the Borough of Jessup, Lackawanna County, PA, being known as 202 Bridge Street, Jessup, PA 18434.

Dimensions: 60 feet x 160 feet more or less

Property ID#: 10417-040-030

Assessed Value: \$24,285.00

Improvements thereon:

Residential single dwelling

Attorney: Rocco Haertter, Esq

Sheriff to collect: \$90,837.27

### SALE 8

By virtue of a Writ of Execution filed to No. 2019-03108, U.S. Bank National Association, as Trustee for Citygroup Mortgage Loan Trust 2006-WFHE2, Asset-Backed Pass-Through Certificates, Series 2006-WFHE2 vs. Rex Barbur, AKA Rex B. Barbur, as Administrator of the Estate of Carol Ann Barbur, AKA Carol Ann Cassidy, AKA Carol Ann Cassidy Barbur, AKA Carol Barbur, AKA Carol Cassidy, owner(s) of property situate in Borough of Winton, Lackawanna County, PA, being 1 Mack Street, AKA 1 Mack Court, Jessup, PA 18434.

Property ID#: 11507030016

Assessed Value Figure: \$5,200.00

Improvements thereon:

Single family dwelling

Attorney: Ed E. Qaqish, Esq; Meredith H. Wooters, Kimberly J. Hong, Michael E. Carleton, Alyk L.

Oflazian, Cristina L. Connor and Katherine M. Wolf

Sheriff to collect: \$90,231.96

### SALE 9

By virtue of a Writ of Execution No. 2024-01790, Rocket Mortgage, LLC, F/K/A Quicken Loans, LLC vs. Thomas J. Vennero, owner(s) of property situate in the City of Scranton, Lackawanna County, PA, being 1600 Fellows St., Scranton, PA 18504.

Tax ID#: 1550802000203

Improvements thereon:

Residential dwelling

Judgment amount: \$177,331.99

Attorneys for Plaintiff:

Brock & Scott, PLLC

### SALE 10

By virtue of a Writ of Execution filed to No. 2022-04536, U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for VRMTG 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 11

Commercial Lender LLC vs. 710 Smith LLC.

Docket #: 2024-02595

Property to be sold is situated in the borough/township of Dunmore, County of Lackawanna and State of PA. Commonly known as 710 Smith Street, Scranton, PA 18512.

Parcel #: 14620010051

Judgment Amount: \$459,444.68

Attorneys for the Plaintiff:

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212) 471-5100

Robert Flacco, Esq. (325024)

## LACKAWANNA JURIST

### SALE 12

By virtue of a Writ of Execution filed to No. 2024-03215, Flagstar Bank, N.A. vs. Taralyn Kiersten Witzell a/k/a Tara Kiersten Witzell, owner(s) of property situate in the City of Scranton, Lackawanna County, PA, being 2005 Farr Street, Scranton, PA 18504.

Size of Lot: 45x136

Property ID#: 13418020033

Assessed Value Figure: \$12,000.00

Improvements thereon:

Residential property

Attorney: Powers Kirm, LLC

Sheriff to collect: \$17,784.03

### SALE 13

By virtue of a Writ of Execution filed to No. 2024-02205, AJAX Mortgage Loan Trust 2021-G, Mortgage-Backed Securities, Series 2021-G, by U.S. Bank National Association, as Indenture Trustee (Plaintiff) vs. Stephen J. Guza and Melody Guza (Defendants), owner(s) of the property situated in Borough of Clarks Summit (formerly of the Township of South Abington), County of Lackawanna, and Commonwealth of PA, being 124 Maple Avenue, Clarks Summit, PA 18411.

Containing an area of 0.31 acres

Property ID#: 1001202001900

Assessed Value Figure: \$18,000.00

Improvements Thereon:

A single-family residential dwelling

Attorney: Jacqueline F. McNally, Esq.

### SALE 14

By virtue of a Writ of Execution filed to Docket No. 24-CV-2139, Plaintiff, Community Bank, N.A., formerly Community Bank, N.A., d/b/a First Liberty Bank & Trust vs. Defendant, James A. Walsh, record owner of all that certain lot, piece or parcel of land situate in the Township of Spring Brook, County of Lackawanna, and Commonwealth of PA, more specifically known as: 55 Deer Run Road, Spring Brook Township, PA 18444.

Assessment Map/Parcel/Plate No.#: 20902-020-055

Instrument #: 201217613

Assessed Value Figure: \$19,000.00

Improvements Thereon:

Single family residential 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: \$127,736.13 (plus accrued interest, attorney's fees, and costs)

### SALE 15

By virtue of a Writ of Execution No. 2024-02538, CMG Mortgage, Inc. vs. Vincent Scooch Schutz a/k/a Vincent S. Schutz, owner(s) of property situate in the City of Carbondale, Lackawanna County, PA, being 108 Florence Ct., Carbondale, PA 18407.

Tax ID#: 05509040059

Improvements Thereon:

Residential dwelling

Judgment Amount: \$114,010.76

Attorneys for Plaintiff:

Brock & Scott, PLLC

### SALE 16

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

Bank of New York Mellon Trust Company, N.A. as trustee for Mortgage Assets Management Series I Trust, Plaintiff, vs. Justice Fox Clark, in his capacity as heir of Jeffrey Buza, deceased heir of Henry M. Buza; Eden Clark, in her capacity as heir of Henry M. Buza; unknown heirs, successors, assigns, and all persons, firms or associations claiming right, title or interest from or under Henry M. Buza; unknown heirs, successors, assigns, and all persons, firms, or associations claiming right, title, or interest from or under Jeffrey L. Buza, Defendant.

No. 2021-05117

All those certain lots or pieces of ground situate in Dickson City, Lackawanna County, PA, being known as 1148 Frieda St. Dickson City, PA 18519.

Being Parcel #: 11413040033

Improvements:

Residential property

By: Cierra Mendez, Esquire PA ID No. 334198

Attorney for Plaintiff

## LACKAWANNA JURIST

### SALE 17

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

Lakeview Loan Servicing, LLC, Plaintiff, vs. Joseph H. Leger, Defendant.

No. 2024-02797

All that certain lot, piece or parcel of land lying, situate and being in the City of Scranton, County of Lackawanna, Commonwealth of PA, being known as 305 N. Fillmore Ave., Scranton, PA 18504.

Being Parcel #: 14513-090-009

Dimensions: 28x180x25x114x3x66

Total Value: \$8,000.00

Improvements:

Residential property

By: Cierra Mendez, Esquire PA ID No. 334198

Attorney for Plaintiff

### SALE 18

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

Deutsche Bank National Trust Company, as trustee for Morgan Stanley ABS Capital I Inc. Trust 2007-NC1 Mortgage Pass-Through Certificates, Series 2007-NC1, Plaintiff, vs. Paul F. Juice a/k/a Paul Juice, Colleen Juice, Defendant(s).

No. 2020-00711

All that certain lot of land situate in the First Ward of the City of Scranton, County of Lackawanna, and State of PA, being known as 2724 North Main Avenue, Scranton, PA 18508.

Being Parcel #: 1240303001301

Dimensions: 18x150

Total Value: \$3,500

Improvements:

Residential property

By: Nicole C. Rizzo, Esquire PA ID No. 332712

Attorney for Plaintiff

### SALE 19

By virtue of a Writ of Execution in Case Number: 2024-05722, NewRez LLC d/b/a Shellpoint Mortgage Servicing (Plaintiff) vs. Kathryn A. Gilligan and Thomas R. Gilligan, Jr. (Defendants), owner(s) of the property situate in the First Ward of the City of Carbondale, Lackawanna County, PA, being 26 Terrace Street, Carbondale, PA 18407.

Dimensions of Parcel: 30x75

Property ID#: 04578020010

Assessed Value Figure: \$10,000.00

Improvements Thereon:

Residential dwelling

Attorney: Hladik Onorato and Federman, LLP

Stephen M. Hladik, Esq.

298 Wissahickon Avenue

North Wales, PA 19454

Sheriff to Collect: \$173,759.75 plus costs, expenses, attorneys' fees and additional interest.

### SALE 20

By virtue of a Writ of Execution in Case Number: 2024-05298, UMB Bank, National Association, not in its individual capacity, but solely as Legal Title Trustee of PRL Title Trust II (Plaintiff) vs. Clay Davis (Defendant), owner of the property situate in the Township of Elmhurst formerly Borough of Elmhurst, Lackawanna County, PA, being 209 Front Street, Elmhurst Township, PA 18444 a/k/a 209 Front Street, Elmhurst, PA 18416.

Dimensions of Parcel: 100x194x110x170

Property ID#: 18002030037

Assessed Value Figure: \$8,000.00

Improvements Thereon:

Residential dwelling

Attorney: Hladik Onorato and Federman, LLP

Stephen M. Hladik, Esq.

298 Wissahickon Avenue

North Wales, PA 19454

Sheriff to Collect: \$23,354.91 plus costs, expenses, attorneys' fees and additional interest.

## LACKAWANNA JURIST

### SALE 21

Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as owner trustee for CSMC 2018-RPL6 Trust vs. James J. Munley.

Docket #: 2024-02759

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

Commonly known as 514-516 Harrison Avenue, Scranton, PA 18510.

Parcel #: 15710020044

Judgment Amount: \$166,043.31

Attorneys for the Plaintiff:

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212) 471-5100

Ian Yorke, Esq. (334633)

### SALE 22

By virtue of a Writ of Execution filed to No. 2024-CV-4045, US Bank Trust Company, et. al. (Plaintiff), vs. Laurie Ciliento and David Ciliento (Defendants), owners of property situate in the Township of Jefferson, Lackawanna County, PA, being 201 Lake Spangenberg Road, Jefferson Township, PA 18436.

13.53 acres

Property ID#: 1390402001401

Assessed Value Figure: \$30,800.00

Improvements thereon:

Residential single dwelling

Attorney: Patrick J. Wesner / Parker McCay PA

Sheriff to collect: \$735,527.80

### SALE 23

By virtue of a Writ of Execution No. 24 CV 3604, Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. vs. Janice M. Langan, in her capacity as heir of the estate of Charles William Langan, deceased; Cory Charles Reilly a/k/a Cory C. Reilly, in his capacity as heir of the estate of Charles William Langan, deceased; Chesney Thomas Langan, a/k/a Chesney T. Langan, in her capacity as heir of the estate of Charles William Langan, deceased; Charles Daniel Langan, a/k/a Charles D. Langan, in his capacity as heir of the estate of Charles Willima Langan, deceased; Jonathan Langan, in his capacity as heir of the estate of Charles William Langan, deceased; Christopher William Langan, a/k/a Christopher W. Langan, a/k/a Chris W. Langan, a/k/a Chris William Langan, in his capacity as heir of the estate of Charles William Langan, deceased; unknown heirs, successors, assigns, and all persons, firms, or associations claiming right, title or interest from or under Charles William Langan, deceased. Owner(s) of property situate in the City of Scranton,

Lackawanna County, PA, being 539 Eynon Street, Scranton, PA 18504.

Tax ID#: 15614030026

Improvements Thereon:

Residential dwelling

Judgment Amount: \$61,724.61

Attorneys for Plaintiff:

Brock & Scott, PLLC

### SALE 24

By virtue of a Writ of Execution in Case Number: 2024-03968, U.S. Bank Trust National Association, not in its individual capacity but solely as trustee of Great Lake Funding I Trust (Plaintiff) vs. Mikhail Lioxnov and 644 Elm St LLC (Defendants), owners of the property situate in the Borough of Old Forge, Lackawanna County, PA, being 544 Hickory Street, Old Forge, PA 18518.

Dimensions of Parcel: 50x153

Property ID#: 17508020011

Assessed Value Figure: \$17500

Improvements thereon:

Residential dwelling

Attorney: Hladik Onorato and Federman, LLP

Stephen M. Hladik, Esq.

298 Wissahickon Avenue

North Wales, PA 19454

Sheriff to Collect: \$413,902.49 plus costs, expenses, attorneys' fees and additional interest.

### SALE 25

By virtue of a Writ of Execution filed to No. 605-CV-2024, Wayne Bank vs. John Brayer and Melinda Brayer, owner(s) of property situate in Scott Township, Lackawanna County, PA, being 132 Fieldstone Drive, Clarks Summit, PA 18411.

2 acres

Property ID#: 09201 020 01104

Assessed Value Figure: \$18,000

Improvements thereon:

Residence

Attorney: Kimberly D. Martin

Sheriff to Collect: \$162,019.85

## LACKAWANNA JURIST

### SALE 26

By virtue of a Writ of Execution filed to Docket No. 2024-CV-4048, Plaintiff, Community Bank, N.A. formerly Community Bank, N.A., d/b/a First Liberty Bank & Trust vs. Defendants, Lawrence M. Vispi, deceased, and Judith T. Vispi, record owners of the property situate in the Borough of Jessup, County of Lackawanna, and Commonwealth of PA, more specifically known as: 409-411 Hand Street, Jessup, PA 18434.

Assessment Map/Parcel/Plate #: 1-1506-050-040

Deed Book 1425, Page 771, et seq.

Assessed Value Figure: \$8,500.00

Improvements thereon:

Residential single-family home

Attorney:

James T. Shoemaker, Esq.

Hourigan, Kluger & Quinn, PC

600 Third Avenue

Kingston, PA 18704

jshoemaker@hkqlaw.com

(570) 287-3000

Sheriff to Collect: \$69,290.10 (plus accrued interest, attorney's fees, and costs)

### SALE 27

By virtue of a Writ of Execution filed to No. 2021-01731, Earnest, Inc. vs. John R. Waznak, owner(s) of property situate in City of Scranton, Lackawanna County, PA, being 1213 West Court, Scranton, PA 18508.

Assessment Map #: 13419030049

Assessed Value Figure: \$10,000.00

Improvements thereon:

A residential dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$72,713.60

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

### SALE 28

By virtue of a Writ of Execution filed to No. 20-4919, Leslie Racciborski vs. Timothy Porter & Neshane & Brittany McGowan, owner(s) of property situate in Carbondale, Lackawanna County, PA, being 308 S. Park St., Carbondale, PA 18407.

Property ID#: 05503-010-00401

Attorney: Edwin A. Abrahamson Jr., Esq.

Sheriff to collect: \$102,036.50

### SALE 29

By virtue of a Writ of Execution No. 24 2024-00141, Freedom Mortgage Corporation vs. Rhondda Lake, individually and as heiress to the estate of Barbara Lake, deceased; Megan Carson, known heiress of Barbara Lake, deceased; unknown heirs, successors, assigns, and all persons, firms, or associations claiming right, title or interest from or under Barbara Lake, owner(s) of property situate in the Borough of Taylor, Lackawanna County, PA, being 619 Union St., Taylor, PA 18517.

Tax ID#: 16614040001

Improvements Thereon:

Residential dwelling

Judgment Amount: \$112,121.96

Attorneys for Plaintiff:

Brock & Scott, PLLC

### SALE 30

By virtue of a Writ of Execution No. 24cv2390, Wells Fargo Bank, N.A. successor by merger to Wells Fargo Bank Minnesota, N.A. for Reperforming Loan REMIC Trust Certificates, Series 2003-R2 vs. David J. Atkinson, Sr; Kathleen L. Atkinson, owner(s) of property situated in Township of Roaringbrook, Lackawanna County, PA, being 107 Larkspur Road a/k/a 2012 Laurel Road, Roaring Brook Township, PA 18444.

Acreage: 0.46

Assessment Map#: 18004030022

Assessed value figure: \$20,000.00

Improvements Thereon:

A residential dwelling

Attorney: Christopher A. DeNardo, Esq

Sheriff to Collect: \$150,032.06

### SALE 31

By virtue of a Writ of Execution No. 2020-CV-577, Specialized Loan Servicing LLC vs. Unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Arlene Townsend a/k/a Arlene Stewart, deceased; Claude Townsend, know heir of Arlene Townsend a/k/a Arelene Stewart, deceased; C.T. Minor, known heir of Arlene Townsend a/k/a Arlene Stewart, deceased, owner(s) of property situated in Borough of Jessup, Lackawanna County, PA, being 406 Clarkson Avenue, Jessup, PA 18434.

Acreage: 0.04

Assessment Map#: 11507020032

Assessed value figure: \$4,000.00

Improvements Thereon:

A residential dwelling

Sheriff to Collect: \$84,715.36

## LACKAWANNA JURIST

### SALE 32

By virtue of a Writ of Execution No. 2024-4917, Freedom Mortgage Corporation vs. Lindsay Davitt, owner(s) of property situate in Borough of Taylor, Lackawanna County, PA, being 204 Vine Street, Old Forge, PA 18518.

Dimensions: fifty (50) in width upon said street, fifty (50) feet in width in rear, and one hundred and fifty (150) feet in depth

Property ID#: 17512050035

Assessed value figure: \$145,170.00

Improvements Thereon:

Residential dwelling

Attorney: Michele M. Bradford, Esq

Sheriff to Collect: \$109,674.83

### SALE 33

By virtue of a Writ of Execution No. 2022-04436, Lakeview Loan Servicing, LLC vs. Robert S. Maher, owner(s) of property situate in City of Scranton, Lackawanna County, PA, being 2205 Kelly Avenue, Scranton, PA 18508.

Assessment Map#: 12320010037

Assessed value figure: \$5,000.00

Improvements Thereon:

A residential dwelling

Attorney: KML Law Group, P.C.

Sheriff to Collect: \$101,628.32

### 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 **DECEMBER 31, 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 28, 2024**

## ESTATE

### First Notice

NOTICE IS HEREBY GIVEN that Letters of Testamentary have been granted to Robert William Banks, Executor of the **ESTATE OF ROBERT BENEDICT BANKS** late of the City of Scranton, Lackawanna County, Pennsylvania, date of death July 30<sup>th</sup>, 2024. Creditors are to present claims and debtors are to make payments to Anne Marie Howells, Esquire (Attorney for the Estate), 307 West Market Street, Suite #1, Scranton, PA 18508-2783, (570) 344-1088.

**ESTATE OF ROBERT JOSEPH CARSON, JR.**, ESTATE NUMBER 35-2024-1413, DECEASED, LATE OF SCRANTON, PA LACKAWANNA COUNTY, PA: DIED SEPTEMBER 2, 2024. NOTICE IS HEREBY GIVEN THAT LETTERS OF ADMINISTRATION HAVE BEEN GRANTED IN THE ABOVE ESTATE. ALL PERSONS INDEBTED TO SAID ESTATE ARE REQUIRED TO MAKE PAYMENTS, AND THOSE HAVING CLAIMS OR DEMANDS ARE TO PRESENT THE SAME WITHOUT DELAY TO SALLY A. HOOVER, 1730 DICKSON AVENUE, APT 104, SCRANTON, PA 18509.

**ARTHUR HILTON COOPER**, deceased, late of Throop, PA (died April 23, 2024). 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 Michael Kulick, Administrator, 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.

**ESTATE OF JOSEPHINE A. CUPPLE**, late of the City of Scranton, Pennsylvania (died October 22, 2024). Notice is hereby given that Letters of Testamentary on the above Estate have been granted to Flora M. Cupple, Scranton, PA. All persons indebted to the said Estate are required to make payment and those having claims to present the same without delay to the Personal Representatives named herein, or to Nicholas D. Tellie, Esquire, Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

**ESTATE OF WILLIAM FISHER**, ESTATE NUMBER 35-2024-1634, DECEASED LATE OF CLARKS SUMMIT, PA LACKAWANNA COUNTY, PA: DIED OCTOBER 15, 2024. NOTICE IS HEREBY GIVEN THAT LETTERS OF ADMINISTRATION HAVE BEEN GIVEN 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 ANGELA FISHER, 207 BARRETT ST. CLARK SUMMIT, PA 18411.

**ESTATE OF GEORGE HRYWNAK**, late of the Township of Spring Brook, Pennsylvania (died June 25, 2024). Notice is hereby given that Letters Administration on the above Estate have been granted to Michael J. Hrywnak, Spring Brook, Pennsylvania. All persons indebted to the said estate are required to make payment and those having claims to present the same without delay to the Personal Representative named herein, or to Nicholas D. Tellie, Esquire, Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

Notice is hereby given that Letters Testamentary on the **ESTATE OF ELMER C. JONES**, Deceased, late of Scranton City, Lackawanna County, Pennsylvania, have been granted to the undersigned Executrix. All persons therefore indebted to said estate are requested to make immediate payment, and those having just claims will please present the same, duly authenticated, for settlement, without delay. Kendell E. Jones – Executrix, c/o Keith D. Wagner, P.O. Box 323, Palmyra, PA 17078-Attorney.

**ESTATE OF VERONICA N. KIELAR**, file number 3524-01415, late of Fell Township, Lackawanna County, PA (Date of death: 09/25/2024). Michael Kielar was appointed Administrator on October 29, 2024. Any person or persons having claim against or indebted to the Estate must present same to the Administrator c/o Jeffrey A. Levine, Esquire, Herlands & Levine, 27 North Main Street, Suite 301, Carbondale, PA 18407.

**ESTATE OF ALAN J. KOSH** late of Scranton, PA, who died on October 31, 2024. Letters Testamentary in the above estate have 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 Dominick J. Georgetti, III, Esquire, Executor, or to Mark T. Sheridan, Esquire, both of Wylam & Georgetti, LLC, 417 Lackawanna Avenue, Scranton, PA 18503.

**ESTATE OF MARTIN P. MALONEY a/k/a PETER MALONEY**, late of Moosic, Lackawanna County, PA (died October 29, 2024). Letters of Administration were granted to Marguerite Hall. Creditors present claims and debtors make payment to the Administratrix or to Kim A. Giombetti, Esq., The GAR Building, 305 Linden Street, Scranton, PA 18503, Attorney for the Estate.

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted to Stacey Ann Zarick, Administrator of the **ESTATE OF GLORIA JEAN NAPOLITANO**, deceased, who died on November 6, 2024, late of Moscow, 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 Administrator Stacey Ann Zarick, c/o her attorney Carlo A. LaMonica, Esquire, LaMonica Law Firm LLC, 3218 Pittston Avenue, Scranton, PA 18505.

**RE: ESTATE OF ALICE T. SUSCO**, late of Eynon, Lackawanna County, Pennsylvania (died November 27, 2024). Notice is hereby given that Letters Testamentary for the Estate have been issued to Patricia Coccetti, 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 321 Biden Street - Suite 201, Scranton, PA 18503.

**ESTATE OF SUZANNE TELIPSKI**, ESTATE NUMBER 35-2024-1481, DECEASED, LATE OF **MOOSIC, PA**, LACKAWANNA COUNTY, PA: DIED SEPTEMBER 5, 2024. 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 TODD TELIPSKI, 10 SHARON DRIVE, MOOSIC, PA 18507.



## LACKAWANNA JURIST

**ESTATE OF JOSEPH P. WHITE, SR.**, file number 3524-01633, late of Carbondale, Lackawanna County, PA (Date of death: 10/09/2024). Joseph P. White, Jr., was appointed Administrator on December 6, 2024. Any person or persons having claim against or indebted to the Estate must present same to the Administrator c/o Jeffrey A. Levine, Esquire, Herlands & Levine, 27 North Main Street, Suite 301, Carbondale, PA 18407.

### Second Notice

**RONALD V. DISANZA**, dec'd. Date of death: March 13, 2024. Late of the Village of Gouldsboro. Administrator: Frank A. Disanza, Attorney: Stacey F. Acri, Esquire. **Steinbacher, Goodall & Yurchak**, 273 East Northampton Street, Wilkes-Barre, PA 18702

**ESTATE OF ROBERT F. GENOVESE**, late of Dunmore, Pennsylvania (died August 23, 2024). All creditors are requested to present their claims and all persons indebted to the decedent will make payment to Faith Severini Executrix; or to John J. Brazil, Jr., attorney for the Estate, 712 Main Street, Suite 1, Moosic, Pennsylvania, 18507.

**ESTATE OF ROBERT J. MAGUIRE**, late of Carbondale, Pennsylvania (died November 06, 2024). Notice is hereby given that Letters of Administration on the above Estate have been granted to Michael Maguire, of Scranton, PA. All persons indebted to the said estate are required to make payment and those having claims to present the same without delay to the Executor named herein, or to Patrick N. Coleman, Esquire, Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

In the **ESTATE OF DAVID GEORGE SMITH A/K/A DAVID G. SMITH**, late of the Borough of Taylor, County of Lackawanna and Commonwealth of Pennsylvania, deceased, who died on September 17, 2024. Letters 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 make payment without delay to: Sally M. Rapp, Catherine J. Garbus, Esquire, 24 East Tioga Street, Tunkhannock, PA 18657, 570-836-6749.

### Third Notice

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF JOANNE AUGUST**, Deceased, late of Clarks Summit, Lackawanna County, Pennsylvania, who died on November 19, 2024. All persons indebted to said Estate are required to make payment, and those having claims or demands are to present the same without delay to the Executrix, Marcia Zabawa, in care of her attorney, Jannell L. Dudick, 1043 Wyoming Avenue, Forty Fort, PA. 18704.

**ESTELLE BERGER**, Dec'd. Scranton City, Lackawanna County, PA. D.O.D. 6/17/24. Letters of Admin. on the above Estate have been granted to the undersigned, who request all persons having claims or demands against the estate of the decedent to make known the same and all persons indebted to the decedent to make payment without delay to Matthew A. Berger, Admin., c/o Allyssa C. Embery-Zimmaro, Esq., Fox Rothschild, LLP 2800 Kelly Rd., #200, Warrington, PA 18976.

**RE: ESTATE OF SANDRA L. BUZAS**, late of Scranton, Lackawanna County, Pennsylvania (died November 13, 2024). Notice is hereby given that Letters Testamentary for the Estate have been issued to Lucia Riggi, Executrix of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to the EXECUTRIX, or to John J. McGovern, Jr., Attorney for the Estate, 321 Biden Street - Suite 201, Scranton, PA 18503.

Notice is hereby given that Letters Testamentary have been granted to Deborah Gillotti, Executrix of the **ESTATE OF ROBERT DRANSKAK**, late of Dunmore, PA, who died on October 30, 2024. 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.

**ESTATE OF KEITH W. MARTIN**, late of the City of Scranton, Pennsylvania (died October 24, 2024). Notice is hereby given that Letters of Testamentary on the above Estate have been granted to Benjamin Martin, of New Cumberland, PA, and Daniel Martin, of Silver Spring, MD. All persons indebted to the said estate are required to make payment and those having claims to present the same without delay to the Personal Representatives named herein, or to Nicholas D. Tellie, Esquire, Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

**ESTATE OF JOSEPH VAYDA**, late of Clarks Summit, Pennsylvania, (Died: November 3, 2024). Notice is hereby given that Letters Testamentary on the above Estate have been granted to Vandre Vayda Clear, 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 Lawrence A. Durkin, Esquire, Durkin MacDonald, LLC, Attorney for the Estate, 536 East Drinker Street, Dunmore, Pennsylvania 18512.