

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 **THURSDAY, NOVEMBER 9, 2023** AT TEN O'CLOCK IN THE FORENOON OF SAID DAY.

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

SALE 1

By virtue of a Writ of Execution filed to No. 2016-CV-03028, U.S. Bank Trust, N.A. et. al. vs. Michael J. Keppick and Regina Keppick, owners of property situate in Borough of Old Forge, Lackawanna County, PA.
Being: 104 S Grace Street, Old Forge, PA 18518.

Dimensions: 67x149
Property ID#: 1752003001603
Assessed Value Figure: \$21,500.00
Improvements thereon:
Residential Single Dwelling
Attorney: Patrick J Wesner / Parker McCay PA
Sheriff to collect: \$261,353.29

SALE 2

By virtue of a Writ of Execution filed to Docket No. 22-CV-467, TOORAK CAPITAL PARTNERS, LLC v. MELLON BUILDING APARTMENTS, LLC. Mellon Building Apartments, LLC, a Pennsylvania limited liability company, is the owner of the property situate within the City of Scranton, County of Lackawanna, and Commonwealth of PA. Being a street address of 134 Wyoming Avenue a/k/a 400 Spruce Street, Scranton, PA 18501.

Assessment Map #:156.27-020-014
Instrument #: 202001411
Pin Verification #: 156.27-020-014
Assessed Value Figure: \$201,920.00
Improvements thereon:
Improved real estate with a commercial building
Attorney: James T. Shoemaker, Esq
Hourigan, Kluger & Quinn, PC
600 Third Avenue
Kingston, PA 18704
jshoemaker@hkqlaw.com
(570) 287-3000
Sheriff to collect: \$929,827.60 (plus accrued interest, attorney's fees, and costs)

LACKAWANNA JURIST

SALE 3

By virtue of a Writ of Execution filed to No. 17 CV 430, U.S. Bank Trust Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust vs. Julianne Guida and Dominic E. Guida aka Dominic Guida, owner(s) of property situate in Old Forge Borough, Lackawanna County, PA. Being 516 Winter Street, Old Forge, PA 18515.

Property ID #: 17508020046
Assessed Value figure: \$5,225.00
Improvements thereon:
Residential Dwelling
Attorney: Roger Fay, Esq
Sheriff to collect: \$103,168.08

SALE 4

By virtue of a Writ of Execution filed to No. 19-7332, U.S. Bank, N.A. vs. Rosemarie Ciocca, owner of property situate in Scranton, Lackawanna County, PA. Being 305-307 S. Hyde Park Ave. Property ID #: 15605050039
Assessed Value figure: \$11,000.00
Improvements thereon:
Multi-Family Dwelling
Attorney: Milstead
Sheriff to collect: \$112,174.29

SALE 5

By virtue of a Writ of Execution filed to No. 2022-CV-4930, NewRez LLC d/b/a Shellpoint Mortgage Servicing vs. Jason J. Scarantino, owner of property situate in Borough of Dunmore, Lackawanna County, PA. Being 143 E. Elm Street, Dunmore, PA 18512.
Dimensions: 50X98, Residential Single Dwelling
Tax Parcel #: 14616010048
Title to said premises is vested in Jason J. Scarantino by deed from Jul A Abel and David Patrick Abel, her husband, Anthony Fortese, unmarried, James P. Fortese, unmarried, and Eileen Fortese, administrator of the estate of Salvatore

Fortese dated October 2, 2018 and recorded October 18, 2018 in Instrument Number 201816577.
Assessment Map #: 14616010048
Assessed Value figure: \$7,500.00
Improvements thereon:
Residential Dwelling
Attorney: McCabe, Weisberg & Conway, LLC
Sheriff to collect: \$133,680.86

SALE 6

By virtue of a Writ of Execution filed to No. 2023-CV-297, The Fidelity Deposit and Discount Bank vs. PMPZ Realty, LLC, owner(s) of property situate in the Borough of Dunmore, Lackawanna County, PA. Being 203 Chestnut Street Rear and 207 Chestnut Street, Dunmore, PA. Dimensions: 60 x 180 and 27 x 180
Property ID #: 14651-010-002 & 14651-010-003
Assessed Value figure: \$11,650 and \$2,100
Improvements thereon:
Restaurant building and parking lot
Attorney: Fred P. Rinaldi, Esq
Sheriff to collect: \$101,066.51

SALE 7

By virtue of a Writ of Execution filed to No. 23cv1764, ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. vs. ANTHONY T TRIANO, owner(s) of property situate in the 13th Ward of the City of Scranton, Lackawanna County, PA. Being 323-325 Larch Street, Scranton, PA 18509.
Tax ID #: 14605-070-046
Improvements thereon:
Residential dwelling
Judgment Amount: \$108,536.45
Attorney: Brock & Scott, PLLC

LACKAWANNA JURIST

SALE 8

By virtue of a Writ of Execution filed to No. 2023-02287, MCLP Asset Company, Inc. vs. CHARLES CORMAN, owner(s) of property situate in City of Scranton, Lackawanna County, PA.

Being 527 Rear North Bromley Avenue, Scranton, PA 18504.

Assessment Map #: 1451404000901

Assessed Value Figure: \$8,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$124,285.48

All that certain lot, piece or parcel of land situate in the Fourth (4th) Ward of the City of Scranton, County of Lackawanna and State of Pennsylvania.

SALE 9

By virtue of a Writ of Execution filed to No. 2023-01752, Nationstar Mortgage LLC vs. Shawn P. McNamara, owner(s) of property situate in the CITY OF SCRANTON, LACKAWANNA County, PA.

Being 928 South 9th Avenue, SCRANTON, PA 18504.

Assessment Map #: 1561307009

Assessed Value Figure: \$6,000.00

Improvements thereon:

A residential dwelling

Attorney: Christopher A. DeNardo, Esq

Sheriff to Collect: \$121,718.85

SALE 10

By virtue of a Writ of Execution filed to No. 23-CV-429, Lakeview Loan Servicing, LLC vs. TRACEY SANDERS, owner(s) of property situate in LACKAWANNA County, PA.

Being 14 Cottage Street, Carbondale, PA 18407.

Assessment Map #: 05415020006

Assessed Value Figure: \$9,250.00

Improvements thereon:

A residential dwelling

Attorney: KML Law Group, P.C.

Sheriff to Collect: \$109,803.19

All the surface or right of soil of all that lot or parcel of land situate in the City of Carbondale, County of Lackawanna and State of Pennsylvania.

SALE 11

By virtue of a Writ of Execution filed to No. 2023-02190, MID-ISLAND MORTGAGE CORP. vs. MICHELE D. NOVACK, owner(s) of property situate in South Abington Township,

LACKAWANNA County, PA.

Being 512 Shady Lane Road, Clarks

Summit, PA 18411.

Assessment Map #: 11102010062

Assessed Value Figure: \$1,400.00

Improvements thereon:

A residential dwelling

Attorney: KML Law Group, P.C.

Sheriff to Collect: \$194,568.09

All that certain lot, piece or parcel of land situate in the South Abington Township, County of Lackawanna and State of Pennsylvania.

SALE 12

By virtue of a Writ of Execution No., 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 the Plaintiff:

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212) 471-5100

Catherine Aponte, Esq

LACKAWANNA JURIST

NOTICE TO ALL PARTIES IN INTEREST AND CLAIMANTS: A SCHEDULE OF DISTRIBUTION OF ONLY HIGH BID SALES WILL BE FILED BY THE SHERIFF NOT LATER THAN DECEMBER 9, 2023 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**

AUGUST 7, 2023

LACKAWANNA JURIST

ESTATES

First Notice

NOTICE IS HEREBY GIVEN THAT Letters Testamentary have been granted in the **ESTATE OF MARGARET BOWEN**, Deceased, late of 100 Smallacombe Drive 400, Scranton, Pennsylvania, 18508 (died June 26, 2023), and all persons indebted to said estate are requested to make payment, and those having claims to present the sum without delay, to BETH A. MCALLISTER, Executrix, c/o JOSEPH S. COLBASSANI ESQUIRE, MINORA, KROWIAK MUNLEY BATHYKO, 700 Vine Street, 18510, Attorney for the estate.

RE: ESTATE OF DOROTHY M. CRAWLEY, late of Dickson City, Pennsylvania (died August 25, 2023). Letters Testamentary in the above estate having been granted, all persons having claims or demands against estate of decedent shall make them known and present them, and all persons indebted to said estate shall make payment thereof without delay to James E. Audenried, JR, Executor, or to James W. Reid, Esquire, Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, P.O. Box 240, Clarks Summit, Pennsylvania 18411.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted to Thomas Farrell, Executor of the **ESTATE OF EDNA FARRELL, A/K/A EDNA H. FARRELL**, late of Old Forge, Lackawanna County, Pennsylvania, who died on February 22, 2020. All persons indebted to said Estate are required to make payment and those having claims or demands to present the same without delay to the Executor, c/o Biagio V. Musto, II, Esquire, 171 William Street, Pittston, PA 18640.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF J. BARTHOLOMAY GRIER, a/k/a, J. JACK BARTHOLOMAY GRIER, a/k/a JACK GRIER**, Deceased, 129 Shadyside Drive, Greenfield Township, Lackawanna County, Pennsylvania 18407, who died on August 31, 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 Executor, Ryan Grier or Michael N. Krisa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447.

RE: MARIE E. MASTERS, late of the City of Scranton, Lackawanna County, Pennsylvania, 18509, died August 13, 2023. All persons having claims against the Estate or indebted to the Estate shall make payment or present claims to Michele Tornambe, Executrix, or J. Joseph Grady, Esquire, 201 Franklin Avenue, Scranton, PA 18503, Attorney for the Estate.

ESTATE OF DANIEL P. ROCHE, DECEASED (died on 8/21/2023). Late of Carbondale, Lackawanna County, PA. Letters of Administration have been granted and all creditors shall make a demand and all debts shall make payment without delay to Debbie Meoni, c/o HARRY T. COLEMAN, ESQUIRE, 41 N. MAIN STREET, CARBONDALE, PA 18407. Harry T Coleman, Esquire, Attorney for the Estate.

Second Notice

NOTICE IS HEREBY GIVEN that Letters Testamentary in the **ESTATE OF ROBERT R. ANDREYCHIK**, late of Madison Township, Lackawanna County, Pennsylvania, have been granted to the undersigned. All persons indebted to said estate are required to make immediate payment and those having claims shall present them for settlement to: MICHAEL R. ANDREYCHIK, EXECUTOR, BRENDA D. COLBERT, Esquire, COLBERT & GREBAS, P.C., 210 Montage Mountain Road – Suite A, Moosic, PA 18507. Date of Death: April 27, 2023.

ESTATE OF JOSEPH J. BARRETTE, late of Dunmore, Lackawanna County, Pennsylvania (died April 27, 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 Carol A. Barrette, Executor, 601 Reeves Street, Dunmore, Pennsylvania 18512 or to Jenna Kraycer Tuzze, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, P.O. Box 240, Clarks Summit, Pennsylvania 18411.

ESTATE OF JOHN BARRY BEEMER, Late of Clarks Summit, Pennsylvania (Died August 24, 2023). Letters Testamentary have been granted to David L. Beemer and Bruce R. Beemer. All persons having claims against the Estate or indebted to the Estate shall make payment or present claims to Douglas P. Thomas, Attorney for the Estate, 345 Wyoming Avenue, Suite 200, Scranton, PA 18503.

ESTATE OF WALTER L. CALPIN, JR., late of the Scranton, Lackawanna County, Pennsylvania, (died July 25, 2023). Notice is hereby given that Letters of Administration have been issued to Jill Kelley, Administratrix. MARIANNE M. STIVALA, ESQUIRE, BRIAN J. CALI & ASSOCIATES, 103 EAST DRINKER STREET, DUNMORE, PENNSYLVANIA 18512.

Notice is hereby given that Letters of Administration have been granted in the following Estate. All persons indebted to said Estate are required to make payment, and those having claims or demands to present the same without delay to the Administrator named. **ESTATE OF LOUIS MARIE CLARKE**, Old Forge, Pennsylvania (Died: June 26, 2023), Lorraine Sacchetti, Executrix, Paul R. Mazzoni, Esquire, Attorney for the Estate, Suite 201 Bank Towers, 321 Biden Street, Scranton, PA 18503.

ESTATE OF VINCENT J. CONTE, JR. a/k/a VINCENT CONTE, JR. (died July 17, 2023) formerly of Jessup, Pennsylvania. All persons indebted to the estate shall make payment and those having claims or demands are to present same without delay to the Executor, Byron MacFarlane, or Richard A. Fanucci, Attorney for the Estate, 1711 Main Street, Blakely, PA 18447. RICHARD A. FANUCCI, ESQ.

NOTICE IS HEREBY GIVEN that Letters Testamentary in the **ESTATE OF THOMAS G. DEMYAN**, late of Old Forge, Lackawanna County, Pennsylvania, have been granted to the undersigned. All persons indebted to said estate are required to make immediate payment and those having claims shall present them for settlement to: DONNA M. CIKOWSKI, EXECUTRIX, KEVIN R. GREBAS, Esquire, COLBERT & GREBAS, P.C., 210 Montage Mountain Road – Suite A, Moosic, PA 18507. Date of Death: June 20, 2023

LACKAWANNA JURIST

RE: ESTATE OF DAVID B. EDWARDS, Estate No. 35-23-01239, Deceased, late of Moosic, Lackawanna County, PA died July 27, 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 the Executrix Janice Kizer c/o ATTY. Paul J. LaBelle, 3703 BIRNEY AVENUE, MOOSIC, PA 18507.

NOTICE IS HEREBY GIVEN that Letters of Administration in the **ESTATE OF THOMAS M. FOLEY**, late of Scranton City, Lackawanna County, Pennsylvania, have been granted to the undersigned. All persons indebted to said estate are required to make immediate payment and those having claims shall present them for settlement to: **MARY JEAN FOLEY, ADMINISTRATOR, KEVIN R. GREBAS, Esquire, COLBERT & GREBAS, P.C., 210 Montage Mountain Road – Suite A, Moosic, PA 18507, Date of Death: July 9, 2023.**

NOTICE is hereby given that Testamentary Letters have been granted to Patrick J. Gillott, III of 100 42nd St., Carbondale, PA 18407 and Michael P. Gillott of 8 Hammond Ave., Carbondale, PA 18407 in the **ESTATE OF DOLORES C. GILLOTT**, late of Carbondale, Lackawanna County, PA, who passed away May 1, 2022. All persons indebted to said Estate are requested to make payment and those having claims or demands to present the same without delay to the Executors named or to the attorney for said Estate: Patrick A. Kane, Esq., 960 Scranton/Carbondale Hwy., Archbald, PA 18403.

NOTICE IS HEREBY GIVEN that Letters Testamentary in the **ESTATE OF CAROL GRATKOWSKI**, late of Dunmore, Lackawanna County, Pennsylvania, have been granted to the undersigned. All persons indebted to said estate are required to make immediate payment and those having claims shall present them for settlement to: **JEREMY GRATKOWSKI, EXECUTOR, KEVIN R. GREBAS, Esquire, COLBERT & GREBAS, P.C., 210 Montage Mountain Road – Suite A, Moosic, PA 18507. Date of Death: July 7, 2023.**

NOTICE IS HEREBY GIVEN that Letters Testamentary in the **ESTATE OF CATHERINE HAYES** late of Taylor, Lackawanna County, Pennsylvania, have been granted to the undersigned. All persons indebted to said estate are required to make immediate payment and those having claims shall present them for settlement to: **KATHLEEN ZUBY, EXECUTRIX, KEVIN R. GREBAS, Esquire, COLBERT & GREBAS, P.C., 210 Montage Mountain Road – Suite A, Moosic, PA 18507. Date of Death: May 16, 2023**

RE: ESTATE OF CAROLYN H. HORTER, late of Dunmore, Pennsylvania (died June 3, 2023). Notice is hereby given that Letters Testamentary for the Estate of Carolyn H. Horter have been issued to Joseph D. Horter, Executor of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to the Executor at 1716 Madison Avenue, Dunmore, PA 18509 or to Robert T. Kelly, Jr., Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Biden Street, Suite 200, Scranton, PA 18503.

NOTICE IS HEREBY GIVEN THAT Letters Testamentary have been granted in the **ESTATE OF THOMAS P. LEWIS, JR.**, Deceased, late of 202 Spring Street, Scranton, Pennsylvania, 18509 (died July 4, 2023), and all persons indebted to said estate are requested to make payment, and those having claims to present the sum without delay, to **TREVOR W. LEWIS, Executor c/o JOSEPH S. COLBASSANI ESQUIRE, MINORA KROWIAK MUNLEY BATYKO, 700 Vine Street, 18510.**

ESTATE OF LEONARD DONATO NOLE, a/k/a LEONARD NOLE, late of Greenfield Township, PA (died August 31, 2023), Kirsten Weary, Administratrix, Paul A. Kelly, Jr., Esq., 201 Lackawanna Avenue, Suite 306, Scranton, Pa. 18503.

ESTATE OF REGINA NOONE, late of Scott Twp., Pennsylvania (died August 05, 2023). Notice is hereby given that Letters of Administration on the above Estate have been granted to Michael Noone, of Scott Twp., 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 Representative named herein, or to Patrick N. Coleman, Esq., Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted to Matthew Regula, Administrator of the **ESTATE OF TIMOTHY REGULA**, deceased, who died on August 24, 2023, late of Archbald, 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 Matthew Regula, c/o his attorney Carlo A. LaMonica, Esquire, LaMonica Law Firm LLC, 3218 Pittston Avenue, Scranton, PA 18505.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF ANN G. SHELSKI**, deceased, of Old Forge, Lackawanna County, who died on May 4, 2023. All persons indebted to said estate are required to make payment and those having any claims or demands are to present the same without delay to the Co-Executrixes, Sharon Kearney and Marian Resio, in the care of Kelley, Polishan & Solfanelli, LLC, 259 S. Keyser Avenue, Old Forge, Pennsylvania, 18518.

ESTATE OF HOWARD R. SLOCUM SR., late of Clifton Twp., Pennsylvania (died May 13, 2023). Notice is hereby given that Letters of Testamentary on the above Estate have been granted to Joyce Koskovich, of Clifton Twp., 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 Representative named herein, or to Patrick N. Coleman, Esq., Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

ESTATE OF CARL E. SOBECK a/k/a CARL SOBECK (died August 21, 2023) formerly of Jessup, Pennsylvania. All persons indebted to the estate shall make payment and those having claims or demands are to present same without delay to the Administratrix, Joan Z. Esagro, or Richard A. Fanucci, Attorney for the Estate, 1711 Main Street, Blakely, PA 18447. **RICHARD A. FANUCCI, ESQ.**

LACKAWANNA JURIST

Third Notice

Notice is hereby given that Letters of Testamentary, have been granted in the **ESTATE OF JANE R. BOUSELLI**, late of Roaring Brook Township, PA (died June 9, 2023). All persons indebted to the said estate are required to make payment, and those having claims or demands to present the same without delay to: John Bouselli, Executor; or Terrence J. McDonald, Atty., 103 East Drinker Street, Dunmore, PA 18512.

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted in the **ESTATE OF AGATHA ANGELINE ENGLER**, Deceased, 410 Penn Ave., Scranton, Lackawanna County, Pennsylvania 18503, who died on June 28, 2023. All persons indebted to the said Estate are requested to make payment and those having claims or demands are to present same, without delay, to the Administratrix, Donna Engler Howard, or Michael N. Krisa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447. **Michael N. Krisa, Esquire, KRISA & KRISA, P.C.**

ESTATE OF LEONA FOSTER, late of Jessup, Pennsylvania, died on March 29, 2023. All persons having claims against the Estate shall present same to Executrix, Judith Berta, c/o Donald W. Jensen, Esquire, 538 Biden Street, Suite 730, Scranton, Pennsylvania 18503.

IN THE ESTATE OF JEAN JOAN GONTARSKI, late of the City of Scranton, Lackawanna County, Pennsylvania, Letters Testamentary in the above estate having been granted to the undersigned, all persons indebted to said estate are requested to make prompt payment and all those having claims against said estate will present them without delay to: Susan F. Eddleston, Executrix, 8681 Bolles Rd., Hallstead, PA 18822, OR Joseph Gontarski, Executor, 200 Gontarski Rd., Hallstead, PA 18822, OR Attorney for the Estate, Susan L. English, Esq., Coughlin & Gerhart, LLP, 21-23 Public Avenue, Montrose, PA 18801.

ESTATE OF JOHN F. HENZES, JR., late of Peckville, Lackawanna County, Pennsylvania (died July 24, 2023) Letters of Testamentary have been granted, all persons having claims or demands against the estate of decedent shall make them known and present them, all persons indebted to said decedent shall make payment to Kim Wolfel, Executrix of the Estate, 919 Martin Drive Jessup Pa 18434 or to Randall J. Henzes, Esquire, 4046 Yorktown Drive Boothwyn Pa 19061.

ESTATE OF WAYNE S. KAKAREKA, LATE OF MADISON TOWNSHIP, LACKAWANNA COUNTY, PA (DIED June 14, 2023), Abigail Stofko, Administratrix, or to Donald J. Frederickson, Jr., Esquire, KOBAL & FREDERICKSON, Attorneys for the Estate, 435 Main Street, Moosic, PA. 18507-1017.

ESTATE OF ROBERT J. KERRIGAN, late of Scranton, Lackawanna County, Pennsylvania. Letters of Administration on the above estate having been granted to Thomas A. Kerrigan, 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 St., Milford, Pennsylvania 184337.

IN RE: ESTATE OF ROBIN LIBRARO, late of Jessup, Lackawanna County, Pennsylvania, died August 5, 2023. Notice is hereby given that Letters Testamentary on the above listed Estate to John J. Ritzco, Jr.. All persons indebted to the said Estate are required to make payment and those having claims to present the same without delay to Theresa J. Malski-Pezak, Esquire, 907 Church Street, Jessup, Pennsylvania 18434.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF KATHRYNA A. MAUS**, late of the Borough of Dunmore, County of Lackawanna, Pennsylvania, who died 06/17/2023. All persons indebted to the said estate are required to make payment, and those having claims or demands to present the same without delay to the Co-Executor(rix), Howard T. Maus/Susan Maus Carpinet or James P. Phillips, Jr., Esquire, at 731 Cliff Drive, Lake Ariel, PA 18436. **JAMES P. PHILLIPS, JR., ESQUIRE**

ESTATE OF FRANCIS OSIF, Late of Scott Township, died June 18, 2023, Executor, Michael John Osif; Danielle M. Mulcahey, Attorney for the Estate, Wright, Reihrner and Mulcahey, 148 Adams Avenue, Scranton, Pa 18503. Notice is hereby given that Letters Testamentary have been granted. All persons indebted to the said Estate are required to make payment and those having claims or demands are to present the same without delay to the Executor named.

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted to Frances Scaramastro, of Moosic, Pennsylvania in the **ESTATE OF ROCCO SCARAMASTRO**, late of Moosic, Pennsylvania, who died on July 15, 2023. All persons indebted to said Estate are requested to make payment and those having claims or demands to present the same without delay to the Administratrix named or to: Alexis C. Falvello, Esquire, THE FALVELLO LAW FIRM, P.C., 641 State Route 93, Sugarloaf, PA 18249.

ESTATE OF BEATRICE REESE, A/K/A JEAN REESE, DECEASED LATE OF CLIFTON TOWNSHIP, PENNSYLVANIA (DIED OCTOBER 13, 2022). All persons indebted to said Estate are required to make payment, and those having claims or demands to present the same, without delay, to Kathy Witko, Administratrix, 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.**

RE: Estate of MARY J. WADIKA, late of Scranton, Lackawanna County, Pennsylvania (died August 26, 2023). Notice is hereby given that Letters Testamentary for the Estate have been issued to Rebekah Flanagan, 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 Spruce Street - Suite 201, Scranton, PA 18503.

LACKAWANNA JURIST

NOTICE OF NISI CONFIRMATION

The Tax Claim Bureau of Lackawanna County, Pennsylvania, hereby gives notice that it presented a Consolidated Return of Sale to the Court of Common Pleas of Lackawanna County, Pennsylvania, on October 6, 2023, of the Upset Tax Sales of real estate for delinquent taxes held by the Bureau on September 25, 2023, pursuant to due notices required by the Real Estate Tax Sale Law of 1947, as amended. The Court confirmed this Return *nisi* on October 6, 2023. Any owner or lien creditor may file exceptions or objections to the Return within thirty (30) days after October 6, 2023. If no exceptions or objections are filed by that date, the Return will be confirmed absolutely.

Tax Claim Bureau of Lackawanna County
By: Barbara Lynady, Director T-1 10/13/23

ARTICLES OF DISSOLUTION

Pursuant to the requirements of Section 1975 of the Business Corporation Law of 1988, NOTICE IS HEREBY GIVEN THAT Gravel Pond Townhouses, Inc., is currently in the process of voluntarily dissolving and Articles of Dissolution have been filed with the Pennsylvania Corporation Bureau.

Patrick J. Lavelle, Esquire
T-1 10/13/23

ARTICLES OF INCORPORATION

Abington Heights Wrestling Booster Club, Inc. has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988. T-1 10/13/23

FICTITIOUS NAME

NOTICE IS HEREBY GIVEN that Alexei Fox, 976 Scott Road, South Abington Township, PA 18411 has filed with the Department of State on October 3, 2023, an Application to conduct business under the fictitious name of "Carwash Hero 360". The principal place of business will be 976 Scott Road, South Abington Township, PA 18411.

Hughes, Nicholls & O'Hara, Attorneys
W. BOYD HUGHES, ESQUIRE T-1 10/13/23

LACKAWANNA JURIST

Thomas Schank, Sr. and Paulette Schank
614 Edgar Street
Throop, PA 18512

IN THE COURT OF COMMON PLEAS
OF LACKAWANNA COUNTY

Plaintiff

vs.

Michael Burke, John Glinsky, Jr., Estate of John Glinsky, Jr., Mary Wasil Glinsky heir of John Glinsky, Jr., and their heirs, successors, and assigns, as known and identified in the pleading below, including Cheryl Ann Glinsky Nicholson and Joseph Glinsky, and as may be unknown but with claim and/or interest as heirs, estates, executors/administrators, successors, assigns and persons who may claim by, through or under the aforesaid Michael Burke, John Glinsky, Jr., Estate of John Glinsky, Jr., and Mary Wasil Glinsky

CIVIL DIVISION - LAW
ACTION TO QUIET TITLE

Defendant

NO. 2023-CV-1900

TO: Michael Burke, John Glinsky, Jr., Estate of John Glinsky, Jr., Mary Wasil Glinsky heir of John Glinsky, Jr., and their heirs, successors, and assigns, as known and identified in the pleading below, including Cheryl Ann Glinsky Nicholson and Joseph Glinsky, and as may be unknown but with claim and/or interest as heirs, estates, executors/administrators, successors, assigns and persons who may claim by, through or under the aforesaid Michael Burke, John Glinsky, Jr., Estate of John Glinsky, Jr., and Mary Wasil Glinsky

IMPORTANT NOTICE

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS.

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

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

Lawyer Referral Services
Lackawanna Bar Association
233 Penn Avenue
Scranton, PA 18503
Phone: (570) 969-9600

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

Brigid E. Carey, Esquire
Attorney for Plaintiff
809 Glenburn Road
Waverly Township, PA 184111