

## LACKAWANNA JURIST

BY VIRTUE OF CERTAIN WRITS OF EXECUTION ISSUED OUT OF THE COURTS OF COMMON PLEAS OF LACKAWANNA COUNTY, THE SHERIFF WILL EXPOSE AT PUBLIC SALE, BY VENUE OR OUTCRY, ALL THE RIGHT, TITLE AND INTEREST OF THE DESCRIBED LOTS, PIECES OR PARCELS OF LAND TO THE HIGHEST AND BEST BIDDER FOR CASH OR CERTIFIED FUNDS (SUBJECT TO PAYMENT OF ANY UNPAID TAXES) AT THE COURTHOUSE IN THE CITY OF SCRANTON, COUNTY OF LACKAWANNA, AND STATE OF PENNSYLVANIA, ON FRIDAY, **JULY 11, 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 Writ of Execution No. 25-372 Wilmington Savings Fund Society. FSB, not in its individual capacity but solely as Owner Trustee for the FLIC Residential Mortgage Loan Trust I v 944 Monroe LLC Docket #: 25CV372

Property to be sold is situated in the borough/township of Scranton, County of Lackawanna and State of PA. Commonly known as: 944 Monroe Avenue, Scranton, PA 18510

Parcel #: 14670-020-017

Improvements thereon

of the residential dwelling or lot (if applicable):

Judgment Amount: \$195,074.34

Attorneys for the Plaintiff:

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

1628 John F. Kennedy Boulevard, Suite 1810

Philadelphia, PA 19103

(212) 471-5100

By: Dana Marks, Esq. (205165)

### SALE 2

By virtue of Writ of Execution No. 25-417

Athene Annuity and Life Company v 219 Market LLC

Docket #: 25CV417

Property to be sold is situated in the borough/township of Scranton, County of Lackawanna and State of PA. Commonly known as: 219 W Market Street, Scranton, PA 18508

Parcel #: 13412060032

Improvements thereon

of the residential dwelling or lot (if applicable):

Judgment Amount: \$217,035.49

Attorneys for the Plaintiff:

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

1628 John F. Kennedy Boulevard, Suite 1810

Philadelphia, PA 19103

(212) 471-5100

By: Robert Flacco, Esq. (325024)

### SALE 3

By virtue of Writ of Execution No. 24-3019

Commercial Lender LLC v 87 Bennett LLC

Docket #: 24-CV-3019

Property to be sold is situated in the borough/township of Jessup, County of Lackawanna and State of PA. Commonly known as: 534 2nd Avenue, Jessup, PA 18434

Parcel #: 11506060042

Improvements thereon

of the residential dwelling or lot (if applicable):

Judgment Amount: \$178,430.98

Attorneys for the Plaintiff:

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212) 471-5100

By: Danielle Johnson, Esq. (334703)

### SALE 4

By virtue of a Writ of Execution No. 24 CV 6658

FREEDOM MORTGAGE CORPORATION v. JAMES

BRAYER; DANIELLE TROWBRIDGE owner(s) of

property situate in the BOROUGH OF THROOP,

LACKAWANNA County, PA, being 736 DUNMORE

ST. THROOP, PA 18512

Tax ID #: 12513-060-037

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$159,836.58

Attorneys for Plaintiff

Brock & Scott, PLLC

## LACKAWANNA JURIST

### SALE 5

By virtue of a Writ of Execution No. 2023-03368  
SWBC MORTGAGE CORPORATION v. GAIL MARIE  
MONCIVAIS owner(s) of property situate in the CITY  
OF SCRANTON, LACKAWANNA County, PA, being  
1640-1642 DICKSON AVE. SCRANTON, PA 18509  
Tax ID #: 13517020036  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$219,362.13  
Attorneys for Plaintiff  
Brock & Scott, PLLC

### SALE 6

TO: ALL PARTIES IN INTEREST AND CLAIMANTS  
OWNER(S): MARK SIENKIEWICZ, solely in His  
Capacity as Heir of ALBERT SIENKIEWICZ,  
Deceased  
The Unknown Heirs of ALBERT SIENKIEWICZ,  
Deceased  
PLAINTIFF/SELLER: ASO EQUITY PARTNERS,  
LLC  
DEFENDANT(S): MARK SIENKIEWICZ, solely in His  
Capacity as Heir of ALBERT SIENKIEWICZ,  
Deceased  
The Unknown Heirs of ALBERT SIENKIEWICZ,  
Deceased  
PROPERTY: 1532 Prospect Avenue, Scranton, PA  
18505  
LACKAWANNA C.C.P. NO. 2024-05567  
JUDGMENT OF: \$8,968.10

The above captioned property is scheduled to be sold  
at Sheriff's Sale on JULY 11, 2025 at 10:00 A.M., at  
the Lackawanna County Courthouse, 123 Wyoming  
Avenue, First Floor, Scranton, PA 18503. You may  
hold a judgment on the property, which may be  
extinguished by the sale. You may wish to attend the  
sale to protect your interest.

A schedule of distribution will be filed by the Sheriff on  
a date specified by the Sheriff not later than 30 days  
after sale. Distribution will be made in accordance  
with the schedule unless exceptions are filed thereto  
within 10 days after the filing of the schedule.  
Shnayder Law Firm, LLC  
148 East Street Road, Suite 352  
Feasterville, PA 19053  
(215) 834-3103

### SALE 7

By virtue of a Writ of Execution filed to No. 2024-CV-  
9005, H.B. Homes, LLC v. Edmond Pierce and  
Latonia Pierce, owners of property situate in Scranton,  
Lackawanna County, PA being 2307 Prospect  
Avenue, a property being fifty (50) feet by one hundred  
fifty (150) feet.  
PIN: 167.14-050-008

Assessed Value: \$14,000  
Improvements thereon:  
Single-Family Home  
Attorney: Gazda Penetar, P.C.  
Sheriff to Collect: \$88,273.90

### SALE 8

By virtue of a Writ of Execution filed to No. 19 CV 6041  
WILMINGTON SAVINGS FUND SOCIETY, FSB, not  
individually but solely as trustee for FINANCE OF  
AMERICA STRUCTURED SECURITIES  
ACQUISITION TRUST 2019-HB1 (Plaintiff) vs. Ann  
Marie Amadio Known Surviving Heir of Madelyn  
Homets, Mary Ann Iyobb Known Surviving Heir of  
Madelyn Homets, Diane Nevins Known Surviving Heir  
of Madelyn Homets, Frank S. Homets Known  
Surviving Heir of Madelyn Homets, and Unknown  
Surviving Heirs of Madelyn Homets (Defendant)  
owners of property Situate in City of Carbondale,  
LACKAWANNA COUNTY, PA BEING 109 Farview  
Street, Carbondale, PA 18407  
DWELLING KNOWN AS: 109 FARVIEW STREET,  
CARBONDALE, PA 18407.  
TAX PARCEL #: 04509010029

Title to said premises is vested in Madelyn Homets by  
deed from Madelyn Homets (erroneously named as  
Madeline Homets), a widow, by right of survivorship  
dated February 15, 2014 and recorded February 27,  
2014 in Instrument Number 201402798. The said  
Madelyn Homets died on July 30, 2019 without a will  
or appointment of an Administrator, thereby vesting  
title in Ann Marie Amadio Known Surviving Heir of  
Madelyn Homets, Mary Ann Iyobb Known Surviving  
Heir of Madelyn Homets, Diane Nevins Known  
Surviving Heir of Madelyn Homets, Frank S. Homets  
Known Surviving Heir of Madelyn Homets, and  
Unknown Surviving Heirs of Madelyn Homets by  
operation of law.

Assessment Map #: 04509010029  
Assessed Value figure: \$13,200.00  
Improvements thereon:  
Residential Dwelling  
Attorney: McCabe, Weisberg, & Conway, LLC  
Sheriff to collect: \$186,157.71

## LACKAWANNA JURIST

### SALE 10

BY VIRTUE OF A WRIT OF EXECUTION, filed to Docket No. 2024-CV-8080

Peoples Security Bank & Trust Company, Plaintiff, v. Porzio, LLC and Nichole Danova Defendants,  
FIRST PARCEL:

Improved Commercial Property

Porzio, LLC is the owner of ALL that certain lot, piece, or parcel of land situate in the Township of South Abington, County of Lackawanna, and Commonwealth of PA, described as follows:

Being a street address of: 318 Northern Boulevard, Clarks Summit, PA 18411

Assessment Map/Parcel/Plate #: 112.01-030-004.01

Instrument #: 201806157

Assessed Value Figure: \$80,000.00

Improvements Thereon: commercial building

SECOND PARCEL:

Unimproved Commercial Lot

Porzio, LLC is the owner of ALL that certain piece, or parcel of land situate in the Township of South Abington, County of Lackawanna, and Commonwealth of PA, described as follows:

Being a street address of: Northern Boulevard, Clarks Summit, PA 18411.

Assessment Map/Parcel/Plate #: 112.01-030-004.05

Instrument #: 201806158

Assessed Value Figure: \$14,000.00

Unimprovements Thereon:

commercial lot size 0.68 acres

Attorney: JAMES T. SHOEMAKER, ESQ.

HOURLIGAN, KLUGER & QUINN, PC

600 Third Avenue

Kingston, PA 18704

jshoemaker@hkqlaw.com

(570) 287-3000

Sheriff to collect: \$1,145,868.07 (plus accrued interest, attorney's fees, and costs)

### SALE 11

By virtue of Writ of Execution in Case Number: 2025-01208

CSMC 2021-RPL7 Trust (Plaintiff) vs. Julieanne Lewis a/k/a Julieanne M. Lewis and Ryan D. Lewis (Defendants)

Owners of the property situate in the 21st Ward of the City of Scranton, Lackawanna County, PA being 11 Glinko Street, Scranton, PA 18504

Dimensions of Parcel 29 x 140

Property ID # 14404-020-011

Assessed Value Figure: 8,000.00

Improvements thereon:

Residential Dwelling

Attorney: Hladik Onorato and Federman, LLP, Stephen M. Hladik, Esquire

298 Wissahickon Avenue, North Wales, PA 19454

Sheriff to Collect \$58,100.68 plus costs, expenses, attorneys' fees and additional interest.

### SALE 12

By virtue of a Writ of Execution filed to No. 691-CV-2025 The Honesdale National Bank (Plaintiff) vs Mark A. Bednash (Defendant), owner(s) of property situate in the city of Carbondale Lackawanna County, PA being 13½ Hospital Street, Carbondale, PA 18407

Dimensions: 20x173x24x167

Property ID #: 04513 030 015

Assessed Value figure: \$5,000

Improvements thereon:

single dwelling

Attorney: Kimberly D. Martin

Sheriff to collect: \$18,565.67

### SALE 13

By virtue of a Writ of Execution filed to No. 695-CV-2025 The Honesdale National Bank vs. Mark A. Bednash, Mark Bednash Enterprises, Inc. and M Bednash Petroleum, Inc. (Defendant), owner(s) of property situate in the city of Mayfield Lackawanna County, PA being 103 5th Street, Mayfield, PA 18433

Dimensions: 50 x 85

Property ID #: 07312 050 004

Assessed Value figure: \$6,000

Improvements thereon:

single dwelling

Attorney: Kimberly D. Martin

Sheriff to collect: \$110,662.90

### SALE 14

By virtue of a Writ of Execution filed to No. 690-CV-2025 The Honesdale National Bank (Plaintiff) vs. Mark A. Bednash (Defendant), owner(s) of property situate in Borough of Mayfield Lackawanna County, PA being 500 Rushbrook Street, Mayfield, PA 18433

Dimensions: 43x31x145x62x51x23x49x17x56 containing 1.10 acres

Property ID #: 07312 050 00303

Assessed Value figure: 2,280

Improvements thereon:

undeveloped vacant land

Attorney: Kimberly D. Martin, Esq

Sheriff to collect: \$40,154.62

## LACKAWANNA JURIST

### SALE 15

By virtue of a Writ of Execution filed to No. 692-CV-2025 The Honesdale National Bank (Plaintiff) vs. Mark A. Bednash (Defendant), owner(s) of property situate in the city of Carbondale Lackawanna County, PA being 20 Weir Court, Carbondale, PA 18407  
Dimensions: 58x91x54x97 building and land  
Property ID #: 04509 040 026  
Assessed Value figure: \$9,000.00  
Improvements thereon:  
single dwelling  
Attorney: Kimberly D. Martin  
Sheriff to collect: \$37,913.51

### NOTICE

#### TO ALL PARTIES IN INTEREST AND CLAIMANTS:

A SCHEDULE OF DISTRIBUTION OF ONLY **HIGH BID SALES** WILL BE FILED BY THE SHERIFF NOT LATER THAN JULY 11, 2025 AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH SAID SCHEDULE UNLESS EXCEPTIONS ARE FILED THERETO WITHIN TEN DAYS AFTER THE FILING OF THE PROPOSED SCHEDULE.

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

ATTEST:

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

**APRIL 7, 2025**

## LACKAWANNA JURIST

### ESTATE

#### **First Notice**

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF HOLLY KRUSHINSKI, A/K/A HOLLY A. KRUSHINSKI, A/K/A HOLLY ANN KRUSHINSKI**, Deceased, 148 Green Grove Road, Scott Township, Lackawanna County, Pennsylvania 18447, who died on May 11, 2025. All persons indebted to the Estate are requested to make payment and those having claims or demands are to present same, without delay, to the Executrix, Lynn Krushinski, or Michael N. Krisa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447. Michael N. Krisa, Esquire, KRISA & KRISA, P.C.

Notice is hereby given that Letters of Administration have been granted in the **ESTATE OF KAY C. OSTROWSKI** late of Clarks Summit, Lackawanna County (died February 12, 2025) to Susan McAndrew, Michael G. Gallacher, Esquire, Attorney for the Estate, 110 Market Street, Moscow, PA 18444. 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 Personal Representatives named above.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF RICHARD P. ROMANOWSKI** late of Dickson City, Pennsylvania, to Costic Laniewski. Richard Romanowski died on May 15, 2025. All persons indebted to the said estate are required to make payment and those having claims or demands to present the same without delay to the Executor, in care of Comerford Law, Matthew T. Comerford, Esquire, 538 Biden Street, Suite 430, Scranton, Scranton, PA 18503, Attorney for Estate.

**RE: ESTATE OF BRUCE SIMONSON**, late of Scranton, Lackawanna County, Pennsylvania (died March 20, 2025). Notice is hereby given that Letters Administration for the Estate have been issued to Tamara Souter, Administratrix 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 ADMINISTRIX, or to John J. McGovern, Jr., Attorney for the Estate, 321 Biden Street - Suite 201, Scranton, PA 18503.

#### **Second Notice**

**ESTATE OF HENRIETTA J. AMEIKA**, late of the Borough of Moosic, Lackawanna County, Pennsylvania 18507, who died on April 3, 2025. Letters Testamentary have been granted to Mary Vitale. All persons indebted to the Estate are required to make payment and those having claims or demands to present the same without delay to John J. Warring, Attorney for the Estate, c/o O'Malley and Perry Law, 345 Wyoming Avenue, Scranton, Pennsylvania 18503.

**ESTATE OF VITO J. AMENDOLARO**, late of the Borough of Dunmore died 02/23/25. Letters Testamentary granted to Bruce Amendolaro, Terrence V Gallagher Attorney for the Estate, 416 Jefferson Avenue, Scranton, PA 18510. Notice is hereby given that Letters of 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 name.

**IN RE: DANIEL J. ANDREWS**, Deceased, late of Borough of Dunmore, Lackawanna County, Pennsylvania, who died January 15, 2025. Letters of Testamentary having been granted in said Estate, all persons indebted thereto shall make payment and all creditors shall present their claims without delay to Walker & Walker, P.C., Matthew H. Walker, Esquire, Attorney for the Estate, P.O. Box 747, 364 Hamlin Highway, Hamlin, Pennsylvania 18427.

**IN RE: ESTATE OF DANIEL ANUSZEWSKI**, late of Dickson City, Lackawanna County Pennsylvania, died October 2, 2024. Notice is hereby given that Letters Testamentary on the above listed Estate to Chad Anuszewski. 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.

**ESTATE OF JOSEPH A. DIVANNA, SR., A/K/A JOSEPH A. DIVANNA**, late of South Abington Township, Lackawanna County, Pennsylvania (died September 2, 2024). Notice is hereby given that Letters Testamentary have been granted in the above Estate. 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 Lori A. DiVanna 3283 Jog Park Drive, Greenacres FL 33467 and counsel for the Estate, Nancy M. Barrasse, Esquire, 224 Adams Avenue, Scranton, Pennsylvania 18503.

**ESTATE OF GWENDOLYN GENTILE**, late of the Borough of Dunmore, Lackawanna County, Pennsylvania (died March 29, 2025). Notice is hereby given that Letters Testamentary have been granted in the above Estate. 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 Mary C. Gentile, 7004 Evergreen Drive, Waldorf MD 20601 and counsel for the Estate, Nancy M. Barrasse, Esquire, 224 Adams Avenue, Scranton, Pennsylvania 18503.

**ESTATE OF MARGARET P. HEALEY**, late of the City of Scranton, Lackawanna County, Pennsylvania (died March 3, 2025). Notice is hereby given that Letters of Administration have been granted in the above Estate. All persons indebted to said Estate are required to make payment; and those having claims or demands are to present the same without delay to Brian P. Healey, 6 Manor Drive, Dallas PA 18612 and counsel for the Estate, Nancy M. Barrasse, Esquire, 224 Adams Avenue, Scranton, Pennsylvania 18503.

**JEFFREY HAUDENSCHILD, AKA JEFFREY O. HAUDENSCHILD**, late of Waverly, Lackawanna County, Pennsylvania, who died May 13, 2025, 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 Judith Haudenschild, Executor, c/o Attorney Scott Lynett, The Law Office of Scott Lynett, 237 Penn Avenue, Scranton, Pennsylvania 18503.

## LACKAWANNA JURIST

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

**RE: ESTATE OF JOHN PALUZZI** Deceased, Late of Dalton, Pennsylvania (Died October 31, 2024). Letters of Administration in the Estate of John Paluzzi, having been granted, all persons having claims or demands against said Estate of the Decedent should make them known and present them and all persons indebted to said Estate should make payment thereof, without delay, to Jessica Donaldson, Executrix, c/o Robert T. Moran, Esquire, 116 N. Washington Avenue, Suite 400, Scranton, PA 18503, (570) 955-4513.

**RE: ESTATE OF ANN MARIE RINALDI. NOTICE IS HEREBY GIVEN** that Letters Testamentary in the Estate of **ANN MARIE RINALDI**, late of Elmhurst, 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: **ELIZABETH C. ELVIDGE, EXECUTRIX, BRENDA D. COLBERT, Esquire, COLBERT & GREBAS, P.C., 210 Montage Mountain Road – Suite A, Moosic, PA 18507, Date of Death: December 1, 2024**

Estate Notice is Hereby Given that Letters Testamentary have been Granted in the **ESTATE OF ANGELA M. SCARANTINO**, late of Clarks Summit, Pennsylvania, Lackawanna County, who died March 21, 2025. All persons indebted to said Estate are requested to make payment and those having claims to present the same, without delay, to the Executor Dino Darbenzio and his attorneys, Mey & Sulla, LLP, 1144 East Drinker Street, Dunmore, Pennsylvania 18512. Justin J. Sulla, Esq.

**ESTATE OF JANE J. SHEBAL, A/K/A JANE SHEBAL, DECEASED, LATE OF CLARKS SUMMIT, PENNSYLVANIA (DIED JANUARY 26, 2025).** All persons indebted to said Estate are required to make payment, and those having claims or demands to present the same, without delay, to Elizabeth Jane Llewellyn, Administratrix C.T.A., 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 SANDRA STANKO**, late of Scott Township, Lackawanna County, Pennsylvania, died October 13, 2024. Notice is hereby given that Letters Testamentary on the above listed Estate to Lee Joseph Wontroski. 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.

**IN RE: ESTATE OF ANN MARIE WALKER**, late of Olyphant Borough, Lackawanna County, Pennsylvania, Date of Death, March 8, 2025. Letters Testamentary in the above Estate having been granted, all person having claims or demands against the Estate of the Decedent shall make them known and present them, and all persons indebted to the said Decedent shall make payment thereof, without delay, to Dana Marie Walker, Personal Representative, or to Joan Guari, Esquire of the Toczydlowski Law Office, 723 North Main Street, Archbald, PA 18403.

### Third Notice

**ESTATE OF ELIZABETH ANN BOHAN**, late of Scranton, Lackawanna County, Pennsylvania (died March 22, 2025). 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 Jamie Moss, CoAdministrator, 2010 South Webster Avenue, Scranton, PA 18505, or to Conor O'Brien, CoAdministrator, 816 Wheeler Avenue, Scranton, PA 18510, or to Jenna Krayer Tuzze, of Oliver, Price & Rhodes, LLP, Attorney for the Estate, 1212 South Abington Road, Clarks Summit, Pennsylvania 18411.

**NOTICE IS HEREBY GIVEN** that Letters Testamentary have been granted in the **ESTATE OF MARY W. CARPENTER aka MARY CARPENTER**, deceased, of Scranton, Lackawanna County, who died on August 31, 2024. All persons indebted to said estate are required to make payment and those having any claims or demands are to present the same without delay unto the Executrix, Krysta Pero, in the care of Kelley & Kelley, LLC, 16 Luzerne Avenue, Suite 145, West Pittston, PA 18643.

**ESTATE OF FRANCES CECCI**, late of Scranton, Lackawanna County, Pennsylvania (died February 18, 2025). 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 Gail Powers, Representative of the Advocacy Alliance, Administrator, 846 Jefferson Avenue, PO Box 1368, Scranton, Pennsylvania 18501 or to Kimberly Kost Scanlon, of Oliver, Price & Rhodes, LLP, Attorney for the Estate, 1212 South Abington Road, Clarks Summit, Pennsylvania 18411.

**ESTATE OF LORETTA A. CECCI**, late of Scranton, Lackawanna County, Pennsylvania (died August 8, 2024). 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 Gail Powers, Representative of the Advocacy Alliance, Administrator, 846 Jefferson Avenue, PO Box 1368, Scranton, Pennsylvania 18501 or to Kimberly Kost Scanlon, of Oliver, Price & Rhodes, LLP, Attorney for the Estate, 1212 South Abington Road, Clarks Summit, Pennsylvania 18411.

**ESTATE OF FRANK D. CIOCCA** late of Scranton, Pennsylvania (died April 14, 2025). All creditors are requested to present their claims, and all persons indebted to the decedent will make payment to Mark Ciocca Executor; or to John J. Brazil, Jr., attorney for the Estate, 712 Main Street, Suite 1, Moosic, Pennsylvania 18507.

## LACKAWANNA JURIST

**ESTATE OF KAREN M. DUTKO**, DECEASED, late of 311 KINGSLEY BLVD., PECKVILLE, PA 18452, (Died APRIL 13, 2025) AMBER LEIGH DUTKO, Executrix; Dante A. Cancelli, Esquire, Suite 260, 125 North Washington Ave., Scranton, Pennsylvania 18503, Attorney. DANTE A. CANCELLI, ESQUIRE

**ESTATE OF JOANNE EDWARDS** Late of South Abington Township, Pennsylvania (Died December 7, 2024). Letters Testamentary have been granted to Mr. Lewis Owen Edwards, Executor. 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.

In re: **ESTATE OF PATRICIA MARIA JAMES**, late of Dunmore Borough, Lackawanna County, Pennsylvania, (died April 7, 2025). Letters Testamentary in the above Estate having been granted, all person having claims or demands against the Estate of the Decedent shall make them known and present them, and all persons indebted to the said Decedent shall make payment thereof, without delay, to John David James, Personal Representative, or to Joseph S. Toczydlowski, Jr., Esquire of the Toczydlowski Law Office, 723 North Main Street, Archbald, PA 18403.

**ESTATE OF JOHN A. KELLY**, NUMBER 35-2024-1684, DECEASED, LATE OF MOSCOW, PA, LACKAWANNA COUNTY, PA: DIED NOVEMBER 21, 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 MARY LOU HESSLING, 164 GRANDVIEW DRIVE, EASTON PA 18045.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF JANET KRENITSKY**, deceased, of Moosic, Lackawanna County, who died on January 27, 2025. All persons indebted to said estate are required to make payment and those having any claims or demands are to present the same without delay unto the Executor, Harry L. Krenitsky, in the care of Kelley & Kelley, LLC, 16 Luzerne Avenue, Suite 145, West Pittston, PA 18643.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF DANIEL D. MALINOWSKI**, Deceased, 298 S. Washington Avenue, Jermyn, Lackawanna County, Pennsylvania, 18433, who died on April 13, 2025. All persons indebted to the Estate are requested to make payment and those having claims or demands are to present same, without delay, to the Executrix, Marilyn Prybicien, or Michel N. Krisa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447. Michel N. Krisa, Esquire, KRISA & KRISA, P.C.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF MARY JOY OAKLEY**, late of Scott Township, Lackawanna County, Pennsylvania (died February 15, 2025). All persons indebted to the Estate are requested to make payment, and those having claims or demands are to present same, without delay, to Executrix, Noel Marie Oakley, or John J. Lawler, Jr., Attorney for the Estate, 25 North Main Street, Suite Two, Carbondale, Pennsylvania 18407. JOHN J. LAWLER, JR., ESQUIRE

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted in the **ESTATE OF LAWRENCE OLSON**, Deceased, 906 S. Main Avenue, Scranton, Lackawanna County, Pennsylvania 18504, who died on August 2, 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 Administratrix, Melissa Clark, or Michael N. Krisa, for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447. Michael N. Krisa, Esquire, KRISA & KRISA, P.C.

**ESTATE OF RACHEL ROOD A/K/A RACHEL KENYON SCHIAVONE-ROOD**, Late of South Abington Township, Pennsylvania (Died January 13, 2025). Letters Testamentary has been granted to Mr. Richard L. Huffsmith, Executor. 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.

In the **ESTATE OF MARY E. SEYMOUR, A/K/A MARY SEYMOUR**, of Carbondale, Lackawanna County, Commonwealth of Pennsylvania. Letters of Administration in the above estate have been granted to Thomas S. Seymour. All persons indebted to said estate are requested to make prompt payment and all having claims against said estate will present them without delay to: Marissa McAndrew, Esquire, McAndrew Law Offices, PC, 630 Main Street, Forest City, PA 18421, (570) 785 – 3333, Attorney for the Estate

RE: **ESTATE OF ALESSANDRO GIOVANNI SMERALDI A/K/A ALESSANDRO G. SMERALDI**, late of South Abington Township, Pennsylvania (died February 9, 2025). Notice is hereby given that Letters Testamentary for the Estate of Alessandro Giovanni Smeraldi a/k/a Alessandro G. Smeraldi have been issued to Gail Bedell Smeraldi, 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 218 Carpenter Hill Road, Clarks Summit, PA 18411 or to Kris E. Fendrock, Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Biden Street, Suite 200, Scranton, PA 18503

**IN RE: ESTATE OF CAROL A. VANFLEET, A.K.A. CAROL VANFLEET**, late of the Borough of Dalton, died April 1, 2025. 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 the decedent shall make payments thereof, without delay to Brian VanFleet, Executor, 2053 N. Turnpike Road, Dalton, PA 18414, or Attorney Robert C. Robinson, 336 S. State Street, Clarks Summit, PA 18411.

Notice is hereby given that Letters of Administration have been granted in the **ESTATE OF RICHARD J. WITKOWSKI**, late of Elmhurst Township, Lackawanna County, Commonwealth of Pennsylvania (died September 30, 2022). 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 Diana Lee Witkowski, Administratrix of the Estate or Jeffrey W. Nepa, Esquire, Attorney for the Estate, 41 N. Main Street, 4<sup>th</sup> Floor, Carbondale, PA 18407. Jeffrey N. Nepa, Esquire, Attorney for the Estate

## **LACKAWANNA JURIST**

**ESTATE OF ROMAYNE ZARNOSKI**, late of the Borough of Blakely, Lackawanna County, Pennsylvania, (died, March 22, 2025). Letters Testamentary were granted to ALFRED J. ZARNOSKI, JR. 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**

**JOSEPH IANNIELLI V. BRIAN M. LEI, ROBERT J. SLOCUM AND  
REASONABLE TREE AND LANDSCAPING, LLC  
LACKAWANNA COUNTY  
COURT OF COMMON PLEAS  
DOCKET NO. 2025 CV 00186**

**ATTN: BRIAN M. LEI**

### **NOTICE**

Notice is hereby given to Brian M. Lei that he has been sued in Court of Common Pleas of Lackawanna County, Pennsylvania by Joseph T. Iannielli, regarding a motor vehicle collision which occurred on January 10, 2023. In said action, Joseph T. Iannielli seeks to recover from Brian M. Lei an amount in excess of the jurisdictional limits of the Court of Common Pleas of Lackawanna County.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.**

North Penn Legal Services, Inc.  
33 N. Main St., Ste. 200  
Pittston, PA 18640  
(570) 299-4100

Lawyer Referral Service  
Lackawanna Bar Association  
223 Penn Ave.  
Scranton, PA 18503  
T: (570) 969-9600

Pennsylvania Lawyer Referral Service  
P.O. Box 186  
Harrisburg, PA 17108  
Telephone: 1-800-692-7375

#### **Notice published by:**

Terrence R. Nealon, Jr., Esquire  
McDonald & MacGregor, LLC  
220 Penn Avenue, Suite 320  
Scranton, PA 18503  
T: (570) 209-7062  
Attorneys for Plaintiff  
T-1 6/20/25

## LACKAWANNA JURIST

### NOTICE

SMS Financial Recovery Services, LLC ("*SMS*"), assignee of First National Bank of Long Island, who has a secured interest against Sean E. Jelen ("*Jelen*") and Susan L. Forrett-Jelen ("*Forrett-Jelen*," together with Jelen collectively as "*Debtor*") for all of Debtor's rights embodied in or arising out of Debtor's status as shareholders and Debtor's shares (the "*Shares*") of Breezy Point Cooperative, Inc., a New York corporation (the "*Corporation*") and the proprietary lease (the "*Lease*") for the housing site located at 37 Jamaica Walk, Breezy Point, New York 11697 (the "*Residence*") consisting of (a) all of Debtor's right, title and interest in and to the Shares and the Lease and all structures on the property, including any replacement, substitute or additional shares allocated to the Residence, including any amendments to, replacements of or substitutes for the Lease in addition to those described herein.

The interest secured by SMS includes all of Debtor's interests, as fully set forth in a Pledge Agreement between the Corporation, The First National Bank of Long Island and Debtor dated April 10, 2015 (the "*Assets*"), which was perfected by virtue of a UCC-1 Financing Statement filed with the New York City Department of Finance, Office of the City Register on April 10, 2015, as File No. 2015041000964003 and subsequently assigned to SMS as File No. 2023011901013001.

SMS will sell all of the Debtor's Assets to the highest qualified bidder at public auction, which will occur on June 30, 2025, at 10:00 a.m. Eastern Standard Time. You may attend the public auction in person or via Microsoft Teams as follows:

#### In Person:

Offices of Eisenberg, Gold & Agrawal, P.C.  
1040 Kings Highway North, Suite 200  
Cherry Hill, New Jersey 08034

#### On Microsoft Teams:

For login information, please contact Colleen Daly at [cdaly@egalawfirm.com](mailto:cdaly@egalawfirm.com) or (856) 330-6200 Ext. 107 by no later than June 20, 2025, at 5:00 p.m. Eastern Standard Time for the link and information.

You are entitled to an accounting of the unpaid indebtedness secured by the Assets that SMS intends to sell. You may request an accounting by contacting me or SMS Financial Recovery Services LLC at the contact information listed below:

Counsel for SMS Financial Recovery Services LLC  
Amar A. Agrawal, Esquire  
Eisenberg, Gold & Agrawal, P.C.  
1040 Kings Highway North, Suite 200  
Cherry Hill, NJ 08034  
Tel: (856) 330-6200  
Fax: (856) 330-6207

SMS Financial Recovery Services LLC  
Attention: Robert Stewart, Jr.  
3707 East Shea Boulevard, Suite 100  
Phoenix, AZ 85028  
Tel: (602) 944-0624

T-1 6/6/25, 6/13/25, 6/20/25

**LACKAWANNA JURIST**

Mark Kirby

Plaintiff

IN THE COURT OF COMMON PLEAS

OF LACKAWANNA COUNTY

vs.

ACTION TO QUIET TITLE

H&S Realty Corporation, et al

Defendants

2025-CIV-2696

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**ACTION TO QUIET TITLE**

TO THE ABOVE NAMED DEFENDANTS: TAKE NOTICE that on May 9, 2025, an Order of Publication signed by the Honorable Judge to the above number and term directing that service of this action be by publication upon the Defendants as recited in the Complaint, pursuant to PA Rule of Civil Procedure 430. The subject of the Action to Quiet Title is Property in Scott Township, Lackawanna County, Pennsylvania, to wit:

BEGINNING at a point common to Hilltop Drive, Scott Township, Lackawanna County, Pennsylvania at a found rebar; and thence 15.04 feet to a set rebar in a generally North by East direction; thence 96.26 feet South 44° 26' 58" West to a set rebar; thence South by West 23.02 feet to a found rebar, South 85° 7' 00" West; thence North by East 44° 26' 58" 112.60' to a found rebar, the place of beginning.

Area containing 1,566.9 square feet as shown on the survey map of Guy DeAngelo attached in the above-captioned action.

The Plaintiff is the owner of the subject property by adverse possession and exclusive presence, custody and control since the acquisition of title on October 1, 1992.

The Action to Quiet Title Order seeks relief that the Court declare the Defendant and its successors, assigns and any other party who may claim by, through or under the Defendant, forever barred from asserting any right, title, interest, fee or estate in and to the subject Property inconsistent with the Plaintiff; thereby divesting the Defendant from fee simple and vesting fee simple good and marketable title in the Plaintiff.

The Defendant is to file a responsive pleading to the above Complaint filed in this action within twenty (20) days from date of last publication of the newspaper of general circulation of Lackawanna County and the legal journal of Lackawanna County.

Further, Notice to Defend is recited in and attached to the Complaint filed in the Clerk of Judicial Records.

Service by this publication is of the same effect as if personal service by the Lackawanna County Sheriff upon the Defendant.

Brigid E. Carey, Esquire  
Attorney for Mark Kirby, Plaintiff