

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, OCTOBER 10, 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

SALE 1

By virtue of Writ of Execution No., U.S. Bank National Association, not in its individual capacity but solely as trustee for the BINOM Securitization Trust 2021-INV1 v. 959 Wheeler LLC.

Docket #: 25CV2534

Property to be sold is situated in the City of Scranton, County of Lackawanna and Commonwealth of PA. Commonly known as: 305 South Irving Avenue, Scranton, PA 18505.

Parcel #: 15761020014

Improvements thereon of the residential dwelling or lot (if applicable): Residential Dwelling

Judgment Amount: \$100,748.34

Attorneys for the Plaintiff:

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212) 471-5100

Danielle Johnson, Esq. (334703)

SALE 2

By virtue of Writ of Execution No., Commercial Lender, LLC v. 348 N Rebecca LLC.

Docket #: 202403488

Property to be sold is situated in the borough/township of Scranton, County of Lackawanna and State of PA. Commonly known as: 348 North Rebecca Avenue, Scranton, PA 18504.

Parcel #: 14514010040

Judgment Amount: \$198,453.74

Attorneys for the Plaintiff:

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212) 471-5100

Robert Flacco, Esq. (325024)

SALE 3

By virtue of Writ of Execution No., U.S. Bank Trust National Association, as Trustee of Igloo Series V Trust vs. Kevin Dubranski.

Docket #: 24CV6844

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

Commonly known as: RR3 Box 3144 a/k/a 85 Swartz Valley Road, Moscow, PA 18444.

Parcel #: 21103040001

Judgment Amount: \$243,507.63

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Attorneys for the Plaintiff:
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100
Robert Flacco, Esq. (325024)

SALE 4

By virtue of Writ of Execution No., U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust vs. Lois G. Stefano, Warren Stefano As Administrator of the Estate of Lois Gush Stefano.
Docket #: 25CV33

Property to be sold is situated in the City of Scranton, County of Lackawanna and Commonwealth of PA.
Commonly known as: 1146 Hampton Street, Scranton, PA 18504.

Parcel #: 15605070033

Improvements thereon of the residential dwelling or lot (if applicable): Residential
Judgment Amount: \$73,334.57

Attorneys for the Plaintiff:
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100
Danielle Johnson, Esq. (334703)

SALE 5

By virtue of Writ of Execution No., NewRezLLC d/b/a Shellpoint Mortgage Servicing vs. Frank P. Mangan, Frank Dow Ltd.

Docket #: 24-CV-3336

Property to be sold is situated in the City of Carbondale, County of Lackawanna and Commonwealth of PA.
Commonly known as: 23 Columbia Street, Carbondale, PA 18407.

Parcel #: 05509020020

Judgment Amount: \$134,770.80

Attorneys for the Plaintiff:
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100
Danielle Johnson, Esq. (334703)

SALE 6

By virtue of Writ of Execution No., U.S. Bank National Association, not in its individual capacity but solely as trustee for the BINOM Securitization Trust 2021-INV1 vs. 502 Prescott LLC.

Docket #: 25CV184

Property to be sold is situated in the City of Scranton, County of Lackawanna and Commonwealth of PA.
Commonly known as: 502 Prescott Avenue, Scranton, PA 18510.

Parcel #: 15710020016

Judgment Amount: \$110,594.97

Attorneys for the Plaintiff:
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100
Robert Flacco, Esq. (325024)

SALE 7

By virtue of Writ of Execution No., Commercial Lender, LLC vs. 926 Willow LLC.

Docket #: 24CV5835

Property to be sold is situated in the City of Scranton, County of Lackawanna and Commonwealth of PA.
Commonly known as: 926 Willow Street, Scranton, PA 18505.

Parcel #: 16708060066

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Improvements thereon of the residential dwelling or lot (if applicable): Residential

Judgment Amount: \$375,713.70

Attorneys for the Plaintiff:

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212) 471-5100

Robert Flacco, Esq. (325024)

SALE 8

By virtue of Writ of Execution No., U.S. Bank Trust Company, National Association, as Trustee, as successor-in-interest to U.S. Bank National Association, as indenture trustee, for the holders of the CIM Trust 2020-R6, Mortgage-Backed Notes, Series 2020-R6 vs. Mary J. Wolfe.

Docket #: 24CV9141

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

Commonly known as: 2635 Cedar Avenue, Scranton, PA 18505.

Parcel #: 16713030009

Improvements thereon of the residential dwelling or lot (if applicable): Residential Dwelling

Judgment Amount: \$92,486.75

Attorneys for the Plaintiff:

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212) 471-5100

Robert Flacco, Esq. (325024)

SALE 9

By virtue of Writ of Execution No., Commercial Lender LLC vs. 1615 Swetland LLC.

Docket #: 2024-3876

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

Commonly known as: 1615-1617 Swetland Street, Scranton, PA 18504.

Parcel #: 14510010041

Improvements thereon of the residential dwelling or lot (if applicable): Residential

Judgment Amount: \$272,747.62

Attorneys for the Plaintiff:

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212) 471-5100

Robert Flacco, Esq. (325024)

SALE 10

By virtue of Writ of Execution No., U.S. Bank Trust National Association, not in its individual capacity but solely as Trustee of Fidelity & Guaranty Life Mortgage Trust 2018-1 vs. 608 Crown Ave. LLC.

Docket #: 25CV413

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

Commonly known as: 608 Crown Avenue, Scranton, PA 18505.

Parcel #: 15620070030

Improvements thereon of the residential dwelling or lot (if applicable): Residential Dwelling

Judgment Amount: \$133,860.24

Attorneys for the Plaintiff:

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212) 471-5100

Dana Marks, Esq. (205165)

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SALE 11

By virtue of Writ of Execution No., U.S. Bank Trust National Association as Trustee for LB-Ranch Series V Trust vs. Catherine Burik Known Heir of Gregory Burik, Deceased, Unknown Heirs, Successor, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Gregory Burik, Deceased.

Docket #: 2023-04615

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

Commonly known as: 123 South Valley Avenue, Olyphant, PA 18447.

Parcel #: 11414010026

Judgment Amount: \$73,268.55

Attorneys for the Plaintiff:

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212) 471-5100

Danielle Johnson, Esq. (334703)

SALE 12

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 Asset Trust vs. John Longo, owner(s) of property situate in Borough of Dickson, Lackawanna County, PA.

Being: 271 Poplar Street, Dickson City, PA 18519.

Assessment Map#: 12412010002

Assessed Value Figure: \$9,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$122,373.14

All that certain messuage, tenement, and lot or piece of ground situate in the Township of Jackson, County of Lebanon and Commonwealth of PA.

SALE 13

By virtue of a Writ of Execution filed to No. 2025-CV-2313, The Fidelity Deposit & Discount Bank, Plaintiff, vs. Gary S. Porter, a/k/a Gary Porter, Deceased Mortgagor and Real Owner, and all his unknown heirs, successors and assigns, and all unknown individuals, persons or entities claiming any rights, title or interests from or under him, Defendants and Owner of the property situate in the Borough of Dunmore, Lackawanna County, PA, being known as 512 E. Warren Street, Dunmore, PA 18512. The dimensions of the property are 41x61x51x68 more or less.

Property ID #: 146.44-010-024

Assessed Value: \$6,500.00

Improvements thereon:

Residential Dwelling

Attorney: Rocco Haertter, Esq.

Sheriff to collect: \$31,241.75

SALE 14

By virtue of a Writ of Execution filed to No. 2024-07219 NewRez LLC dba Shellpoint Mortgage Servicing (Plaintiff) v Theodore Schiffer, as believed Heir and/or Administrator to the Estate of John Schiffer; Unknown Heirs, and/or Administrators to the Estate of John Schiffer (Defendant) owner(s) of property situate in Township of Fell, Lackawanna County, PA being 314 Morse Avenue, Simpson, PA 18407

Dimensions: 45X150 Feet

Property ID #: 03519050020

Assessed Value Figure: \$7,000.00

Improvements thereon:

single family dwelling

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Attorney: Katherine M. Wolf, Esq.; Meredith H. Wooters, Kimberly J. Hong, Michael E. Carleton, Cristina L. Connor and Ed E. Qaqish
Sheriff to collect: \$26,165.59

SALE 15

All that certain piece or parcel or Tract of land situate in Township of Thornhurst, Lackawanna County, PA, and being known as 15 Hawthorn Drive, Thornhurst, PA 18424.

TAX MAP AND PARCEL #: 2410309001702

IMPROVEMENTS THEREON:

Residential Dwelling

REAL DEBT: \$132,690.39

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Breann Clauss-Walton

McCabe, Weisberg & Conway, LLC

1420 Walnut Street, Suite 1501

Philadelphia, PA 19102

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

855-255-6906

SPECIALIZED LOAN SERVICING LLC, Plaintiff v. ARI T. KORHONEN

NO: 2024-02758

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN SOUTH ABINGTON TOWNSHIP, LACKAWANNA COUNTY, PA:

BEING KNOWN AS: 406 EDGEWOOD DRIVE A/K/A 406 EDGEWOOD DRIVE SOUTH CLARKS SUMMIT, PA 18411

BEING PARCEL #: 1110203000912

DIMENSIONS: 0.310 SQ FT

TOTAL VALUE: \$22,000

IMPROVEMENTS:

RESIDENTIAL PROPERTY

Danielle R. Dreier, Esq. PA ID No. 335063

SALE 17

By virtue of a Writ of Execution filed to No. 2023-003067 U.S. Bank National Association (Plaintiff) vs. Betty Zapp (Defendant)

Betty Zapp, owner of property situate in Borough of Moosic Lackawanna County, PA

being 720 Minooka Avenue, Moosic, PA 18507

Dimensions: 4250 Sq Ft Lot

Property ID #: 18509030013

Assessed Value figure: 8000.00

Improvements thereon:

Single Family residential dwelling

Attorney: Jacqueline F. McNally

Sheriff to collect: \$239920.34

SALE 18

BY VIRTUE OF A WRIT OF EXECUTION, filed to Docket No. 2024-CV-9227

Peoples Security Bank & Trust Company, successor in interest to Peoples Neighborhood Bank Plaintiff, v.

Geralyn M. Biancarelli Defendant.

Geralyn M. Biancarelli is the owner of ALL that certain lot, piece or parcel of land situate in the Borough of Jessup, County of Lackawanna, and Commonwealth of PA, described as follows:

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Being a street address of: 103 Center Street, Jessup, PA 18434
Assessment Map/Parcel/Plate #: 11507 040 03001
Instrument #: 201221415
Assessed Value Figure: \$4,000.00
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: \$22,670.72 (plus accrued interest, attorney's fees, and costs)

SALE 19

BY VIRTUE OF A WRIT OF EXECUTION, filed to Docket No. 2025-CV-2094
Peoples Security Bank & Trust Company, Plaintiff, v. Butters Investments, LLC, Butter's Bubbles, LLC,
and Amar S. Bell Defendants.

ALL that certain piece or parcel of land situate in the City of Scranton, Lackawanna County,
Commonwealth of PA, bounded and described as follows:

Being a street address of: 600-602-604 Cedar Avenue, Scranton, PA 18519
Assessment Map/Parcel/Plate #: 15615 010 048
Instrument #: 202000369
Assessed Value Figure: 24,000.00
Improvements Thereon:
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: \$540,585.96 (plus accrued interest, attorney's fees, and costs)

SALE 20

BY VIRTUE OF A WRIT OF EXECUTION, filed to Docket No. 2025-CV-2096
Peoples Security Bank & Trust Company, Plaintiff, v. Butters Investments, LLC, Butter's Bubbles, LLC,
and Amar S. Bell Defendants.

ALL that certain piece or parcel of land lying and being in the City of Scranton, Lackawanna County,
Commonwealth of PA, bounded and described as follows:

Being a street address of: 3511 Pennypacker Avenue, Scranton, PA 18519
Assessment Map/Parcel/Plate #: 12401040020
Instrument #: 202201793
Assessed Value Figure: 11,000.00
Improvements Thereon:
Single family home
Attorney:
JAMES T. SHOEMAKER, ESQ.
HOURIGAN, KLUGER & QUINN, PC
600 Third Avenue
Kingston, PA 18704
jshoemaker@hkqlaw.com
(570) 287-3000

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Sheriff to collect: \$127,724.15 (plus accrued interest, attorney's fees, and costs)

SALE 21

By virtue of a Writ of Execution filed to No. 2024-08075, Mortgage Assets Management, LLC f/k/a Reverse Mortgage Solutions, Inc. v. Antonina Buttafoco Defendants/owners of property situate in the City of Scranton, Lackawanna, PA being 629 Beech Street, A/K/A 629-629R Beech Street, Scranton, PA 18505.

Property ID #: 1562001005602, 1562001005610

Assessed Value figure: \$0.00

Improvements thereon:

Residential Real Estate

Attorney: Caroline P. Aprahamian, Esq.

Sheriff to collect: \$85,095.32

SALE 22

By virtue of a Writ of Execution filed to No. 22-CV5074

METROPOLITAN LIFE INSURANCE COMPANY (Plaintiff) vs. CYNTHIA LACHOVICZ KRISTEN A LACHOVICZ (Defendant)

Lou Ann Naughton, deceased, owner(s) of property situate in Borough of Archbald, Lackawanna County, PA .

Being 467 Main St. Archbald, PA 18403.

Dimensions: 62X150 ELK HILL C&I CO PTL 14 B 3

Property ID #: 09414010052

Assessed Value Figure: 11,000.00

Improvements Thereon:

Residential Dwelling

Attorney: Kiera McFadden-Roan, Esq. (205514) PINCUS LAW GROUP, PLLC

SALE 23

By virtue of a Writ of Execution filed to No. 22-CV5074

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST (Plaintiff) vs. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, CLAIMING RIGHT TITLE AND INTEREST FROM OR UNDER LOU ANN NAUGHTON, DECEASED (Defendant)

Lou Ann Naughton, deceased, owner(s) of property situate in Borough of Taylor, Lackawanna County, PA

Being 410 S. Washington Street, Taylor, PA 18517

Dimensions: 50X150 BLDG & LAND

Property ID #: 16618020009

Assessed Value Figure: 10,000

Improvements Thereon:

Residential Dwelling

Attorney: Kiera McFadden-Roan, Esq. (205514) PINCUS LAW GROUP, PLLC

SALE 25

By virtue of a Writ of Execution filed to No. 25-1706 SWBC Mortgage Corp. (Plaintiff) vs. Vanessa Danyle (Defendant), owner(s) of property situate in Scranton, Lackawanna County, PA, being 306 Willow St.

Scranton, PA 18505.

Property ID#: 15615010030

Attorney: Brock & Scott, PLLC

Sheriff to collect: \$100,323.17

SALE 26

BY VIRTUE OF A WRIT OF EXECUTION, filed to Docket No. 2024-CV-8653

Toorak Capital Partners, LLC Plaintiff, v. A's Property Management, LLC Defendant.

A's Property Management, LLC is the owner of ALL that certain lot, piece or parcel of land situate in the 6th Ward of the City of Scranton, County of Lackawanna, and Commonwealth of PA, bounded and

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described as follows:

Being a street address of: 548 3rd Avenue, Scranton, PA 18504

Assessment Map/Parcel/Plate #: 15656 010 029

Instrument #: 202202157

Assessed Value Figure: \$8,100.00

Improvements Thereon:

Residential multi-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: \$161,332.32 (plus accrued interest, attorney's fees, and costs)

SALE 27

By virtue of a Writ of Execution filed to No. 2024-05861

Wells Fargo Bank, NA S/B/M Wachovia Bank, National Association (Plaintiff) v Anthony Thomas Triano, AKA Anthony T. Triano (Defendants) owners of property situate in City of Scranton, Lackawanna County, PA being 923 & 925 Woodlawn Street, Scranton, PA 18509

Dimensions: 0.00

Property ID #: 13510090037, 13510090038

Assessed Value Figure: \$12,700.00

Improvements thereon:

single family dwelling

Attorney: Katherine M. Wolf, Esq.; Meredith H. Wooters, Kimberly J. Hong, Michael E. Carleton, Cristina

L. Connor and Ed E. Qaqish

Sheriff to collect: \$43,115.49

SALE 28

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

SWBC MORTGAGE CORP., Plaintiff v. STEPHANIE WEISS

NO: 2025-00185

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE MAYFIELD BOROUGH, LACKAWANNA COUNTY, PA:

BEING KNOWN AS: 302 WHITMORE AVE MAYFIELD, PA 18433

BEING PARCEL #: 07308020028

IMPROVEMENTS:

RESIDENTIAL PROPERTY

Cierra Mendez, Esquire PA ID No. 334198

SALE 29

By virtue of a Writ of Execution filed to No. 2025-01002 U.S. Bank Trust National Association, solely as Trustee of LSF9 Master Participation Trust (Plaintiff) vs Linda A. Mecca, John A. Mecca (Defendant)

Linda A. Mecca, John A. Mecca, owner(s) of property situate in The Borough of Dunmore Lackawanna County, PA being 318 Elizabeth Street

Dimensions: 5,662 Square Foot Single-Family Dwelling

Property ID #: 1461602002601

Assessed Value figure: \$9,000

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Improvements thereon:

Residential Dwelling

Attorney: McCalla Raymer Leibert Pierce, LLP

SALE 30

By virtue of a Writ of Execution filed to No. 2024-09028 Wells Fargo Bank, NA S/B/M Wachovia Bank, National Association (Plaintiff) v Joseph Patrick Leonard (Defendant) owner of property situate in Township of Roaring Brook, Lackawanna County, PA being 210 Beechwood Drive, Roaring Brook Township, PA 18444

Dimensions: .46 acre

Property ID #: 18902010006

Assessed Value Figure: \$14,000.00

Improvements thereon:

single family dwelling

Attorney: Katherine M. Wolf, Esq.; Meredith H. Wooters, Kimberly J. Hong, Michael E. Carleton, Cristina L. Connor and Ed E. Qaqish

Sheriff to collect: \$70,545.31

SALE 31

By virtue of a Writ of Execution No. 24 CV 6544, AMERISAVE MORTGAGE CORPORATION vs. GABRIELLE BROPHY; BRITTANY WOLFENBARGER, owner(s) of property situate in the TOWNSHIP OF SCOTT, LACKAWANNA County, PA, being 38 GROVE RD. SCOTT TOWNSHIP, PA 18447.

Tax ID#: 0830101001110

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$281,225.71

Attorneys for Plaintiff

Brock & Scott, PLLC

SALE 32

By virtue of a Writ of Execution filed to No. 24 CV 8453, First Heritage Financial LLC vs. Holly Yvonne Bogaski, owner(s) of property situated in City of Scranton Lackawanna County, PA, being 522 New Street, Scranton, PA 18509.

34 feet in front and about 124 feet in depth

Assessment Map #: 14661020023

Assessed Value figure: \$7,000.00

Improvement thereon: a residential dwelling

Attorney: Christopher A. DeNardo, Esq.

SALE 33

BY VIRTUE of a Writ of Execution filed to No. 25-CV-684, Plaintiff: PA HOUSING FINANCE AGENCY vs. KRISTEN CRISCI AND THOMAS CRISCI.

Real Estate: 106 HANDLEY STREET, EYNON, PA 18403

Municipality: BOROUGH OF ARCHBALD

Lackawanna County, PA

Dimensions: 40 X 160

See Instrument: 2022-09137

Assessment Map: 09417010003

Assessed Value: \$16,500

Improvements thereon:

A residential dwelling house

Attorney: Leon P. Haller, Esq.

Purcell, Krug & Haller

Sheriff to collect: \$172,605.85 (Total amount of Judgment) *

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

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SALE 34

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

UNITED WHOLESALE MORTGAGE, LLC vs. BRETT CAWLEY, IN HIS CAPACITY AS HEIR OF MICHAEL ANTHONY CIPILEWSKI; STACEY KIME CAWLEY AKA STACEYCIPILEWSKI, IN HER CAPACITY AS HEIR OF MICHAEL ANTHONY CIPILEWSKI; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MICHAEL ANTHONY CIPILEWSKI.

#2024-07812

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE BOROUGH OF OLYPHANT,

LACKAWANNA COUNTY, PA:

BEING KNOWN AS: 203 GALLAGHER STREET JESSUP, PA 18434

BEING PARCEL #: 11509030011

IMPROVEMENTS: RESIDENTIAL PROPERTY

Danielle R. Dreier, Esq. PA ID #335063

Attorney for Plaintiff

SALE 35

By virtue of a Writ of Execution No. 25CV 803, WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR IBIS HOLDINGS A TRUST vs. 210 MILL ST LLC, owner(s) of property situate in the City of Scranton, Lackawanna County, PA, being 830 Madison Avenue, Scranton, PA 18510.

Parcel No. 14670010026

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$184,994.39

Attorneys for Plaintiff

Orlans Law Group PLLC

SALE 36

By virtue of a Writ of Execution filed to No. 2025-00546, PNC Bank, National Association vs. Lora A. Holbert, owner(s) of property situated in Borough of Olyphant Lackawanna County, PA being 409 Church Street, Olyphant, PA 18447.

Assessment Map #: 11411010012

Assessed Value figure: \$7,000.00

Improvement thereon:

A residential dwelling

Attorney: Christopher A. DeNardo, Esq.

SALE 37

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

PENTAGON FEDERAL CREDIT UNION vs. KELLY MORAN A/K/ A KELLY LYNN MORAN

#2024-06378

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE CITY OF SCRANTON, LACKAWANNA COUNTY, PA:

BEING KNOWN AS: 1441 DICKSON AVENUE SCRANTON, PA 18509.

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DIMENSIONS: 50X181 BLDG & LAND
TOTAL VALUE: \$12,300
BEING PARCEL #: 13517010059
IMPROVEMENTS: RESIDENTIAL PROPERTY
Cierra Mendez, Esq. PA ID #334198
Attorney for Plaintiff

SALE 38

By virtue of a Writ of Execution filed to No. 2025-02414, Penny Mac Loan Services, LLC vs. Kevin DaCosta, owner(s) of property situate in the Borough of Old Forge, Lackawanna County, PA, being 303 Church Street, Old Forge, PA 18518.
Property ID#: 1 7508030020
Assessed Value figure: \$6,000.00
Improvements thereon: Residential property
Attorney: Powers Kim, LLC
Sheriff to collect: \$157,695.35

SALE 39

By virtue of a Writ of Execution filed to No. 2024-09027, NewRez LLC dba Shellpoint Mortgage Servicing vs. Teresa Harvey, as believed Heir and/or Administrator to the Estate of Renee Liparulo; Lora Holbert, as believed Heir and/or Administrator to the Estate of Renee Liparulo; Donna Middaugh, as believed Heir and/or Administrator to the Estate of Renee Liparulo; Harold Holbert, as believed Heir and/or Administrator to the Estate of Renee Liparulo; Unknown Heirs and/or Administrators to the Estate of Renee Liparulo, owner(s) of property situate in Borough of Olyphant, Lackawanna County, PA, being 200 Agnes Street, Olyphant, PA 18447.
50x100
Property ID#: 11419030022
Assessed Value Figure: \$36,775.00
Improvements thereon: single family dwelling
Attorney: Ed E. Qaqish, Esq.; Meredith H. Wooters, Kimberly J. Hong, Michael E. Carleton, Cristina L. Connor and Katherine M. Wolf
Sheriff to collect: \$27,283.17

SALE 40

By virtue of a Writ of Execution filed to No. 24 CV 3244, CITIZENS BANK, N.A. vs. Dave J. Decandis, owner(s) of property situate in Scott Township, Lackawanna County, PA, being 16 Windy Acres Lane, Jermyn, PA 18433.
Size of Lot: 1 acre
Property ID#: 07201-020-00821
Assessed Value figure: \$15,700.00
Improvements thereon: Residential property
Attorney: Law Office of Gregory Javardian, LL
Sheriff to collect: \$121,659.72

SALE 41

By virtue of a Writ of Execution filed to No. 2023-01802, Nationstar Mortgage LLC vs. Thomas Franek, owner(s) of property situated in Borough of Dunmore Lackawanna County, PA being 105 Ridgeview Drive, Dunmore, PA 18512.
Dimensions of parcel, square footage and/or acreage:
0.210
Assessment Map#: 1360101000200
Assessed Value figure: \$13,600.00
Improvement thereon:
A residential dwelling
Attorney: Samantha Gable, Esq.

LACKAWANNA JURIST

Sheriff to Collect: \$22,003.87

SALE 42

By virtue of a Writ of Execution filed to No. 2024-08435, NewRez LLC d/b/a Shellpoint Mortgage Servicing vs. Broley E. Halyard, as Executor of the Estate of Anne H. Bailey-Halyard, AKA Anne H. Bailey, AKA H. Bailey-Halyard, AKA Anne H. Bailey, owner(s) of property situate in Township of Clifton, Lackawanna County, PA, being 2315 L.C. Larson Drive, Unit 87, Gouldsboro, PA 18424.

Dimensions of parcel, square footage and/or acreage:

170X177X109X123X275

Property ID#: 23401020039

Assessed Value Figure: \$15,319.00

Improvements thereon:

Single family dwelling

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

Connor and Katherine M. Wolf

Sheriff to collect: \$22,507.07

SALE 43

By virtue of a Writ of Execution No. 2021-53930, South Abington Township vs. Keith A. Eckstein and Stephanie B. Eckstein, owner(s) of property situate in S. Abington Township, Lackawanna County, PA, being 430 Shady Lane Road.

Dimensions of Parcel, square footage and/or acreage:

125x159x151x160

Property ID#: 11102-030-01101

Assessed Value Figure: \$16,000.00

Improvements thereon: RESIDENTIAL-SINGLE DWELLING

Attorney: Portnoff Law Associates. Ltd., (866) 211-9466

Sheriff to Collect: \$6,031.00

SALE 44

By virtue of a Writ of Execution No. 2021-53935, South Abington Township vs. Richard Scott Solan, owner(s) of property situate in S. Abington Township, Lackawanna County, PA, being 123 Parkwood Avenue

Dimensions of Parcel, square footage and/or acreage:

76x140

Property ID#: 10012-050-020

Assessed Value Figure: \$18,614.00

Improvements thereon: RESIDENTIAL-SINGLE DWELLING

Attorney: Portnoff Law Associates. Ltd. . (866) 211-9466

Sheriff to Collect: \$6,002.99

SALE 45

By virtue of a Writ of Execution No. 2023-51515, Jefferson Township Sewer Authority vs. Trevor Murdter, owner(s) of property situate in Jefferson Township, Lackawanna County, PA, being 1255 Mount Cobb Road.

Dimensions of Parcel, square footage and/or acreage:

100x300

Property ID#: 15003-010-022

Assessed Value Figure: \$9,200.00

Attorney: Portnoff Law Associates. Ltd. ., (866) 211-9466

Sheriff to Collect: \$5,361.52

SALE 46

By virtue of a Writ of Execution No. 2023-50307, Carbondale Area School District vs. John Masco, Jr., owner(s) of property situate in Carbondale, Lackawanna County, PA, being 22 Frank Street, L 23.

LACKAWANNA JURIST

Dimensions of Parcel, square footage and/or acreage:
120x101x29x67x115
Property ID#: 04412-030-02201
Assessed Value Figure: \$21,000.00
Attorney: Portnoff Law Associates, Ltd., (866) 211-9466
Sheriff to Collect: \$7,792.37

SALE 47

By virtue of a Writ of Execution No. 2021-53991, North Pocono School District vs. Robert P. Sienkiewicz, owner(s) of property situate in Madison Township, Lackawanna County, PA, being 380 Spring Run Lane L 17.

Dimensions of Parcel, square footage and/or acreage: 1A
Property ID#: 20001-010-01302
Assessed Value Figure: \$15,000.00
Attorney: Portnoff Law Associates, Ltd., (866) 211-9466
Sheriff to Collect: \$7,252.07

SALE 48

By virtue of a Writ of Execution No. 2019-50977, South Abington Township vs. Vincent Marinaro, owner(s) of property situate in S. Abington Township, Lackawanna County, PA, being 552 Deerfield Drive.

Dimensions of Parcel, square footage and/or acreage:
17,400 Square Feet
Property ID#: 09103-020-00103
Assessed Value Figure: \$21,000
Improvements thereon: RESIDENTIAL-SINGLE DWELLING
Attorney: Portnoff Law Associates, Ltd., (866) 211-9466
Sheriff to Collect: \$6,441.30

SALE 49

By virtue of a Writ of Execution No. 2018-50008, South Abington Township vs. Justine A. Scholonas, owner(s) of property situate in S. Abington Township, Lackawanna County, PA, being 914 Oakwood Drive.

Dimensions of Parcel, square footage and/or acreage:
80x139x82x156
Property ID#: 10111-010-011
Assessed Value Figure: \$22,000.00
Improvements thereon: RESIDENTIAL-SINGLE DWELLING
Attorney: Portnoff Law Associates. Ltd., (866) 211-9466
Sheriff to Collect: \$5,541.49

SALE 50

By virtue of a Writ of Execution No. 2020-51262, Riverside School District vs. Helen Morohovech, owner(s) of property situate in Taylor, Lackawanna County, PA, being 417 Sibley Avenue.

Dimensions of Parcel, square footage and/or acreage:
60x150
Property ID#: 17605-010-003
Assessed Value Figure: \$14,000.00
Attorney: Portnoff Law Associates. Ltd., (866) 211-9466
Sheriff to Collect: \$7,151.07

SALE 51

By virtue of a Writ of Execution No. 2020-51232 Riverside School District vs. Michael Walsh, owner(s) of property situate in Taylor, Lackawanna County, PA, being 498 S. Keyser Avenue.

Dimensions of Parcel, square footage and/or acreage:
35x91x56x96
Property ID#: 15514-050-001

LACKAWANNA JURIST

Assessed Value Figure: \$7,000.00
Attorney: Portnoff Law Associates. Ltd., (866) 211-9466
Sheriff to Collect: \$5,593 .94

SALE 52

By virtue of a Writ of Execution No. 2020-51511, North Pocono School District vs. Gary Marinangeli and Carol Marinangeli, owner(s) of property situate in Madison Township, Lackawanna County, PA, being 1380 Becks Crossing Road.
Dimensions of Parcel, square footage and/or acreage: 2.7A
Property ID#: 19902-010-00902
Assessed Value Figure: \$15,000.00
Attorney: Portnoff Law Associates. Ltd., (866) 21 1-9466
Sheriff to Collect: \$6,971.18

SALE 53

By virtue of a Writ of Execution No. 2020-51226, Riverside School District vs. Daniel W. Moore and Nancy Moore, owner(s) of property situate in Moosic, Lackawanna County, PA, being 614-616 Main Street.
Dimensions of Parcel, square footage and/or acreage:
61x140x25x130
Property ID#: 18509-020-020
Assessed Value Figure: \$11,257.00
Attorney: Portnoff Law Associates, Ltd., (866) 211-9466
Sheriff to Collect: \$6,436.71

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 **NOVEMBER 10, 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

JUNE 30, 2025

LACKAWANNA JURIST

JUDICIAL OPINION

CASE NAME AND NUMBER: Bolus v. Lacka. Co. Tax Claim Bureau - **2025 WL 2323402** (Lacka. Co. 2025)

DATE OF DECISION: August 12, 2025

JUDGE: Terrence R. Nealon

ATTORNEYS INVOLVED: Craig A. Sopin, Esquire, *Counsel for Petitioner, Robert Bolus*
Joseph J. Joyce, Esquire, *Counsel for Respondent, Lacka. Co. Tax Claim Bureau*
Donald Dolan, Esquire, *Counsel for Intervenor, Mid-Valley School District*

SUMMARY OF OPINION:

A delinquent taxpayer filed a petition seeking to set aside a scheduled tax sale on the ground that the outstanding tax was allegedly compromised and paid from his eminent domain settlement proceeds, and another judge granted that petition for an unidentified reason, but specifically denied the taxpayer's claim that his tax delinquency was resolved and paid from the eminent domain settlement. The parties later agreed to litigate the issue of whether such a tax settlement was reached for the property taxes owed from 1986 to 2000, and on May 23, 2017, a jury found that no such agreement existed. Due to a series of bankruptcies filed by the taxpayer from 2017 to 2025 and the resulting automatic stays issued, the tax claim bureau did not seek the issuance of a "final order" under Section 314(f) of the Real Estate Tax Sale Law (RETSL), 72 P.S. § 5860.314(f), until May 12, 2025. In opposing that requested relief, the taxpayer asserted that the bureau was barred by the doctrine of laches from seeking a final order since it allegedly failed to exercise due diligence and its inexcusable delay purportedly caused prejudice to his ability to purchase business equipment and materials on credit.

The party asserting the affirmative defense of laches must establish (1) a delay arising from an adversary's failure to exercise due diligence, and (2) resulting prejudice from the delay to the party alleging laches. To demonstrate prejudice from the lapse of time, the party asserting laches must establish that a witness has died or become unavailable, substantiating records were lost or destroyed, or the party claiming laches has changed its position in anticipation that the other party has waived its claims. The record reflected that the 2017-2025 delays were attributable to the taxpayer's serial bankruptcy filings, rather than the want of due diligence by the bureau. Additionally, the taxpayer's claimed difficulty in purchasing items on credit for his business operations was traceable to those bankruptcy matters, and to the extent that the bureau's tax delinquency judgment adversely affected the taxpayer's credit rating, that detrimental consequence was caused by the taxpayer's failure to pay property taxes for 40 years resulting in a tax delinquency of \$306,805.91. Therefore, inasmuch as the taxpayer failed to satisfy his burden of establishing that laches barred the bureau from requesting and securing a final order, an order was issued pursuant to 72 P.S. § 5860.314(f) affirming the bureau's tax claim and making that claim absolute.

LACKAWANNA JURIST

RE: LEGAL NOTICE OF TERMINATION OF PARENTAL RIGHTS

NOTICE OF HEARING

To: John Joseph Bruce, Jr.

RE: A Petition has been filed asking the Court to put an end to all rights you have to a female child, GVB, born to Mother Nicole Tokash on the 24th day of August 2016 in Scranton, Pennsylvania. The Court has set a hearing to consider ending your rights to your child. The Hearing will be held in the Lackawanna County Government Center, Courtroom B, 123 Wyoming Avenue, Scranton, Pennsylvania 18503 on the 3rd day of October, 2025 at 1:30 p.m.

You have the right to request a copy of the Petition seeking to Terminate your Parental Rights to the child, GVB. If you would like to request a copy of the Petition to Terminate your Parental Rights to the child, GVB contact the Petitioner's attorney, Dawn M. Riccardo, Esquire, 826 Main Street, Peckville, Pennsylvania 18452, telephone (570) 489-1126.

You are warned that even if you fail to appear at the scheduled hearing the hearing will go on without you and your rights to your child may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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

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

**BY: Dawn M. Riccardo, Esquire
826 Main Street
Peckville, PA 18452
(570) 489-1126**

LACKAWANNA JURIST

RE: LEGAL NOTICE OF TERMINATION OF PARENTAL RIGHTS

NOTICE OF HEARING

To: John Joseph Bruce, Jr.

RE: A Petition has been filed asking the Court to put an end to all rights you have to a female child, NGB, born to Mother Nicole Tokash on the 19th day of July 2019 in Scranton, Pennsylvania. The Court has set a hearing to consider ending your rights to your child. The Hearing will be held in the Lackawanna County Government Center, Courtroom B, 123 Wyoming Avenue, Scranton, Pennsylvania 18503 on the 3rd day of October, 2025 at 1:30 p.m.

You have the right to request a copy of the Petition seeking to Terminate your Parental Rights to the child, NGB. If you would like to request a copy of the Petition to Terminate your Parental Rights to the child, NGB contact the Petitioner's attorney, Dawn M. Riccardo, Esquire, 826 Main Street, Peckville, Pennsylvania 18452, telephone (570) 489-1126.

You are warned that even if you fail to appear at the scheduled hearing the hearing will go on without you and your rights to your child may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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233 Penn Avenue
Scranton, PA 18503
(570) 969-9161**

**BY: Dawn M. Riccardo, Esquire
826 Main Street
Peckville, PA 18452
(570) 489-1126**

LACKAWANNA JURIST

Ida Mae Chantry

Plaintiff,

vs.

David Chantry
Defendant

: IN THE COURT OF COMMON
: PLEAS OF LACKAWANNA
: COUNTY

: CIVIL ACTION—
: LAW IN DIVORCE

: 25FC 41236

NOTICE TO DEFEND AND CLAIM RIGHTS

You have been sued in Court. If you wish to defend against the claims set forth, then you must take prompt action. You are warned that if you fail to do so, then the case may proceed without you and a decree of divorce or annulment may be entered against you by the court. A judgment may also be entered against you for any other claim or relief requested in these papers by the plaintiff. You may lose money or property or other rights important to you, including custody of visitation of your children.

IF YOU DO NOT FILE A CLAIM FOR ALIMONY, DIVISION OF PROPERTY, ATTORNEY'S FEES OR EXPENSES BEFORE A DIVORCE OR ANNULMENT IS GRANTED, THEN YOU MAY LOSE THE RIGHT TO CLAIM ANY OF THEM.

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

North Penn Legal Services, Inc.
33 N. Main St., Suite 200
Pittston, PA 18640
(580)299-4100

Lawyer Referral Service
338 N. Washington Ave., 3rd floor
Scranton, PA 18503
(570)-969-9600

LACKAWANNA JURIST

NOTICE OF ADMINISTRATIVE SUSPENSION

Notice is hereby given that the following **Lackawanna County** attorneys have been **Administratively Suspended** by Order of the Supreme Court of Pennsylvania dated August 13, 2025, pursuant to Pennsylvania Rules of Disciplinary Enforcement 219 which requires that all active attorneys pay an annual assessment. The Order became effective September 12, 2025.

Blewitt, Regina Marie
Lenczycka, Leona

Dana Belella
Assistant Director
The Disciplinary Board of the
Supreme Court of Pennsylvania

LACKAWANNA JURIST

ESTATE

First Notice

MICHAEL J. KEATING, late of Scranton, Lackawanna County, Pennsylvania, who died July 8, 2025, Letters of Administration in the above Estate having been granted, all persons having claims or demands against the Estate of the decedent shall make them known, and present them, and all persons indebted to said decedent shall make payment thereof without delay to Matthew Keating, Administrator, c/o Attorney Scott Lynett, The Law Office of Scott Lynett, 237 Penn Avenue, Scranton, Pennsylvania 18503.

ESTATE OF JOSEPH C. MAHON, late of the City of Scranton, Lackawanna County, Pennsylvania 18509, who died on July 23, 2025. Letters of Administration have been granted to Maria Bordon. 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 LYNN MARTIN, late of Dickson City, Lackawanna County, Pennsylvania (died August 22, 2020). 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 William R. Brown, Administrator, 1047 Deer Valley Road, Lake Ariel, Pennsylvania 18436 or to Kimberly Kost Scanlon, of Oliver, Price & Rhodes, LLP, Attorney for the Estate, 1212 South Abington Road, Clarks Summit, Pennsylvania 18411.

ESTATE OF WILLIAM M. NAUGHTON a/k/a WILLIAM NAUGHTON (died June 25, 2025) formerly of Scranton, Pennsylvania. All persons indebted to the estate shall make payment and those having claims or demands are to present the same without delay to Executor, Richard Moran Naughton, or Richard A. Fanucci, Attorney for the Estate, 1711 Main Street, Blakely, PA 18447.

Notice is hereby given that Letters Testamentary have been granted to Joseph A. Paradise and Michael J. Paradise, Co-Executors, of the **ESTATE OF IRENE K. PARADISE aka IRENE PARADISE**, late of Moosic, PA, who died on September 3, 2025. 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 Co-Executors or to Raymond C. Rinaldi, II, Esquire, Rinaldi & Poveromo, P.C., P.O. Box 826, Scranton, PA, 18510.

ESTATE OF JAMES SCANLON a/k/a JAMES J. SCANLON, late of Old Forge, Pennsylvania, (died June 18, 2025). Notice is hereby given that Letters of Administration in the above estate have been granted to Devin Scanlon. All persons indebted to the said Estate are required to make payment and those having claims to present the same without delay to Devin Scanlon, Administrator, or to Howard M. Spizer, Esquire, Attorney for the Estate, Hinman, Howard & Kattell, LLP, 705 Bank Towers Building, 321 Biden Street, Scranton, PA 18503.

Second Notice

ESTATE OF PETER BROJACK a/k/a PETER P. BROJACK, late of Clarks Green, PA, who died June 23, 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: Nicole M. Brojack, Executrix, or Daniel L. Penetar, Jr., Esquire, 753 East Drinker Street, Dunmore, PA 18512.

Estate of CATHERINE CLARKE, late of Dunmore, Lackawanna County, Pennsylvania (died August 15, 2025) Notice is hereby given that Letters of Testamentary for the Estate have been issued to Colleen Clarke Riley, 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.

Estate of LOUIS FERRARI, late of Roaring Brook Township, Pennsylvania (died August 29, 2025). Notice is hereby given that Letters Testamentary for the Estate of Louis Ferrari have been issued to Thomas Ferrari, 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 116 Sunset Road, Roaring Brook Township, PA 18444 or to Robert T. Kelly, Jr., Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Biden Street, Suite 200, Scranton, PA 18503.

Estate of MARLENE GONGLIEWSKI, Deceased, late of 843 E. Scott St., Olyphant, PA 18447, (Died August 10, 2025). Cynthia M. Reynolds, Executrix; Dante A. Cancelli, Esquire, Suite 260, 125 North Washington Ave., Scranton, Pennsylvania 18503, Attorney.

ESTATE OF PATRICIA E. GRIFFIN a/k/a PATRICIA GRIFFIN, late of Moscow, Pennsylvania (died July 24, 2025.) Notice is hereby given that Letters of Administration on the above Estate have been granted to Mandy Wombacker, of Thornhurst, 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, Esquire, Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

NOTICE is hereby given that Letters Testamentary have been granted in the Estate of **SHIRLEY HURST, a/k/a SHIRLEY Y. HURST**, late of South Abington Township, Lackawanna County, who died August 8, 2025. All persons indebted to said Estate are requested to make payment and those having claims to present the same, without delay to the Executrices Deborah Ann Hurst Pugh and/or Patricia Jo Hurst Valenti.

LACKAWANNA JURIST

ESTATE OF **ELAINE JANUS a/k/a ELAINE G. JANUS a/k/a ELAINE JANUA**, late of Olyphant, Pennsylvania (Died November 18, 2024). Notice is hereby given that Letters Testamentary on the above estate have been granted to Walter Michael Janus. All persons indebted to said estate are required to make payment and those having claims to present the same without delay to the Executor named above or to Ernest A. Sposto, Esquire, Attorney for the Estate, SNB Plaza, Suite 401, 108 North Washington Avenue, Scranton, PA 18503.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF EVAN JAMES JONES** deceased, late of the Borough of Moosic, Lackawanna County, Pennsylvania (died June 20, 2025). All persons indebted to the Estate are required to make payment and those having claims or demands are required to present the same without delay to **RONALD W. JONES**, Executor c/o Judith G. Price, Esq., Law Offices of Judy Price, L.L.C., 410 Biden Street, Suite 302, Scranton, PA 18503.

NOTICE is hereby given of the administration of **THE PIERRE LIVING TRUST DATED JULY, 9 2024. AUDREY ELAINE PIERRE**, a grantor of the trust, Covington Township, Lackawanna County, PA, died on February 3, 2025. All those having claims or demands against Audrey Elaine Pierre shall present those claims or remit payment without delay to: Trustee Thomas Pierre, c/o Atty. Corey D. O'Brien, O'BRIEN LEGAL, 72 Glenmaura National Boulevard, Suite 104, Moosic PA 18507.

ESTATE OF DANIEL P. SCANLON, Deceased, late of Scranton, Pennsylvania (Died June 25, 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 Dorothy Scanlon, Administratrix, c/o Attorney Joseph F. Gaughan, 1107 Oram Street, Scranton, PA 18504.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the Estate of Mary Sienkiewicz, Deceased, 608 New Street, Olyphant, Lackawanna County, Pennsylvania 18447, who died on July 19, 2025. All persons indebted to the Estate are requested to make payment and those having claims or demands are to present the same, without delay, to the Executrix, Diane Gretkowski, or Michael N. Krisa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447.

Estate of **FRANK SWAHA**, late of Scranton, PA, (died February 28, 2025). Notice is hereby given that Letters of Administration for the Estate of Frank Swaha, have been issued to Christine Utter, Administratrix of the Estate. All those having claims or demands against the Estate of indebtedness owed to the Estate shall present claims or remit payment without delay to the Administratrix or to Michael C. Cowley, Esquire, Cowley Law Offices, LLC, Attorney for the Estate, 109 East Grove Street, Clarks Summit, PA 18411.

Estate of **DOROTHY M. VALINSKI a/k/a DOROTHY MARIE VALINSKI a/k/a DOROTHY VALINSKI**, late of Carbondale, Lackawanna County, PA. Any person or persons having claim against or indebted to Estate present the same to Executor: 16 Brookside Road, Waymart, PA 18472; Attorney for Estate: Nicholas A. Barna, Esq., 207 Tenth Street, Honesdale, PA 18431.

Third Notice

ESTATE OF ELAINE S. CAMELI, late of Elmhurst Township, Lackawanna County, Pennsylvania (died October 11, 2024). Letters Testamentary having been granted, all persons having claims or demands against estate of decedent shall make them known and present them, and all persons indebted to said decedent shall make payment thereof without delay to Sandra Cameli, Executor, 402 Mortimer Street, Apartment 2, Dunmore, Pennsylvania 18512, or to James J. Gillotti, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, Clarks Summit, Pennsylvania 18411.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted to Dale E. Carey, Executor of the Estate of **DOROTHEA F. CAREY**, deceased, who died on July 29, 2025, late of Jessup, Pennsylvania. 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 Executor Dale E. Carey, c/o his attorney Carlo A. LaMonica, Esquire, LaMonica Law Firm LLC, 1252 Church Street, Moscow, PA 18444.

ESTATE OF JOSEPHINE CUNNINGHAM, NUMBER 35-25-1015, deceased, late of Mayfield, Lackawanna County, PA: Died September 21, 2022. 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 Margaret Ryan, 278 Bell Mountain Road, Jermyn, PA 18433.

Estate of **RUTH M. DECOSTER a/k/a RUTH DECOSTER**, late of Madison Township, County of Lackawanna, and State of Pennsylvania, deceased, who died on the 20th day of January, 2019. Letters of Administration having been granted to File No. 35-25-01060, all persons having claims or demands against the estate shall make them known and present them, and all persons indebted to the decedent shall make payment thereof without delay to David Perrella, 4294 Bird Road, Madison Twp., Pa 18444, or to Mattes & Mattes, P.C., 201 West Main Street, P.O. Box 222, Dalton, PA 18414.

ESTATE OF LYDIA HESS, late of Taylor, Lackawanna County, Pennsylvania. Letters Testamentary were granted to the undersigned on August 6, 2025 to Estate File Number 35-25-01071 who requests all persons having claims or demands against the Estate of Decedent to make known such claims and all persons indebted to the Decedent to make payments without delay to: Mary O'Brien, or to her attorney: Roberti & Roberti, LLC, 56 Broadway, P.O. Box 29, Jim Thorpe, PA 18229

Estate of **HENRIETTA MACKOWSKY**, late of Old Forge, County of Lackawanna, and State of Pennsylvania, deceased, who died on the 17th day of June, 2019. Letters of Testamentary having been granted to File No. 35-25-01126, all persons having claims or demands against the estate of the decedent shall make them known and present them, and all persons indebted to the decedent shall make payment thereof without delay to David J. Mackowsky, 291 Upper Powell Street, Old Forge, PA 18518, or Ernest D. Preate, Jr., Esquire, 120 S. State Street, Clarks Summit, PA 18411.

LACKAWANNA JURIST

ESTATE OF VICTOR MAESTRI, NUMBER 35-25-1033, deceased, late of Scranton, PA, Lackawanna County, PA: died July 20, 2025. 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 Michael Maestri, 6 Colonial Acres, Wyoming, PA 18644.

NOTICE IS HEREBY GIVEN THAT Letters of Administration have been granted in the **ESTATE OF JOAN B. MATTIOLI**, Deceased, late of 199 Main Street, Moosic, Lackawanna County, Pennsylvania, 18507 (died July 23, 2025), and all persons indebted to said estate are requested to make payment, and those having claims to present the sum without delay to JASON J. MATTIOLI c/o DAVID S. SWEETMAN, ESQUIRE, THE MATTIOLI LAW FIRM, 425 Biden Street, Suite 300, Scranton, PA 18503, Attorney for the Estate.

ESTATE OF OLYA MOTTUR, NUMBER 35-25-1042, Deceased, late of Scranton, PA Lackawanna County, PA: Died June 2, 2025. 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 Amanda Penny Mottur, 176 Suffolk Street, Apt 4B, New York, NY 10002.

Estate of **GLORIA M. MURRAY a/k/a GLORIA MURRY MASTRO a/k/a GLORIA M. MASTRO a/k/a GLORIA ELIZABETH MASTRO**, late of Waverly Township, County of Lackawanna, and State of Pennsylvania, deceased, who died on the 19th day of December, 2024. Letters of Administration having been granted to File No. 35-25-01086, all persons having claims or demands against the estate of the decedent shall make them known and present them, and all persons indebted to the decedent shall make payment thereof without delay to David Mennig, 414 Craig Road, N. Abington Twp., PA 18414, or to Mattes & Mattes, P.C., 201 West Main Street, P.O. Box 222, Dalton, PA 18414.

ESTATE OF SANDRA M. NOLL, NUMBER 35-2025-994, Deceased, late of Scranton, PA, Lackawanna County, PA: Died July 23, 2025. Notice is hereby given that Letters of Administration CTA 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 Karrie A. Vitaletti, 403 Alice Street, Olyphant, PA 18447.

ESTATE OF PETER J. ORAZZI JR, ESTATE NO. 35-25-00582, late of Greenfield Township, Lackawanna County, PA (died November 3, 2024). Notice is hereby given that Letters Testamentary for the Estate of Peter J. Orazzi Jr. have been issued to Matthew C. Haley, Executor of the Estate. All those having claims or demands against Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to: Executor Matthew C. Haley, c/o Atty. Corey D. O'Brien, O'BRIEN LEGAL, 72 Glenmaura National Boulevard, Suite 104, Moosic PA 18507.

ESTATE OF LOUIS E. SELIG, JR. aka LOUIS SELIG JR., late of the City of Scranton, Lackawanna County, PA. Deborah Ann Selig aka Deborah Selig, c/o David W. Crosson, Esq., Crosson & Richetti LLC, 609 W. Hamilton St., Suite 301, Allentown, PA 18101, Executrix.

ESTATE OF EDWARD SOBOLESKI, late of the City of Scranton, (died 06/21/25), Lorraine Shemo, Executrix, c/o Ralph J. Johnston Jr., Esquire, Johnston and Johnston Law Office, 250 Pierce Street, Suite 308, Kingston, Pennsylvania 18704.

ESTATE OF CLAIRE WOODWORTH, late of Peckville, Lackawanna County, Pennsylvania (died July 16, 2025). Notice is hereby given that Letters Testamentary for the Estate have been issued to Douglas Woodworth, Executor of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to the Executor, or to John J. McGovern, Jr., Attorney for the Estate, 321 Spruce Street – Suite 201, Scranton, PA 18503.