

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, JUNE 6, 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 12 (from 3/7/25)

By virtue of a Writ of execution filed to No. 24CV3459, Wilmington Savings Fund Society, FSB d/b/a Christina Trust, not in its individual capacity but solely in its capacity as Certificate Trustee for NNPL Trust Series 2012-1 vs. Ted J. Kalinowski Defendants/owners of property situate in the City of Dunmore, Lackawanna, PA, being 600-602 East Drinker Street, Dunmore, PA 18512.
Property ID#: 14652020047, 1465202004701, 14652020048
Assessed Value Figure: \$0.00
Improvements Thereon: Residential Real Estate
Attorney: Matthew C. Fallings, Esq.
Sheriff to Collect: \$119,572.29

SALE 1

By virtue of a Writ of Execution filed to case number 2017-CV-522, Plaintiff, SMS Financial, CH, SMS Financial CH, LLC, Assignee of PNC Bank, N.A. vs. Defendant, Robert Bolus et al., and terre tenant, Sophie Von Hake. Owner of a property situate in Scranton, Lackawanna County, PA, being 1531 Birch Street, Scranton, PA.

Consisting of 2.228 acres of land, more or less.

Property ID#: 16810010019.

Improvements Thereon: Dwelling

Assessed Value: \$28,500.00

Sheriff to Collect: \$175,542.20, Plus costs, expenses and attorney's fees, and post-judgment interest until paid in full.

Attorneys: Cipriani & Werner, P.C.

SALE 2

By virtue of a Writ of Execution filed to No. 2024-04960, M&T Bank vs. The Unknown Heirs of Mary Jane Barlow Deceased, and Gentry John Barlow Solely in His Capacity as Heir of Mary Jane Barlow, Deceased, owner(s) of property situate in Borough of Moosic, Lackawanna County, PA, being 511 Crippen Street, Moosic, PA 18507

Assessment Map#: 18412020017

Assessed Value Figure: \$6,000.00

Improvements Thereon: Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to Collect: \$41,680.08

All the surface of all those certain lots, pieces or parcels of land situate in the borough of Moosic, county of Lackawanna and state of PA.

SALE 3

By virtue of a Writ of Execution filed to No. 2023-02047, Nationstar Mortgage LLC vs. Janet V. Brouillette, owner(s) of property situate in Township of Covington, Lackawanna County, PA, being 27 Sunset Hi, Covington Township aka Gouldsboro, PA 18424

Assessment Map#: 21204030000401 and

21204030000402

Assessed Value Figure: \$20,000.00

Improvements Thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to Collect: \$222,014.44

All that certain lot, piece or parcel of land situate, lying and being in the township of Covington, County of Lackawanna and Commonwealth of PA.

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SALE 4

By virtue of a Writ of Execution filed to No. 2023-04705, Pennymac Loan Services, LLC vs. Jason Matticks aka Jason G. Matticks, owner(s) of property situate in Taylor Borough, Lackawanna County, PA, being 115 Rinaldi Drive, Taylor, PA 18517
Assessment Map Number: 155.14-010-007
Assessed Value Figure: \$19,000.00
Improvements Thereon: Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to Collect: \$153,756.68
All that certain piece or parcel of land situate, lying and being in the Sixth Ward of the Borough of Taylor, County of Lackawanna and Commonwealth of PA.

SALE 5

By virtue of a Writ of Execution filed to No. 2023-01318, Lakeview Loan Servicing, LLC vs. Joanne Caines and Michael Caines, owner(s) of property situate in Borough of Olyphant, Lackawanna County, PA, being 604 Elm Street, Olyphant, PA 18447.
Assessment Map#: 1141406000102
Assessed Value Figure: \$21,000.00
Improvements Thereon: Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to Collect: \$108,269.26
All that certain lot, piece parcel or tract of land, situate, lying and being in the Borough of Olyphant, County of Lackawanna and State of PA.

SALE 6

By virtue of a Writ of Execution, No. 24-CV-9184, PHH Mortgage Corporation vs. Rayner Apatano, owner(s) of property situate in the 1ST Ward of the city of Scranton, Lackawanna County, PA, being 1027 Fisk Street, Scranton, PA 18509, Tax ID No. 13510070047 aka 13510-070-047
Improvements Thereon: Residential Dwelling
Judgment Amount: \$162,195.37
Attorneys for Plaintiff: Brock & Scott, PLLC

SALE 7

By virtue of a Writ of Execution No. 24 CV 8421, Wells Fargo Bank, N.A. vs. Marissa Kenzakoski, owner(s) of property situate in the Township of Thornhurst, Lackawanna County, PA, being 92 Magnolia Drive aka 92 Magnolia Drive L 187 aka 187 Magnolia Drive, Thornhurst, PA 18424.
Tax ID No. 24601040011 aka 246.01-040-011
Improvements Thereon: Residential Dwelling
Judgment Amount: \$63,342.74
Attorneys for Plaintiff: Brock and Scott, PLLC

SALE 8

By virtue of a Writ of Execution No. 2023-01868, Freedom Mortgage Corporation vs. Erik A Wells, owner(s) of property situate in the Thirteenth ward of the city of Scranton, Lackawanna County, PA, being 1531 Kingsbury Place, Scranton, PA 18509, Tax ID No. 14605050017
Improvements Thereon: Residential Dwelling
Judgment Amount: \$160,552.88
Attorneys for Plaintiff: Scott and Brock, PLLC

SALE 9

By virtue of a Writ of Execution filed to No. 2022-05375, Ocwen Loan Acquisition Trust 2023-HB1 vs. Unknown Heirs of Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under Matilda Tomarelli, deceased, owner(s) of property situate in City of Scranton, Lackawanna County, PA, being 1829 Prospect Avenue, Scranton, PA 18505
Assessment Map#: 16711020027
Assessed Value Figure: \$9,000.00
Improvements Thereon: Residential Dwelling
Attorney: Christopher A. DeNardo, Esq.
Sheriff to Collect: \$133,402.66

SALE 10

By virtue of a Writ of Execution filed to No. 2023-02153, U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCAF Acquisition Trust vs. Anthony L. Castellano, Executor of the Estate of Peter Beckish, deceased, owner(s) of property situate in Township of Jefferson, Lackawanna County, PA, being 473 Cortez Road, Lake Ariel, PA 18436.
10,915 square feet
Assessment Map#: 15002010015
Assessed Value Figure \$6,000.00
Improvements Thereon: Residential Dwelling
Attorney: Samantha Gable, Esq.
Sheriff to Collect: \$98,807.41

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SALE 11

By virtue of a Writ of Execution filed to No. 2024-CV-07048, Citizens Savings Bank vs. Christopher A. Admire, Executor of the Estate of Barbara Ann Admire, aka Barbara Admire, Deceased, owner of property situate in Scranton, Lackawanna County, PA, being 316 South 9th Avenue.
Dimensions of Parcel: 50X90X25X95X25X187 BLDG & LAND

Property ID#: 15606050034
Assessment Value: \$8,000.00
Improvements Thereon: Single Dwelling
Attorney: David K. Brown, Esq.
Kreder Brooks Hailstone LLP
220 Penn Avenue, Suite 200
Scranton, PA 18503
(570) 346-7922

Sheriff to collect: \$37,983.83*

*Plus additional interest, costs, escrow advances, late charges, attorneys' fees and other costs through date of payment.

SALE 12

By virtue of a Writ of Execution filed to No. 2024-CV-4035, Pingora Loan Servicing, LLC vs. Unknown heirs, successors, assigns and all persons, firms, or associations claiming right, title or interest from or under Walter Ballog, deceased owner and mortgagor, owner(s) of property situate in Throop Borough, Lackawanna County, PA, being, 937 Mary Street, Throop, PA 18512
Front: 42.3 feet, Depth: 140 feet
Property ID#: 12513-070-042

Assessed Value Figure: \$6,500.00
Improvements Thereon: Residential Dwelling
Attorney: Roger Fay, Esq.
Sheriff to Collect: \$107,294.84 Plus escrow advances and costs of collection, including reasonable attorney fees, title fees, property inspection fees, property preservation fees, and costs, accruing from 11/18/24 to the date of the sheriff's sale.

SALE 13

By virtue of a Writ of Execution filed to No. 2023-04442, Nationstar Mortgage LLC vs. Thomas Ferguson, owner(s) of property situate in Scranton City, Lackawanna County, PA, being 117 Ferdinand Street, Scranton, PA 18508
Front: 40, Depth: 76.34
Property ID#: 13412-030-035
Assessed Value Figure: \$8,000.00
Improvements Thereon: Residential Dwelling
Attorney: Roger Fay, Esq.
Sheriff to Collect: \$100,693.61 plus accruing escrow advances and costs of collection, including

reasonable attorney fees, title fees, property inspection fees, property preservation fees, and costs, to the date of the sheriff's sale.

SALE 14

By virtue of a Writ of Execution filed to No. 2023-CV-4840, Kate D. Chapman vs. Patrick J. Kelly, Trustee of the Patrick J. Kelly Trust, owner of property situate in the City of Carbondale, Lackawanna County, PA, being various addresses in the City of Carbondale comprising the Marian Community Hospital Campus with the following PINs and addresses improved with various improvements:

PIN 05506-010-001, Park St & Lincoln Ave
PIN 05506-010-003, 24 Park St
PIN 05506-010-006, 131 Salem Ave
PIN 05506-010-008, Lincoln Ave & Salem Ave
PIN 05506-010-010, Salem Ave
PIN 05506-010-001 – 0.74 acres
PIN 05506-010-003 – 0.510 acres
PIN 05506-010-006 – 76 x 60 x 81 x 10 x 5 x 50
PIN 05506-010-008 – 3.430 acres
PIN 05506-010-010 – 185 x 223 x 177 x 209
Property ID#: PIN 05506-010-001, PIN 05506-010-003, PIN 05506-010-006, PIN 05506-010-008, PIN 05506-010-010

Assessed Value Figure: \$299,500.00

Improvements Thereon: Various Non-Residential Improvements

Attorney: Brigid E. Carey, Esquire
Sheriff to Collect: \$710,011.10 together with Sheriff's cost and poundage a total of \$770,879.94 as set out on the Writ of Execution.

SALE 15

Deutsche Bank National Trust Company, as Trustee for the Holders of the CDC Mortgage Capital Trust 2002-HE3 Mortgage Pass-Through Certificates, Series 2002-HE3, Plaintiff vs. Theodore Tansley, Defendant(s). Court of Common Pleas of Lackawanna County No. 2024-03780.
All those certain lots or pieces of ground situate in the city of Scranton, Lackawanna County, PA, Being Known As: 1020 Quincy Avenue Scranton, PA 18510
Being Parcel#: 14614050037
Improvements: Residential Property
Cierra Mendez, Esq. PA ID No. 334198

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SALE 16

U.S. Bank Trust Company, National Association, as Trustee, as Successor-in-Interest to the U.S. Bank National Association, not in its individual capacity but solely in its capacity as indenture trustee of CIM Trust 2021-NR3, Plaintiff vs. Todd T. Cummings, Defendant(s)
Court of Common Pleas of Lackawanna County No. 2024-05709

All those certain lots or pieces of ground situate in the city of Scranton, Lackawanna County, PA, Being Known As: 838 River Street Scranton, PA 18505
Being Parcel#: 15717010029
Dimensions: 40X157 BLDG & LAND
Total Value: \$7,200
Improvements: Residential Property
Cierra Mendez, Esq. PA ID No. 334198

SALE 17

By virtue of a Writ of Execution filed to No. 24-CV-7299, J.P. Morgan Mortgage Trust 2022-DSC1 c/o Citibank, N.A. as Delaware Trustee, Plaintiff vs. 1001 Acker LLC, Defendant(s), owner(s) of property situate in City of Sixth Ward of the City of Scranton, Lackawanna County, PA, being 1001-1003 Acker Avenue, Scranton, PA 18504.
37X120
Property ID#: 1561402002300
Assessed Value Figure: \$7,500.00
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: \$129,107.70

SALE 18

By virtue of a Writ of Execution filed to No. 23-CV-709, First National Bank, et al. (plaintiff) vs. Michael R. Meyer (Defendant), owner(s) of property situate in Township of Benton, Lackawanna County, PA, being 16957 State Route 407, Nicholson, PA 18446
1.202 acres
Assessment Map#: 01003-010-00301
Assessed Value Figure: \$14,600.00
Improvements Thereon:
A Single Family Dwelling
Attorney: Kristine M. Anthonu
Sheriff to Collect: \$80,497.50

SALE 19

By virtue of a Writ of Execution, filed to Docket No. 2021-CV-2349, Plaintiff, Community Bank, N.A. vs. Defendant, Lindsay Gerber aka Lindsay N. Gerber, owner of all that certain lot, piece or parcel of land situate, lying and being in the Village of Waverly, Township of Abington (now Township of Waverly), County of Lackawanna and Commonwealth of PA, more specifically known as 1114 N. Abington Road, Waverly, PA 18471.
Being a Street Address of: 1114 N. Abington Road, Waverly, PA 18471
Assessment Map/Parcel/Plate No.: 08002 020 006
Instrument No. 201703705
Assessed Value Figure: \$8,000.00
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: \$128,762.41 (plus accrued interest, attorney's fees, and costs)

SALE 20

By virtue of a Writ of Execution, filed to Docket No. 2023-CV-4556, Peoples Security Bank & Trust Company, Plaintiff, vs. Peter Kanton and Mary Kanton, Defendants.
Peter Kanton is the owner of the property situate in the City of Scranton, County of Lackawanna, and Commonwealth of PA, more specifically known as 618 Davis Street, Scranton, PA 18505, being a street address of 618 Davis Street, Scranton, PA 18505
Assessment Map/Parcel/Plate#: 17705-010-018
Deed Book 1505, Page 310, et seq.
Assessed Value Figure: \$28,200.00
Improvements Thereon: Commercial Real Estate
Attorney: James T. Shoemaker, Esq.
Hourigan, Kluger & Quinn, PC
600 Third Avenue
Kingston, PA 18704
jshoemaker@hkqlaw.com
(570) 287-3000
Sheriff to Collect: \$83,009.51 (plus accrued interest, attorney's fees, and costs)

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SALE 21

By virtue of a Writ of Execution filed to No. 23-CV-5335, U.S. Bank National Association as Trustee for Velocity Commercial Capital Loan Trust 2021-4 v. 644 Elm Street LLC Defendants/owners of property situate in the City of Scranton, Lackawanna, PA being 521-523 Cedar Avenue, Scranton, PA 18505
Property ID#: 15616020003
Assessed Value Figure: \$0.00
Improvements Thereon: Residential Real Estate
Attorney: Matthew C. Fallings, Esq.
Sheriff to Collect: \$247,016.10

SALE 22

By virtue of a Writ of Execution filed to No. 24-Cv-04264, Mortgage Assets Management, LLC vs. John J. Gilboy Jr. aka John J. Gilboy and Nancy Jo Gilboy, defendants/owners of property situate in the City of Jessup, Lackawanna, PA, being 133 Maple Street, Jessup, PA 18434.
Property ID#: 1041801000901
Assessed Value Figure: \$0.00
Improvements Thereon: Residential Real Estate
Attorney: Matthew C. Fallings, Esq.
Sheriff to Collect: \$223,197.08

SALE 23

By virtue of a Writ of Execution filed to No. 22CV3518, PennyMac Loan Services, LLC vs. Gregory R. Bray and Sharon Bray, owner(s) of property situate in the Borough of Dalton, Lackawanna County, PA, being 114 2nd Street, Dalton, PA 18414.
Size of Lot: 100x200
Property ID#: 0681201000501
Assessed Value Figure: \$17,000.00
Improvements Thereon: Residential Property
Attorney: Powers Kirn, LLC
Sheriff to Collect: \$19,425.62

SALE 24

By virtue of a Writ of Execution filed to No. 2024-07414, PennyMac Loan Services, LLC vs. Stephen T. Yanochick, owner(s) of property situate in the Borough of Jessup, Lackawanna County, PA, being 253 Bridge Street, Jessup, PA 18434.
Size of Lot: 50x150
Property ID#: 10417030042
Assessed Value Figure: \$7,000.00
Improvements Thereon: Residential Property.
Attorney: Powers Kirn, LLC
Sheriff to Collect: \$4,984.60

SALE 25

By virtue of a Writ of Execution filed to No. 24 CV 8434, Citizens Bank N.A. (plaintiff) vs. Thomas Allen Brozdowski, owner of property (defendant) situated in Village of Eynon, Lackawanna County, PA, being 167 Handley Street, Eynon, PA 18403
All those certain lots, pieces or parcels of land lying, situated and being in the Village of Eynon, Borough of Archbald, County of Lackawanna and State of PA, bounded and described as follows: Being lots nos. 25 and 26, situate on Handley Street (formerly Jones Street) upon the plot entitled "The Equity Improvement Company's Plot of Lots in the Borough of Archbald, PA." duly recorded in map book 8, page 40; said lots having a combined frontage of 80 feet on Handley Street and are 160 feet in depth.
Dwelling Known As: 167 Handley Street, Eynon, PA 18403
Tax Parcel #: 09413050006
Title to said premises is vested in Thomas Allen Brozdowski by deed from Meghan Mileski, now by marriage, Meghan Mileski O'Connor and Stephen O'Connor, her husband dated May 7, 2018 and recorded May 25, 2018 in Instrument Number 201807941
Assessment Map#: 09413050006
Assessed Value Figure: \$5,400.00
Improvements Thereon: Residential Dwelling
Attorney: McCabe, Weisberg & Conway, LLC
Sheriff to Collect: \$104,596.36

SALE 26

By virtue of a Writ of Execution filed to No. 23-CV-1666, U.S. Bank National Association, not in its individual capacity but solely as trustee for the Maroon Plains Trust, (Plaintiff) vs. James A. Cotillo, III Melissa Cotillo (Defendants) owner of a property situate in the Borough of Blakely, Lackawanna County, PA, being 113 4th Street, Blakely, PA 18447
50x150
Property ID#: 11405090012
Assessed Value Figure: \$11,000.00
Improvements Thereon: Residential Single Dwelling
Attorney: Emmanuel J. Argentieri/Romano, Garuba & Argentieri
Sheriff to Collect: \$171,175.54

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SALE 27

By virtue of a Writ of Execution in Case Number: 2023-02708, UMB Bank, National Association, not in its individual capacity, but solely as legal title trustee for LVS Title Trust XIII (Plaintiff) vs. Brian J. Rikli and Rachael B. Rikli (Defendants), owners of the property situate in Scott Township, Lackawanna County, PA, being 6 Eastview Drive, Scott Township, PA 18411 Dimensions of Parcel: 75 X 220 X 150 X 96 X 75 X 131
Property ID#: 08104-040-00203
Assessed Value Figure: \$21,000.00
Improvements Thereon: Residential Dwelling
Attorney: Hladik Onorato and Federman, LLP, Stephen M. Hladik, Esq.
298 Wissahickon Avenue
North Wales, PA 19454
Sheriff to Collect: \$151,802.86 plus costs, expenses, attorneys' fees and additional interest.

SALE 28

By virtue of a Writ of Execution in Case Number: 2024-03564, US Bank Trust National Association, not in its individual capacity but solely as owner Trustee for VRMTG Asset Trust (Plaintiff) vs. James F. Rosado and The United States of America (Defendants), owners of the property situate in the Borough of Moosic, Lackawanna County, PA, being 5 Alcott Close, Moosic, PA 18507
Dimensions of Parcel:
12,850 Sq Ft
Property ID#: 18504030001
Assessed Value Figure: \$34,000.00
Improvements Thereon: Residential Dwelling
Attorney: Hladik Onorato and Federman, LLP, Stephen M. Hladik, Esq.
298 Wissahickon Avenue
North Wales, PA 19454
Sheriff to Collect: \$407,258.65 plus costs, expenses, attorneys' fees and additional interest.

SALE 29

By virtue of a Writ of Execution No. U.S. Bank National Association as Trustee of Homeward Opportunities Fund Trust 2022-1 vs. 807 Monroe LLC
Docket #: 24CV8764
Property to be sold is situated in the borough/township of Scranton, County of Lackawanna and State of PA. Commonly known as: 807 Monroe Avenue, Scranton, PA 18510.
Parcel Number: 14670010052
Improvements thereon of the residential dwelling or lot (if applicable):
Judgment Amount: \$162,425.57

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

SALE 30

By virtue of a Writ of Execution No. 20243746, U.S. Bank Trust National Association, not in its individual capacity but solely as Trustee of Fidelity & Guaranty Life Mortgage Trust 2018-1 (Plaintiff) vs. 942 Monroe LLC (Defendant)
942 Monroe LLC, owners of property situate in the City of Scranton, Lackawanna County, PA, being 942 Monroe Avenue, Scranton, PA 18510
30X70- B D MELVINS SUB L C B 245
Parcel#: 14670020016
Assessed Vale Figure: \$9,000
Improvements Thereon: Residential Dwelling-Single
Attorneys for the Plaintiff: Friedman Vartolo, LLP
Sheriff to Collect: \$150,095.71

SALE 31

By virtue of a Writ of Execution No. J.P. Morgan Mortgage Trust 2022-DSCI c/o Citibank, N.A. as Delaware Trustee vs. 1627 Pittston LLC.
Docket #: 25CV105
Property to be sold is situate in the borough/township of Scranton, County of Lackawanna and State of PA. Commonly known as: 1627 Pittston Avenue, Scranton, PA 18505.
Parcel #: 16711010040
Judgment Amount: \$80,938.82
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
Robert Flacco, Esq. (325024)

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SALE 32

By virtue of a Writ of Execution No. Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee for the FLIC Residential Mortgage Loan Trust I vs. 124 Crown LLC.
Docket Number: 25CV341
Property to be sold is situate in the borough/township of Scranton, County of Lackawanna and State of PA. Commonly known as: 124 Crown Avenue, Scranton, PA 18505
Parcel Number: 15761040008
Judgment Amount: \$154,696.07
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
Robert Flacco, Esq. (325024)

SALE 33

By virtue of a 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. 245 West Parker Street LLC
Docket Number: 24CV9090
Property to be sold is situate in the borough/township of Scranton, County of Lackawanna and State of PA. Commonly known as: 245 West Parker Street, Scranton, PA 18508.
Parcel #: 13505010022
Judgment Amount: \$84,476.46
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
Danielle Johnson, Esq. (334703)

SALE 34

By virtue of a Writ of Execution filed to No. 24CV4073
U.S. Bank Trust National Association, as Trustee For LB-Dwelling Series V. Trust (Plaintiff) vs. Angelo Cruz aka Angelo A. Cruz (Defendant).
Angelo Cruz aka Angelo A. Cruz, owner of the property situate in Borough of Archbald, Lackawanna County, PA.
Being 492 North Main Street, Archbald, PA 18403
50X120 BLDG & LAND
Parcel ID#: 09513010022
Assessed Value Figure: \$7,500
Improvements Thereon: Residential Dwelling
Attorney Friedman Vartolo, LLP

Sheriff to Collect: \$170,302.82

SALE 36

By virtue of a 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. 703 Crown LLC
Docket Number: 24CV7860
Property to be sold in the borough/township of Scranton, County of Lackawanna and State of PA Commonly known as 703 Crown Avenue, Scranton PA 18505
Parcel #: 16708060045
Judgment Amount: \$105,448.87
Attorneys for the Plaintiff:
Robert Flacco
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100
Dated February 28, 2025
Robert Flacco, Esq. (325024)

SALE 37

By virtue of a Writ of Execution No. Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee for the FLIC Residential Mortgage Loan Trust 1 vs. 1010 Prince LLC.
Docket Number: 2024-06320
Property to be sold is situated in the borough/township of Taylor, County of Lackawanna and State of PA.
Commonly known as: 1010 Prince Street, Taylor, PA 18517
Parcel #: 1551402000110
Judgment Amount: \$154,077.36
Attorneys for the Plaintiff:
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100
Dated February 27, 2025
Perry Russell, Esq. (334517)

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SALE 38

By virtue of a 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. 332 New York Street LLC. Docket #: 24CV7361
Property to be sold is situate in the borough/township of Scranton, County of Lackawanna and State of PA. Commonly known as: 332 New York Street, Scranton, PA 18509
Parcel #: 14605070062
Judgment Amount: \$75,891.53
Attorneys for the Plaintiff:
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100
Dated February 28 ,2025
Perry Russel, Esq. (334517)

SALE 39

By virtue of a Writ of Execution No. 2010-51356 North Pocono School District (Plaintiff) vs. David J. Kreig, Executor of Estate of Romayne Kreig (Defendant/s)
David J. Kreig, Executor of Estate of Romayne Kreig, owner(s) of property situate in Spring Brook Twp, Lackawanna County, PA, being: Matthews Road S.R. 502 T. 314
28.1 Acres
Property ID#: 21004-010-02805
Assessed Value Figure: \$7,000.00
Improvements Thereon: Agriculture-Vacant Acreage (10-50A)
Attorney: Portnoff Law Associates, Ltd.
(866) 211-9466
Sheriff to Collect: \$10,247.29

SALE 40

By virtue of a Writ of Execution No. 2020-51381 Abington Heights School District (Plaintiff) vs. T Jane. McDowell (Defendant/s).
T. Jane McDowell, owner(s) of property situate in S. Abington Township, Lackawanna County, PA, being: 507 Old Colony Road.
143x139x160x140
Property ID#: 10109-020-019
Assessed Value Figure: \$25,000.00
Attorney: Portnoff Law Associates, Ltd.
(866) 211-9466
Sheriff to Collect: \$8,176.28

SALE 41

By virtue of a Writ of Execution No. 2016-55189 Abington Heights School District (Plaintiff) vs. Gary L. Szuch, Maureen Szuch (Defendant/s)

Gary L. Szuch and Maureen Szuch, owner(s) of property situate in Ransom Township, Lackawanna County, PA, being:
11051 Spring Drive
2.896A
Property ID#: 16402-010-01302
Assessed Value Figure: \$18,500.00
Improvements Thereon: Residential-Single Dwelling
Attorney: Portnoff Law Associates, Ltd.
(866) 211-9466
Sheriff to Collect: \$5,694.92

SALE 42

By virtue of a Writ of Execution No. 2015-50159 Abington Heights School District (Plaintiff) vs. David J. Avery, Maryann Avery (Defendant/s).
David J. Avery and Maryann Avery, owner(s) of property situate in N. Abington Township, Lackawanna County, Pennsylvania, being:
Lily Lake Road.
26.06A
Property ID#: 05901-020-007
Assessed Value Figure: \$50,800.00
Improvements Thereon: Residential-Single Dwelling
Attorney: Portnoff Law Associates, Ltd.
(866) 211-9466
Sheriff to Collect: \$51,400.04

SALE 43

By virtue of a Writ of Execution No. 2014-51077, North Pocono School District (Plaintiff) vs. Margaret A. Ephault (Defendant/s).
Margaret A. Ephault, owner(s) of property situate in Spring Brook Tp, Lackawanna County, PA, being: 43 Joni Drive.
BLDG & LAND
Property ID#: 20401-010-015
Assessed Value Figure: \$20,000.00
Improvements Thereon: Residential-Single Dwelling
Attorney: Portnoff Law Associates, Ltd.
(866) 211-9466
Sheriff to Collect: \$8,783.00

LACKAWANNA JURIST

SALE 44

By virtue of a Writ of Execution No. 2022-52331,
Abington Heights School District (Plaintiff) vs. Andrea
Ilene Vanness (Defendant/s).

Andrea Ilene Vanness, owner(s) of property situate in
Clarks Summit, Lackawanna County, PA, being: 400
Fairview Avenue.

150x50

Property ID#: 10008-040-03900

Assessed Value Figure: \$11,000.00

Attorney: Portnoff Law Associates, Ltd.

(866) 211-9466

Sheriff to Collect: \$5,473.05

SALE 45

By virtue of a Writ of Execution No. 2007-52130,
North Pocono School District (Plaintiff) vs. Land
Tycoon Inc. (Defendant/s).

Alan Chillot and Terri Lynn Chillot, owner(s) of
property situate in Clifton Township, Lackawanna
County, PA, being: R. Gouldsboro Rd.

112x170x113x200

Property ID#: 23303-010-031

Assessed Value Figure: \$18,000.00

Improvements Thereon: Residential-Multi Dwelling

Attorney: Portnoff Law Associates, Ltd.

(866) 211-9466

Sheriff to Collect: \$22,109.76

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 6, 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

MARCH 10, 2025

LACKAWANNA JURIST

ESTATE

First Notice

ESTATE OF DANN M. DERRICK A/K/A DANN DERRICK, late of Peckville, Lackawanna County, PA. Any person or persons having claim against or indebted to estate present same to Executrix: Merry Wagner, 35 Wagner Hill Road, Equinunk, PA 18417; Attorney for ESTATE: Nicholas A. Barna, Esq. 207 Tenth Street, Honesdale, PA 18431.

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 Executor named. **ESTATE OF JANE MARIE GRIFFITHS a/k/a JANE M. GRIFFITHS**, late of Dalton, PA. Darren Griffiths, Executor; Christopher J. Szweczyk, Esquire, Attorney, 321 Biden Street, Suite 201, Scranton, PA 18503. **CHRISTOPHER J. SZEWECZYK, ESQUIRE, ATTORNEY FOR THE ESTATE**

ESTATE OF DAVID GRUSS A/K/A DAVID F. GRUSS (died March 16, 2025) formerly of Scranton, Pennsylvania. All persons indebted to the estate shall make payment and those having claims or demands are to present same without delay to the Executrix, Susan M. Gruss, or Richard A. Fanucci, Attorney for the Estate, 1711 Main Street, Blakely, PA 18447. **RICHARD A. FANUCCI, ESQ.**

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF RICHARD A. KAMAR A/K/A RICHARD A. KAMARAUSKAS**, late of Dunmore, Lackawanna County, Pennsylvania, who died April 7, 2025. All persons indebted to said decedent are requested to make payment and those having claims or demands against the estate are to present the same without delay to Robert Morgan, Executor, C/O Jessica L. Pleskach, Esquire, 1170 Highway 315, Suite 1, Plains, PA 18702.

RICHARD KRYSOFOSKY JR, late of Scranton, Lackawanna County, Pennsylvania, who died January 27, 2025, Letters 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 Donna Ngolo, Administrator, c/o Attorney Scott Lynett, The Law Office of Scott Lynett, 237 Penn Avenue, Scranton, Pennsylvania 18503.

RE: ESTATE OF PAUL KUJAWSKI, late of Scranton, Lackawanna County, Pennsylvania (died April 17, 2025). Notice is hereby given that Letters Administration for the Estate have been issued to Robert Kujawski, Administrator of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to the ADMINISTRATOR, or to John J. McGovern, Jr., Attorney for the Estate, 321 Biden Street - Suite 201, Scranton, PA 18503.

JAMES DAVID MUSUMECI, SR., Deceased. Late of Carbondale Boro, Lackawanna County, PA. D.O.D. 5/4/20. Letters of Administration on the above Estate have been granted to the undersigned, who request all persons having claims or demands against the estate of the decedent to make known the same and all persons indebted to the decedent to make payment without delay to Vita Musumeci, Administratrix, c/o Kristen L. Behrens, Esq., 1650 Market St., Ste. 1200, Philadelphia, PA 19103. Atty.: Kristen L. Behrens, Dilworth Paxson LLP, 1650 Market St., Ste. 1200, Philadelphia, PA 19103

NOTICE IS HEREBY GIVEN that Letters Testamentary in the **ESTATE OF CAROL SUE POWELL**, late of Scranton, 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: **BETTY JANE RICHARDS, EXECUTRIX, KEVIN R. GREBAS, Esquire, COLBERT & GREBAS, P.C.**, 210 Montage Mountain Road – Suite A, Moosic, PA 18507. Date of Death: January 14, 2025

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted in the **ESTATE OF SANDRA L. SOCHOVKA**, deceased, of Old Forge, Lackawanna County, who died on April 22, 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 Administratrix, Tracy Alexander, in the care of Kelley & Kelley, LLC, 16 Luzerne Avenue, Suite 145, West Pittston, PA 18643.

ESTATE OF ANNE ROWE SWIENTISKY A/K/A ANNE R. SWIENTISKY, late of the Clarks Summit, Pennsylvania (died February 26, 2025). Notice is hereby given that Letters of Testamentary on the above Estate have been granted to Matthew Brook Swientisky, of Lone Tree, CO. 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.

Second Notice

ESTATE OF NICHOLAS ROBERT ATWELL A/K/A NICK ATWELL, ESTATE NUMBER 35-2025-376, DECEASED LATE OF OLD FORGE, PA LACKAWANNA COUNTY, PA: DIED FEBRUARY 21, 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 PAYMENTS, AND THOSE HAVING CLAIMS OR DEMANDS ARE TO PRESENT THE SAME WITH- OUT DELAY TO MATTHEW ATWELL, 810 N TAYLOR STREET, PHILADELPHIA, PA, 19130.

CHARLES E. BABCOCK a/k/a CHARLES BABCOCK, Deceased. Late of Scranton, Lackawanna County. D.O.D. 12/17/21. Letters of Administration on the above Estate have been granted to the undersigned, who request all persons having claims or demands against the estate of the decedent to make known the same and all persons indebted to the decedent to make payment without delay to Ruth A. Babcock, Administratrix, c/o Kristen L. Behrens, Esq., 1650 Market St., #1200, Phila., PA 19103. Kristen L. Behrens, Atty., Dilworth Paxson LLP, 1650 Market St., #1200, Phila., PA 19103

LACKAWANNA JURIST

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted in the **ESTATE OF LINDA M. BUCKLEY**, late of Scranton, Lackawanna County, Pennsylvania, who died on February 3, 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 Administrator, Frank Buckley or Christopher T. Powell, Esquire, 4099 Birney Avenue, Moosic Pennsylvania 18507, Attorney for the Estate.

RE: ESTATE OF NANCY BUDAY A/K/A NANCY ANN BUDAY of Old Forge, Lackawanna County, Pennsylvania (died March 23, 2025). Notice is hereby given that Letters Testamentary for the Estate have been issued to Carla Sumner Trivasani, Executrix of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to the EXECUTRIX, or to John J. McGovern, Jr., Attorney for the Estate, 321 Biden Street - Suite 201, Scranton, PA 18503.

Notice is hereby given that Letters of Administration have been granted in the **ESTATE OF KEVIN W. CHUBB**, late of Carbondale, Lackawanna County, Commonwealth of Pennsylvania (died May 6, 2024). 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 Theresa Chubb, Administratrix of the Estate or Jeffrey W. Nepa, Esquire, Attorney for the Estate, 41 N. Main Street, 4th Floor, Carbondale, PA 18407. Jeffrey W. Nepa, Esquire, Attorney for the Estate

ESTATE OF RITA DEFAZIO, late of the Borough of Blakely, Pennsylvania (died April 13, 2025). Notice is hereby given that Letters of Testamentary on the above Estate have been granted to Anna Lisa J. Morelli, of the Borough of Lansdale, Pennsylvania. All persons indebted to the said estate are required to make payment and those having claims to present the same without delay to the Personal Representative named herein, or to Nicholas D. Tellie, Esquire, Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

IN RE: ESTATE OF MARIE GILLMARTIN, late of Madison Township, Lackawanna County, Pennsylvania, (died February 9, 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 Ann Grady, Personal Representative, or to Joan Guari, Esquire of the Toczyski Law Office, 723 North Main Street, Archbald, PA 18403.

ESTATE OF JOHN H. JONES, A/K/A JOHN HAWKINS JONES, III, late of the Borough of Moscow, County of Lackawanna, Pennsylvania, deceased. Letters Testamentary on the above estate having been granted to the undersigned, all persons indebted to the said estate are requested to make payment and those having claims to present same, without delay to NANCY SCHWENK, 211 Front Street, Elmhurst, PA 18444, or to her attorneys, FARLEY & WEED, 2533 Route 6, Suite 1, Hawley, PA 18428.

Notice is hereby given that Letters of Testamentary have been granted in the **ESTATE OF WILLIAM S. MAGLIO** late of Moosic, Lackawanna County, Pennsylvania. All persons indebted to the Estate are requested to make payment, and those having claims or demands are to present same, without delay, to Co-Executor Anthony Maglio, 1013 Allen St., Unit 2, Charlotte, NC 28205 or Co-Executor Nicolas Maglio, 4601 Flat Rock Road, Apt. 302, Philadelphia, PA 19127 or John D. Lalley, Attorney for the Estate, 709 N. State St., Clarks Summit, PA 18411.

RE: ESTATE OF MARGARET MARY McDADÉ, late of Waverly Township, Lackawanna County, Pennsylvania (died April 13, 2025). Letters of Administration in the above estate having been granted, all persons having claims or demands against estate of decedent shall make them known and present them, and all persons indebted to said estate shall make payment thereof without delay to Deborah James, Administrator, or to James W. Reid, Esquire, Oliver, Price & Rhodes, LLP, Attorneys for the Estate, 1212 South Abington Road, Clarks Summit, Pennsylvania 18411.

ESTATE OF MARY O. MURPHY, ESTATE NUMBER 35-2025-436, DECEASED, LATE OF MOOSIC, PA LACKAWANNA COUNTY, PA: DIED FEBRUARY 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 BERNADETTE LIPKUS, 119 GREENBRIER DRIVE, PA 18411.

NOTICE IS HEREBY GIVEN that Letters of Testamentary have been granted to Douglas Phillips, Executor of the **ESTATE OF EVELYN RUTH MURRAY**, late of Scranton, Lackawanna County, Pennsylvania, to Estate No. 35-25-00546, date of death February 12, 2025. Creditors are to present claims and debtors are to make payments to Anne Marie Howells, Esquire (Attorney for the Estate), 307 West Market Street, Suite #1, Scranton, PA 18508-2783 (570) 344-1088.

RE: ESTATE OF MICHAEL PELLIS, late of Eynon, Lackawanna County, Pennsylvania (died February 17, 2025). Notice is hereby given that Letters Administration for the Estate have been issued to Conor Cummings, Administrator of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to the ADMINISTRATOR, or to John J. McGovern, Jr., Attorney for the Estate, 321 Biden Street - Suite 201, Scranton, PA 18503.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF JAMES V. ROBERTS, SR.**, late of Moscow, Lackawanna County, Pennsylvania, who died February 16, 2025. All persons indebted to said decedent are requested to make payment and those having claims or demands against the estate are to present the same without delay to James Victor Roberts Jr., Executor, C/O Jessica L. Pleskach, Esquire, 1170 Highway 315, Suite 1, Plains, PA 18702.

LACKAWANNA JURIST

ESTATE OF THOMAS SHEVLIN, ESTATE NUMBER 35-2025-402, DECEASED LATE OF MOOSIC, PA LACKAWANNA COUNTY, PA: DIED NOVEMBER 10, 2023. 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 DENISE A. SINATRA, 122 MONTGOMERY ST, MOOSIC, PA 18507.

ESTATE OF MARILYN Y. SMITH, DECEASED, late of 129 W. MORTON ST., OLD FORGE, PA 18518, (Died MARCH 11, 2025). JAMES A. SMITH, Administrator; Dante A. Cancelli, Suite 260, 125 North Washington Ave., Scranton, Pennsylvania 18503, Attorney. DANTE A. CANCELLI, ESQUIRE

ESTATE OF SANDRA M. WALSH A/K/A, SANDRA M. SANTEE ESTATE NUMBER 35-2025-506, DECEASED, LATE OF SCRANTON, PA, LACKAWANNA COUNTY, PA: DIED JANUARY 29, 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 MARY JO WALSH, 107 HEATHER LANE, S ABINGTON TWP, PA 18411.

ESTATE OF CAROL L. ZALESKI a/k/a CAROL ZALESKI, late of Scranton, Pennsylvania, (Died: March 7, 2025). Notice is hereby given that Letters Administration on the above Estate have been granted to Lori A. Klatt, Administrator. All persons indebted to the said Estate are required to make payment and those having claims to present the same without delay to the Administrator named herein, or to Neil F. MacDonald, Esquire, Durkin MacDonald, LLC, Attorney for this Estate, 536 East Drinker Street, Dunmore, Pennsylvania 18512.

Third Notice

ESTATE OF RICHARD ABDALLA aka RICHARD G ABDALLA, late of the borough of Moosic died 03/10/25. Letters of Testamentary granted to Marion Abdalla, 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.

ESTATE OF JUNE A. ALMONY, late of Springbrook Twp., PA (died February 3, 2025). Letters of Testamentary having been granted to Richard A. Almony, Phyllis Lewis and Debra D. Aston. All persons knowing themselves to be indebted to said Estate will make payment immediately, and those having claims will present them for settlement to Ricard A. Almony, Phyllis Lewis and Debra D. Aston, Co-Executors, or to: Tullio DeLuca, Attorney for the Estate, 381 N. 9th Avenue, Scranton, PA 18504.

NOTICE IS HEREBY GIVEN that Letters of Administration in the **ESTATE OF SAMUEL E. BERNARDINI** late of the Borough of Dunmore, Lackawanna County, Pennsylvania, have been granted to the undersigned. All persons indebted to said estate are required to make immediate payment and those having claims shall present them for settlement to: BRENDA RIGNANESI, ADMINISTRATRIX, BRENDA D. COLBERT, ESQUIRE. COLBERT & GREBAS, P.C., 210 Montage Mountain Road – Suite A, Moosic, PA 18507. Date of Death: January 4, 2025

RE: ESTATE of JOHN CORDARO a/k/a REV. JOHN CORDARO, late of Scranton, Lackawanna County, Pennsylvania (died November 3, 2024). Notice is hereby given that Letters Administration for the Estate have been issued to Lucy Rosar, 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 ADMINISTRATRIX, or to John J. McGovern, Jr., Attorney for the Estate, 321 Biden Street - Suite 201, Scranton, PA 18503.

Notice is hereby given that Letters Testamentary have been granted in the **ESTATE OF LENA S. GRAZIANO**, late of Carbondale, Lackawanna County, Commonwealth of Pennsylvania (died February 2, 2025). 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 Anne Walsh, Executrix of the Estate or Sean P. McGraw, Esquire, Attorney for the Estate, 41 N. Main Street., 4th Floor, Carbondale, PA 18407. Sean P. McGraw, Esquire, Attorney for the Estate

ESTATE OF JOAN S. KAZMIERSKI, late of Scranton, Lackawanna County, Pennsylvania (died April 16, 2025). Notice is hereby given that Letters Testamentary have been issued. All persons indebted to the said Estate are required to make payment and those having claims to present the same without delay to Eugene J. Doud, Esquire, 1418 Main St., Suite 206A, Peckville, PA 18452.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted to Lucille M. Young, Executor of the **ESTATE OF JOHN J. McANDREW**, deceased, who died on November 09, 2024, late of Moscow, Pennsylvania. All persons indebted to the estate are required to make payment and those having any claims or demands are to present the same, without delay, to the Executor Lucille M. Young, c/o her attorney Carlo A. LaMonica, Esquire, LaMonica Law Firm LLC, 1252 Church Street, Moscow, PA 18444.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted to Kathleen Tugend and Eileen Marsico, Co-Executrices of the **ESTATE OF ANN MAUREEN MCCOY** late of South Abington Township, Lackawanna County, Pennsylvania, who died on March 12, 2025. All persons indebted to said Estate are required to make payment and those having claims to present the same without delay to the Co-Executrices or to J. Timothy Hinton, Jr., of Haggerty Hinton & Cosgrove LLP, 1401 Monroe Avenue, Suite 2, Dunmore, PA 18509.

LACKAWANNA JURIST

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted to Nadine Macri, Administratrix, in the **ESTATE OF MICHAEL E. POLOVITCH, a/k/a MICHAEL POLOVITCH**, late of Throop, Lackawanna County, Pennsylvania, who passed on February 27, 2025. All persons indebted to said Estate are requested to make payment, and those having claims or demands are to present the same without delay to: Joseph R. Baranko, Jr., Esquire, SLUSSER LAW FIRM, 1620 North Church Street, Suite 1, Hazleton, PA 18202

NOTICE IS HEREBY GIVEN that Letters of Testamentary have been granted in the **ESTATE OF SUSAN K. RULAND AKA SUSAN KANE RULAND** late of South Abington Township, Lackawanna County, Pennsylvania, who died on December 6, 2024. 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 Executrix, Carolyn Peil Deffaco, or JAMES J. ZAYDON, JR., ESQUIRE, Attorney for the Estate at 1316 Main Street, Peckville, Pennsylvania, 18452.

RE: ESTATE OF ANN TERESE SALVA, late of Olyphant, Lackawanna County, Pennsylvania (died April 3, 2025). Letters of Administration in the above estate having been granted, all persons having claims or demands against estate of decedent shall make them known and present them, and all persons indebted to said estate shall make payment thereof without delay to Ann Marie Salva, Administrator, or to James W. Reid, Esquire, Oliver, Price & Rhodes, LLP, Attorneys for the Estate, 1212 South Abington Road, Clarks Summit, Pennsylvania 18411. Oliver, Price and Rhodes, LLP By. James W. Reid, Esquire

Notice is hereby given that Letters Testamentary have been granted in the **ESTATE OF ELIZABETH D. SFARRA** late of Scranton, Lackawanna County, Commonwealth of Pennsylvania (died August 5, 2024). 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 Matthew Sfarra, Executor of the Estate or Jeffrey W. Nepa, Esquire, Attorney for the Estate, 41 N. Main Street, 4th Floor, Carbondale, PA 18407. Jeffrey W. Nepa, Esquire, Attorney for the Estate

RE: ESTATE OF PATRICIA SHEA a/k/a PATRICIA L. SHEA, late of Scranton, Lackawanna County, Pennsylvania (died February 24, 2025). Notice is hereby given that Letters Testamentary for the Estate have been issued to Daniel Shea, 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 Biden Street - Suite 201, Scranton, PA 18503.

ARTICLES OF INCORPORATION

Mattern Sealcoating, LLC has been incorporated under the provisions of the Pennsylvania Corporation Law of 1988, as amended.

Paul A. Kelly, Jr., Esq.
201 Lackawanna Avenue, Suite 306
Scranton, PA 18503
T-1 5/16/25

CERTIFICATE OF ORGANIZATION

Notice is hereby given that a Certificate of Organization was filed with the Department of State of the Commonwealth of Pennsylvania on April 16, 2025 entity known as Sagat LLC with a registered office at 406 Willow Street, Dunmore, PA 18512 in accord with the provisions of the Business Corporation Law as amended. T-1 5/16/25

CERTIFICATE OF ORGANIZATION

NOTICE IS HEREBY GIVEN that a Certificate of Organization, Domestic Limited Liability Company, for **Elandtee, LLC**, a Pennsylvania limited liability company, has been filed and approved by the Department of State, Commonwealth of Pennsylvania, on, **March 19, 2025**, in accordance with the provisions of the Commonwealth of Pennsylvania Limited Liability Company law of 1994, 15 Pa. C.S.A. Section 8901, as amended. The principal place of business is 6 Belle Terrace, Covington Township, PA 18424. T-1 5/16/25

CHANGE OF NAME

In the Court of Common Pleas, Lackawanna County, Pennsylvania, Civil Division: In Re: In the Matter of the Petition of Michael James Polney for Change of Name to Michael James Alexander. Notice is hereby given that on April 24, 2025, the Petition for Change of Name was filed in the above Court, requesting an Order to change Petitioner's name to Michael James Alexander. The Court has fixed the 27th day of June, 2025, at 1:30PM in Courtroom A at the Lackawanna County Government Center located at 123 Wyoming Avenue in Scranton, PA 18503 as the time and place for the hearing of said petition for name change, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted. T-1 5/16/25

FICTITIOUS NAME

Notice is hereby given that an application has been filed with Secretary of the Commonwealth of Pennsylvania on or about April 23, 2025 for the registration of the fictitious name of Four Sixes Transport. The principal place of business will be 406 Willow Street, Dunmore, PA 18512. T-1 5/16/25

FICTITIOUS NAME

NOTICE IS HEREBY GIVEN pursuant to the provisions of the Fictitious Names Act of Pennsylvania that Keystone Klub, LLC has filed with the Office of the Secretary of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on April 24, 2025 an application to conduct business under the assumed or the fictitious name of: **Bingo Player's Klub**. Said business has an address at: 300 Olive Street, Scranton, Pennsylvania 18509.

KOFF, MANGAN & GARTLEY, P.C.
1065 Highway 315, Suite 302
Wilkes-Barre, PA 18702
T-1 5/16/25

LACKAWANNA JURIST

NOTICE

NOTICE OF HEARING TO DETERMINE TITLE TO THE ABOVE-NAMED SAVERINA GIGLIOTTI, a.k.a., SARAH GIGLIOTTI, deceased, and JOSEPH GIGLIOTTI, deceased, their heirs, administrators, executors, assigns and successors in title and any and all other persons claiming any right, title or interest in or to the herein-described property other than the Petitioner, MARIE MELENRIC:

YOU ARE HEREBY NOTIFIED THAT THE COURT IN THE ABOVE MATTER, BY ORDER DATED APRIL 16, 2025, HAS SCHEDULED A HEARING FOR THE PURPOSES OF DETERMINING TITLE TO REAL ESTATE COMMONLY KNOWN AS LACKAWANNA COUNTY TAX PARCEL NO. 00603010007, 350 CRYSTAL LAKE ROAD, FELL TWP., PA AND CONFIRMING SAME IN THE PETITIONER, MARIE MELENRIC. SAID HEARING IS SCHEDULED FOR MAY 27, 2025 AT 2:30 P.M. IN COURTROOM B OF THE LACKAWANNA GOVERNMENT CENTER, 123 WYOMING AVE., SCRANTON, PA 18503.

If you wish to defend, you must enter a written appearance personally or by attorney and file you defenses or objections in writing with the Lackawanna County Court of Common Pleas, No.2025-CV-2631. 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 claims, property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, 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 REDUCED OR NO FEE.

NORTH PENN LEGAL SERVICES, INC.
21 Biden Street, Suite 600
Scranton, PA 18510
(877) 953-4250 or (570) 299-4100

Michael P. Lehutsy, Esq.
Attorney for Petitioner
T-1 5/2/25, 5/9/25, 5/16/25

"NOTICE TO LEGATEES"

To all legatees, creditors and other persons interested. Notice is hereby given that the following Executors, Administrators, Trustees, and Guardians have filed their accounts with the Register of Wills and Clerk of Orphans' Court, Division of the Court of Common Pleas.

The following accounts have been filed and may be examined in the Office of the Register of Wills and Clerk of Orphans' Court. If you desire to object, the same may be accomplished by filing that objection in writing with the Clerk of Orphans' Court **on or before Monday, the 2nd day of June 2025.**

The accounts will be filed by the clerk, with the Court for adjudication and confirmation on Tuesday, **the 3rd day of June 2025.** Distribution may be ordered or authorized without further notice if no objections are filed prior to that date.

35 2023 27	First and Final Account
Michael P. Sandone	Richard M. Williams Executor
Deceased	Richard M. Williams, Esquire

35 2018 112	First and Final Account
Daniel O'Brien	Gloria Kellogg Executrix
Deceased	Tullio DeLuca, Esquire
T-1 5/16/25	

CHANGE OF NAME

Stephen Fernando, Esquire
North Penn Legal Services
PA. ID # 323606
321 Biden Street, Suite 600
Scranton, PA 18503
570-299-4100
Facsimile 570-824-0001
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IN THE COURT OF COMMON PLEAS
OF LACKAWANNA COUNTY
IN RE: IN THE MATTER OF PETITION
FOR CHANGE OF NAME OF NADIR JOHN AMEIN
CIVIL ACTION NAME CHANGE
No. 25 CV 3528

NOTICE OF NAME CHANGE

AND NOW, in the Court of Common Pleas, Lackawanna County, Pennsylvania, Civil Division: In Re: In the Matter of the Petition of Nadir John Amein for Change of Name to Nader Wasal. Notice is hereby given that on April 22, 2025, the Petition for Change of Name was filed in the above Court, requesting an Order to change the Petitioner's name to Nader Wasal. The Court fixed the 27th day of June, 2025, at 1:30PM in Courtroom A at the Lackawanna County Government Center located at 123 Wyoming Avenue in Scranton, PA 18503 as the time and place for the hearing of said petition for name change, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted. T-1 5/16/25

LACKAWANNA JURIST

Joseph Fiorillo
Oliver, Price & Rhodes, LLP
1212 S Abington Rd
Clarks Summit, PA 18411

HAVEN SALT COMPANY, LLC,

Plaintiff

vs.

JOHN MORAN and FOXMOR ENTERPRISES,
LLC,

Defendants

IN THE COURT OF COMMON PLEAS OF
LACKAWANNA COUNTY

NO. 2022 CV 3872

Complaint

NOTICE IS HEREBY GIVEN TO John Moran and Foxmor Enterprises, LLC that on the 8th day of May 2025 the Haven Salt Company, LLC filed to 2022 CV 3872, the Court of Common Pleas of Lackawanna County, a Reinstated Complaint wherein you are requested to defend, as said Plaintiff avers that you are in breach of a contract in the amount of \$16,118.85.

NOTICE

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.

T-1 5/16/25

LACKAWANNA JURIST