

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 TUESDAY, **OCTOBER 13, 2020** AT TEN O'CLOCK IN THE FORENOON OF SAID DAY. **A DEPOSIT OF 10% OF THE BID PRICE IS TO BE PAID IN CASH, CASHIER'S CHECK OR CERTIFIED CHECK IMMEDIATELY TO THE SHERIFF AT THE TIME OF THE BID. IN THE EVENT THAT 10% IS NOT PAID IMMEDIATELY, THE PROPERTY WILL BE SOLD AGAIN AT THE END OF THE CURRENT SALE. SAID DEPOSIT WILL BE FORFEITED IN THE EVENT THE BALANCE OF THE BID PRICE IS NOT PAID BY 2 O'CLOCK ON THE AFTERNOON OF SAID DATE. FULL COMPLIANCE OF THE TOTAL AMOUNT IS DUE BY TWO O'CLOCK ON THE AFTERNOON OF THE SAID DATE.**

SALE 1

By virtue of a Writ of Execution filed to No. 19-CV-6762 1900 Capital Trust II, by U.S. Bank Trust National Association, not in its individual capacity but solely as Certificate Trustee vs. Kerri Ann Occhipinti, owner of property situate in the City of Scranton, Lackawanna County, PA being 1642 Sanderson Avenue, Scranton, PA 18509
Property ID #: 13517050007
Assessed Value Figure: \$11,000.00
Improvements Thereon: Residential Property
Attorney: Jill M. Fein, Esquire Hill Wallack, LLP
Sheriff to collect: \$438,561.22 plus interest at the per diem rate of \$40.25 from January 17, 2020 until October 13, 2020
THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE CITY OF SCRANTON, COUNTY OF LACKAWANNA, AND COMMONWEALTH OF PENNSYLVANIA, TO WIT:
ALL THAT CERTAIN PARCEL OF LAND IN THE CITY OF SCRANTON, LACKAWANNA COUNTY, COMMONWEALTH OF PA BEING THE SAME FEE SIMPLE PROPERTY CONVEYED BY DEED FROM JOHN PAUL OCCHIPINTI TO KERRI ANN OCCHIPINTI, DATED 03/09/04 RECORDED ON 04/05/04 IN INSTRUMENT NO. 2004010127 IN LACKAWANNA COUNTY RECORDS, COMMONWEALTH OF PA.

SALE 2

By virtue of a Writ of Execution filed to No. 20-CV-836 Wilmington Savings Fund Society, FSB, as trustee of Upland Mortgage Loan Trust A vs. Barbara Richter, owner of

property situate in the City of Scranton, Lackawanna County, Pennsylvania being 1534 Capouse Ave, Scranton, PA 18509
Property ID #: 13517060009

Assessed Value Figure: \$17,000.00

Improvements Thereon: Residential Property

Attorney: Jill M. Fein, Esquire Hill Wallack, LLP

Sheriff to collect: \$92,743.67 plus interest at the per diem rate of \$7.93 from June 25, 2020 until October 13, 2020

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE CITY OF SCRANTON, COUNTY OF LACKAWANNA, AND COMMONWEALTH OF PA, TO WIT:

ALL THAT CERTAIN PARCEL OF LAND IN THE CITY OF SCRANTON, LACKAWANNA COUNTY, COMMONWEALTH OF PA BEING THE SAME FEE SIMPLE PROPERTY CONVEYED BY DEED FROM MARIO A. VALVERDE AND CHRISTINE M. VALVERDE TO CHARLES RICHTER AND BARBARA L. RICHTER, DATED 08/01/97 RECORDED ON 08/04/97 IN BOOK 1594, PAGE 179 IN LACKAWANNA COUNTY RECORDS, COMMONWEALTH OF PA.

SALE 3

By virtue of a Writ of Execution filed to No. 19-CV-4481 Wilmington Savings Fund Society, FSB, as trustee of Upland Mortgage Loan Trust A vs. ANNETTE MCANDREW, as Heir to the Estate of Ralph M. Kloss, deceased, RICHARD KLOSS, as Heir to the Estate of Ralph M. Kloss, deceased, THE UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RALPH M. KLOSS, DECEASED AND THE UNITED STATES OF AMERICA, owners of property situate in the Tenth Ward, City of Scranton, Lackawanna County, Pennsylvania being 1034 Farber Court, Scranton, PA 18510
Property ID #: 14618060009

Assessed Value Figure: \$7,000.00

Improvements Thereon: Residential Property

Attorney: Jill M. Fein, Esquire Hill Wallack, LLP

Sheriff to collect: \$78,527.96 plus interest at the per diem rate of \$5.97 from March 15, 2020 until October 13, 2020

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE TENTH WARD, CITY OF SCRANTON, COUNTY OF LACKAWANNA, AND COMMONWEALTH OF PA, TO WIT:

ALL THAT CERTAIN PARCEL OF LAND IN THE TENTH WARD, CITY OF SCRANTON, LACKAWANNA COUNTY, COMMONWEALTH OF PA BEING THE SAME FEE SIMPLE PROPERTY CONVEYED BY DEED FROM LILLIAN M. BROWN TO ANNA D. KLOSS AND RALPH M. KLOSS, DATED 04/28/65 RECORDED ON 08/20/65 IN BOOK 621, PAGE 145 IN LACKAWANNA COUNTY RECORDS, COMMONWEALTH OF PA.

SALE 4

By virtue of a Writ of Execution filed to No. 19 CV 5592, Amos Financial LLC v. Keith Chesik, 315 South Sherman Avenue, Scranton, PA 18504, owner of property situate in

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City of Scranton, Lackawanna County, Pennsylvania, being known as 315 South Sherman Avenue, Scranton, PA 18504.
Property ID #: 14416020017
Assessed Value Figure: \$5,000.00
Improvements thereon:
Single Family Residence
Attorney: Richard M. Squire & Associates, LLC
Sheriff to collect: \$2,000.00

SALE 5

By virtue of a Writ of Execution filed to No. 19CV-2090, REO Trust 2017-RPL1 v. Unknown Heirs, Successors, Assignees and all Persons, Firms, and Associations Claiming Right, Title or Interest from or under Sharon G. Telban, deceased and Ronald Geise, Known Heir of Sharon G. Telban, deceased, 1500 Main Street, Avoca, PA 18641, owner of property situate in Borough of Avoca, Lackawanna County, Pennsylvania, being known as 1500 Main Street, Avoca, PA 18641.
Property ID #: 18420-030-016
Assessed Value Figure: \$8,000.00
Improvements thereon: Single Family Residence
Attorney: Richard M. Squire & Associates, LLC
Sheriff to collect: \$2,000.00

SALE 6

By virtue of a Writ of Execution filed to No. 20 CV 1085, Amos Financial LLC v. Susan H. Mailen a/k/a Susan Helen Mailen a/k/a Susan Mailen, 28 Waterford Rd., Clarks Summit, PA 18411, owner of property situate in City of Clarks Summit, Lackawanna County, Pennsylvania, being known as 28 Waterford Rd., Clarks Summit, PA 18411.
Property ID #: 08102-040-00254
Assessed Value Figure: \$17,500.00
Improvements thereon:
Single Family Residence
Attorney: Richard M. Squire & Associates, LLC
Sheriff to collect: \$2,000.00

SALE 7

By virtue of a Writ of Execution filed to No. 2020-01298 MidFirst Bank v Alysia A. Lyons owner(s) of property situate in Borough of Taylor, Lackawanna County, Pennsylvania being 1220 Reynolds Avenue, Scranton, PA 18504
Dimensions: 40x126
Property ID #: 15617010006
Assessed Value Figure: \$8,500.00
Improvements thereon:
Single family dwelling
Attorney: Meredith H. Wooters, Esquire; Scott A. Dietterick, Kimberly J. Hong, Michael E. Carleton, Matthew P. Curry, Cristina L. Connor, Holly N. Wolf and Karina Velter
Sheriff to collect: \$46,450.33

SALE 8

By virtue of a Writ of Execution filed to No. 2020-01265 MidFirst Bank v Donna J. Bronson-Smith, AKA Donna J. Bronson Smith owner(s) of property situate in City of Carbondale, Lackawanna County, Pennsylvania being 31 Washington Street, Carbondale, PA 18407
Dimensions: 27X75X26X75
Property ID #: 04578040023
Assessed Value Figure: \$10,000.00
Improvements thereon:
Single family dwelling
Attorney: Meredith H. Wooters, Esquire; Scott A. Dietterick, Kimberly J. Hong, Michael E. Carleton, Matthew P. Curry, Cristina L. Connor, Holly N. Wolf and Karina Velter
Sheriff to collect: \$48,388.78

SALE 9

By virtue of a Writ of Execution No. 17-CV-4134 The Bank of New York Mellon fka The Bank of New York as Trustee for The Certificateholders of The Cwabs Inc., Asset-Backed, Series 2004-5 v. Louis Joseph Tunis, III, Lisa Marie Tunis, The United States of America, C/O The United States Attorney for The Middle District of PA owners of property situate in the SCRANTON CITY, 2ND, Lackawanna County, PA, being 325 Putnam Street, Scranton, PA 18508-2723
Dimensions: 47 X 120
Assessment Map #:
Assessed Value figure: \$13,000.00
Judgment Amount: \$204,537.41
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 10

By virtue of a Writ of Execution No. 2019-06719 Wilmington Savings Fund Society, FSB, as Trustee of Stanwich Mortgage Loan Trust A v. John C. Rokita, Individually and in His Capacity as Administrator of The Estate of Debbie Maher Rokita a/k/a Debbie A. Rokita, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Debbie Maher Rokita a/k/a Debbie A. Rokita, Deceased owners of property situate in the SCRANTON CITY, Lackawanna County, PA, being 412 Gilbert Street, Scranton, PA 18508-1626
Dimensions: 75x100
Assessment Map #: 12320060049
Assessed Value figure: \$8,500.00
Judgment Amount: \$71,200.84
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 11

By virtue of a Writ of Execution No. 2020-01316 Santander Bank, N.A. v. Eileen Rempe, John A. Rempe, Jr owners of property situate in the SCRANTON CITY, Lackawanna

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County, PA, being 1005 Acker Avenue, Scranton, PA 18504-3115

Dimensions: 37x120

Assessment Map #: 15614020022

Assessed Value figure: \$9,000.00

Judgment Amount: \$72,944.79

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 12

By virtue of a Writ of Execution No. 2019-07424 Nationstar Mortgage LLC d/b/a Champion Mortgage Company v.

Unknown Heirs, Successors, Assigns, and All Persons,

Firms, or Associations Claiming Right, Title or Interest From

or Under Gerard P. Maus a/k/a Gerard Maus a/k/a Gerard

Paul Maus, Deceased owners of property situate in the

SCRANTON CITY, Lackawanna County, Pennsylvania,

being 234 North Cameron Avenue, A/K/A 232 234 N

Cameron Ave. Scranton, PA 18504-1623

Dimensions: 80X142

Assessment Map #: 14412040029

Assessed Value figure: \$9,000.00

Judgment Amount: \$142,636.02

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 13

By virtue of a Writ of Execution filed to No. 2019-CV-6564,

NET Federal Credit Union, Plaintiff, vs. William G. Fleming,

Sr., and Donna Fleming, Defendants and Owners of the

property situate in the Borough of Clarks Summit,

Lackawanna County, PA, being known as 615 Powell

Avenue, Clarks Summit, PA 18411.

Dimensions: 130 feet x 140 feet more or less

Property ID #: 10011-020-03100

Assessed Value: \$18,200.00

Improvements Thereon: Improved with a Residential

Dwelling

Attorney: Paul A. Kelly, Jr., Esq

Sheriff to Collect: \$143,690.81

SALE 14

By virtue of a Writ of Execution filed to No. 20-517 Citibank,

NA vs. James Geeting, Marie Geeting, owner(s) of property

situate in Scranton Lackawanna County, Pennsylvania being

320 Charles St., Scranton, PA 18508

Dimensions: 150 X 50

Property ID #: 12413-030-015

Assessed Value figure: 4,000.00

Improvements thereon:

Single Dwelling

Attorney: Hladik Onorato & Federman, LLP

Sheriff to collect: \$91,111.79

SALE 15

By virtue of a Writ of Execution filed to No. 18-5595 Highway

Federal Credity Union vs. Vincent Zerblas & Doreen

Wroblecki, owner(s) of property situate in Clarks Summit

Lackawanna County, PA being 2750 Ransom Rd.

Dimensions: 88,563.06 Square feet

Property ID #: 15204-050-00612

Assessed Value figure: 40,790.00

Improvements thereon:

2.033 Acres

Attorney: Robert Marsh

Sheriff to collect: \$

SALE 16

BY VIRTUE OF A WRIT OF EXECUTION PEOPLES

SECURITY BANK & TRUST, successor in interest to PENN

SECURITY BANK & TRUST CO. vs. JOSEPH R. KESTER

and LORI A. KESTER, Docket No. 20-cv-681.

Joseph R. Kester and Lori A. Kester is the owner of property

situate in the City of Scranton, County of Lackawanna,

Commonwealth of PA, Being 721 Brook Street, Scranton, PA

Assessment Map #: 16707 060 020

Assessed Value Figure: 15,000

Improvements Thereon: Improved real estate

Attorney: HOURIGAN, KLUGER & QUINN, PC 600 Third

Avenue Kingston, PA 18704

Sheriff to collect: \$75,332.64 (plus costs)

SALE 17

By virtue of a Writ of Execution filed to No. 2016-CV-6139

DAVID Z. SMITH vs LINDA GRABOUSKY/BERRY

THOMPSON. LINDA GRABOUSKY, owner(s) of property

situate in MOSCOW BOROUGH Lackawanna County,

Pennsylvania being 110 Spring Garden St., Moscow, PA

18444

Dimensions: 2 parcels – 1: 125' by 100' with home and

garage/2: 50' by 76' with Barn

Property ID #: 19811040025

Assessed Value figure: \$15,000.00

Improvements thereon: Home, Garage and Barn

Attorney: John Lucas, Esq 1620 Church St, Suite 1,

Hazleton, PA 18202

Sheriff to collect: \$56,273.50**

**Interest on Post Trial Verdict pursuant to Title 42 Pa.C.S.A.

8101 at 6% per annum to be calculated as of March 20,

2020 at a rate of \$9.25 per diem until Sale – See Title 41

Pa.C.S.A 202 for legal interest rate

By virtue of a Writ of Execution filed to No. 2016-CV-6139

DAVID Z. SMITH vs LINDA GRABOUSKY/BERRY

THOMPSON. LINDA GRABOUSKY, owner(s) of property

situate in MOSCOW BOROUGH Lackawanna County,

Pennsylvania being West of Eleanor St., Moscow, PA 18444

Dimensions: 2 parcels – lots 3 and 6 of Matthew

Development

Property ID #: 19811040008

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Assessed Value figure: \$5,000.00

Improvements thereon: Barn

Attorney: John Lucas, Esq 1620 Church St, Suite 1,
Hazelton, PA 18202

Sheriff to collect: \$56,273.50**

**Interest on Post Trial Verdict pursuant to Title 42 Pa.C.S.A.
8101 at 6% per annum to be calculated as of March 20,
2020 at a rate of \$9.25 per diem until Sale – See Title 41
Pa.C.S.A 202 for legal interest rate

SALE 18

By virtue of a Writ of Execution No. 2020-00390 U.S. Bank
Trust National Association, Not in Its Individual Capacity, But
Solely as Trustee of Citigroup Mortgage Loan Trust 2018-C
v. James A. Roman, Nicole B. Roman owners of property
situate in the BLAKELY BOROUGH, Lackawanna County,
Pennsylvania, being 746 Pleasant Avenue, Peckville, PA
18452-2310

Dimensions: 50X150

Assessment Map #:
10417-010-029

Assessed Value figure: \$185,250.00

Judgment Amount: \$167,119.78

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES

**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 13TH, 2020 AND THAT
DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH
SAID SCHEDULE UNLESS EXCEPTIONS ARE FILED
THERE TO 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
7/6/2020**

ESTATES

Second Notice

First Notice

RE: **ESTATE OF MICHELE ROSE COOPER**, late of South Abington Township, Lackawanna County, PA (died May 24, 2020), Letters Testamentary have been granted to the undersigned, who requests 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: Paul S. Cooper, Executor of the Estate, or to his attorney: Thomas J. Jones, Jr., Esquire, 410 Spruce Street, Suite 301, Scranton, Pennsylvania 18503.

ESTATE OF JAMES DALTON GRAHAM, late of Scott Township, PA (died February 21, 2020). Notice is hereby given that Letters Testamentary for the Estate of James Dalton Graham have been issued to Deborah Jean Goodman Graham, Executrix of the Estate. All those having claims or demands against the Estate shall present claims or remit payment without delay to Mark J. Conway, Attorney for the Estate, 502 South Blakely Street, Dunmore, Pennsylvania 18512.

RE: **ESTATE OF MICHAEL G. KAVULICH**, late of Taylor, Lackawanna County, Pennsylvania (died October 16, 2018). Notice is hereby given that Letters Testamentary for the Estate have been issued to Linda M. Kavulich, Executrix of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to the Executrix, or to John J. McGovern, Jr., Attorney for the Estate, 321 Spruce Street - Suite 201, Scranton, PA 18503.

RE: **ESTATE OF GRACE KRAYNICK**, late of Scranton, Lackawanna County, Pennsylvania (died July 21, 2020). Notice is hereby given that Letters of Administration C.T.A. for the Estate have been issued to John J. McGovern, Jr., 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 John J. McGovern, Jr., 321 Spruce Street-Suite 201, Scranton, PA 18503.

ESTATE OF SALVATORE MARTURANO, late of Taylor, Pennsylvania, (Died February 15, 2020). Notice is hereby given that Letters of Administration on the above Estate have been granted to Steven Marturano, 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 Administrators named herein, or to Robert P. Sheils, III, Esquire, Sheils Law Associates, P.C., Attorney for Estate, 108 North Abington Road, Clarks Summit, Pennsylvania 18411.

ESTATE OF ROBERT ROSS, JR., late of Glenburn Township, Lackawanna County, Pennsylvania (died July 29, 2020). Letters Testamentary having been granted, all persons having claims or demands against estate of decedent shall make them known and present them, and all persons indebted to said decedent shall make payment thereof without delay to Carol Tokarski, Executor, of 57 General Maxwell Court, Newark, Delaware 19702 or to Jenna Kraycer Tuzze of Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, P.O. Box 240, Clarks Summit, Pennsylvania 18411.

ESTATE OF LOIS J. DOMBROSKY, ESTATE NUMBER 35-2020-779, DECEASED, LATE OF CARBONDALE, LACKAWANNA COUNTY, PA: DIED JANUARY 18, 2020. 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 MARK W. DOMBROSKY, 40 MANNION AVENUE, CARBONDALE, PA 18407.

Notice is hereby given that Letters Testamentary have been granted in the **ESTATE OF MORGAN W. EVANS**, late of Dunmore, Lackawanna County, (died June 16, 2020) to Ann Marie Evans, Personal Representative. Kevin J. Dempsey, Esquire, Attorney for the Estate, 114-116 North Abington Road, Clarks Green, PA 18411. All persons indebted to the said Estate are required to make payment and those having claims or demands to present the same without delay to the Personal Representative named above.

ESTATE OF GERALDINE FRANCES KAY aka GERALDINE F. KAY aka GERRY KAY, ESTATE NUMBER 35-2020-786, DECEASED, LATE OF SCRANTON, PA, LACKAWANNA COUNTY, PA: DIED JUNE 15, 2020. 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 K. OBRIEN, 885 GRAYSTONE CIRCLE, NORTHAMPTON, PA 18067.

ESTATE OF GLADYS MCCALL, late of Clarks Summit, Pennsylvania (died July 31, 2020). Letters of Testamentary have been issued to William McCall, Executor of the Estate. All those indebted to said estate are required to make payment and those having claims to present the same without delay to the Executor or to Patrick Walsh, Esquire, Attorney for the Estate at 715 N. State Street, Clarks Summit, PA 18411.

ESTATE OF KELLY ANN MCDERMOTT, ESTATE NUMBER 35-2020-777, DECEASED, LATE OF THROOP, LACKAWANNA COUNTY, PA: DIED JANUARY 22, 2020. 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 NICHOLAS J. MCDERMOTT, 134 HARRIET STREET, THROOP, PA 18512.

RE: **ESTATE OF HELEN MILLER**, late of Newton Township, PA, who died May 19, 2020. 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: Donna Burke, Executrix, or Daniel L. Penetar, Jr., Esquire, 116 North Washington Avenue, Suite 2A, Scranton, PA 18503.

ESTATE OF HELEN KRAYCINOVICH, Estate number 35-2020-685. Deceased, late of Dickson City, Lackawanna County, PA: died June 9, 2020. Notice is hereby given that Letters Testamentary have been granted in the above estate. All persons indebted to said estate are required

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to make payments, and those having claims or demands are to present the same without delay to Catherine O'Donnell, 267 Wyoming Avenue, Kingston, PA 18704.

Notice is hereby given that Letters of Administration have been granted to Michael Anthony Shostek, III, and Michelle Shostek, Administrators of the **ESTATE OF MICHAEL A. SHOSTEK, JR.**, late of Dunmore, PA, who died on June 23, 2020. All persons indebted to Estate are required to make payment and those having claims or demands are to present the same without delay to the Administrators or to Raymond C. Rinaldi, II, Esquire, Rinaldi & Poveromo, P.C., P.O. Box 826, Scranton, PA, 18501.

IN RE: **ESTATE OF ADELE SZYMANSKI**, late of Peckville, PA (Died May 22, 2020). Notice is hereby given that Letters Testamentary on the above Estate have been granted to Robert Szymanski. All persons indebted to the said estate are required to make payment and those having claims to present the same without delay to the Executor named above or to Eugene Daniel Lucas, Esquire, 801 North Washington Avenue, Scranton, PA 18509.

ESTATE OF CONRAD K. WALSH late of Moosic, Pennsylvania (died July 28, 2020). All creditors are requested to present their claims and all persons indebted to the decedent will make payment to Jessica Segilia Fazzi Executrix; or to John J. Brazil, Jr., attorney for the Estate, 712 Main Street, Suite 1, Moosic, Pennsylvania 18507.

Third Notice

RE: **ESTATE OF MARY KAY BIFANO**, late of Carbondale, Pennsylvania (died August 15, 2020). Notice is hereby given that Letters of Administration for the Estate of Mary Kay Bifano have been issued to Katie Rakaczewski, 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 at 2912 Musket Road, Kutztown, PA 19530 or to Robert T. Kelly, Jr., Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Spruce Street, Suite 200, Scranton, PA 18503.

Notice is hereby given that Letters Testamentary have been issued to Mary Alfieri, a/k/a Mary Therese Crowley, in the **ESTATE OF JAMES E. CROWLEY**, who died May 14, 2020, late of Elmhurst Township, Lackawanna County, Pennsylvania. All creditors are requested to present their claims and all persons indebted to the decedent will make payment to the aforementioned Executrix in care of attorneys: Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704.

NOTICE IS HEREBY GIVEN THAT Letters of Testamentary have been granted in the **ESTATE OF EMILY F. DESTEFANO, A/K/A EMILY DESTEFANO**, Deceased, late of 335 N. Garfield Avenue, Scranton, Pennsylvania, 18504 (died May 18, 2020), and all persons indebted to said estate are requested to make payment, and those having claims to present the sum without delay, to Ernest DeStefano, and Mary Ann DeStefano Zero, Co-Executors, c/o JOSEPH S. COLBASSANI, ESQUIRE, MINORA, KROWIAK & MUNLEY, 700 Vine Street, Scranton, PA 18510, Attorney for the Estate.

ESTATE OF THOMAS A. GALLAGHER, late of Scranton, Pennsylvania (died June 4, 2020). All creditors are requested to present their claims and all persons indebted to the decedent will make payment to John Gallagher or Thomas

Gallagher, Executors; or to John J. Brazil, Jr., attorney for the Estate, 712 Main Street, Suite 1, Moosic, Pennsylvania 18507.

ESTATE OF DANIEL J. HARTNETT, JR., deceased, late of Lackawanna County, Pennsylvania, Letters Testamentary have been granted to the undersigned, who requests 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 payments without delay to: Joseph J. Hartnett, Executor or to his attorney: Edwin A. Abrahamsen, Jr., Esq., 1006 Pittston Avenue, Scranton, PA 18505.

ESTATE OF JANIS L. HROBUCHAK, late of North Abington Twp., PA (died June 16, 2020). Notice is hereby given that Letters of Administration for the Estate of Janis L. Hrobuchak have been issued to Stephen Hrobuchak, Administrator of the Estate. All those having claims or demands against the Estate shall present claims or remit payment without delay to Mark J. Conway, Attorney for the Estate, 502 South Blakely Street, Dunmore, Pennsylvania 18512.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF CHARLES E. LLEWELLYN, JR.**, Deceased, late of 1619 Archbald Mountain Road, Jefferson Township, Lackawanna County, Pennsylvania 18436, who died on July 22, 2020. All persons indebted to the Estate are requested to make payment and those having claims or demands are to present same, without delay, to the Executrix, Paula Lee Sorg, or Michael N. Krisa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447.

ESTATE OF ANN M. MCCARTHY, late of Elmhurst, Lackawanna County, Pennsylvania, (died June 28, 2020). Notice is hereby given that Letters Testamentary have been issued to Diane Dougher Thornton, Executrix of the Estate. MARIANNE M. STIVALA, ESQUIRE, BRIAN J. CALI & ASSOCIATES, 103 EAST DRINKER STREET, DUNMORE, PENNSYLVANIA 18512.

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted in **ESTATE OF LANCE C. PHILLIPS A/K/A LANCE CARL PHILLIPS**, late of Scranton, died 07/01/2020. All persons indebted to the Estate are requested to make payment and those having claims or demands are to present same, without delay, to the Executor, to Bruce L. Phillips, 933 Saratoga Road, Berwyn, PA 19312.

ESTATE OF MARY E. THOMAS, late of Springbrook Township, Lackawanna County, PA (died July 26, 2020). 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 Paul V. Conforti, Executor, 35 Harriet Drive, Springbrook Twp., PA 18444, or to Jane M. Carlonas, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 S. Abington Road, PO Box 240, Clarks Summit, PA 18411.

Notice is hereby given that Letters of Administration have been granted in the following Estate. 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 Administrator below: **ESTATE OF DOROTHY A. YERABEK**, late of Old Forge, Pennsylvania, Died July 2, 2020, Margaret Whitbeck, Waverly, Pennsylvania, Administrator; Joseph G. Price, Esquire, Attorney for the Estate, 75 Glenmaura National Boulevard, Moosic, PA 18507.

LACKAWANNA JURIST

ESTATE OF FRANCES ZALUSKI A/K/A FRANCES B. ZALUSKI, late of Jefferson Township, PA (died 07/30/2020). Letters Testamentary in the above estate having been granted, all creditors shall make demand and all debtors shall make payment without delay to Christopher Zaluski, Executor, of John E.V. Pieski, Attorney for the Estate, 610 Maplewood Drive, Olyphant Post Office, Dickson City, PA 18447.

ARTICLES OF INCORPORATION

Ostrowski, Beckley & Thorpe, PC has been incorporated under the provisions of Chapter 29 of the Business Corporation law of 1988 as a Professional Corporation.

T1-9/18

ARTICLES OF INCORPORATION

Evolve Star Inc hereby gives notice that articles of incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444. No. 177, effective October 1, 1989, as amended.

T1-9/18

FICTITIOUS NAME

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on July 08, 2020 for **up to code electrical & general contracting** at 619 Bednar Street Dunmore, PA 18512. The name and address of each individual interested in the business is Thomas N Toole at 619 Bednar Street Dunmore, PA 18512. This was filed in accordance with 54 PaC.S. 311.

T1-9/18

FICTITIOUS NAME

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on July 09, 2020 for **Teletherapy Counseling Services of PA** at 512 Butler St. Dunmore, PA 18512. The name and address of each individual interested in the business is Maryellen Evers at 512 Butler St. Dunmore, PA 18512. This was filed in accordance with 54 PaC.S. 311.

T1-9/18

FICTITIOUS NAME

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on July 10, 2020 for **Focus Hearing Centers** at 1124 Meade Street Dunmore, PA 18512. The name and address of each individual interested in the business is Scott Asman at 1124 Meade Street Dunmore, PA 18512. This was filed in accordance with 54 PaC.S. 311.

T1-9/18

FICTITIOUS NAME

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on July 27, 2020 for **Freedom Ink Tattoo** at 714 Scranton Carbondale Hwy. Mayfield, PA 18433. The name and address of each individual interested in the business is Michael Frenchko at 714 Scranton Carbondale Hwy. Mayfield, PA 18433. This was filed in accordance with 54 PaC.S. 311.

T1-9/18

FICTITIOUS NAME

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on August 04, 2020 for **Aurora Cleaning** at 1718 Wayne Ave Rear Scranton, PA 18508. The name and address of each individual interested in the business is Alex Cintron at 1718 Wayne Ave Rear Scranton, PA 18508. This was filed in accordance with 54 PaC.S. 311.

T1-9/18

FICTITIOUS NAME

Notice is hereby given that **The Coutts Agency** has filed an Application for Registration of a Fictitious Name with the Pennsylvania Department of State. This notice is given in accordance with 54 Pa.C.S. and has been formed for the purpose of providing Online Marketing Services. The principal place of business is 150 Reserves Alley Peckville, PA 18452 Lackawanna County by Albert J Coutts 150 Reserves Alley, Peckville, PA 18452.

T1-9/18

CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on August 3rd, 2020, the Petition of Haley Marie Steinruck, was filed in the Court of Common Pleas of Lackawanna County, No. 2983 of 2020, praying for a Decree to Change her name to Haley Marie Evans. The court has fixed October 30th, 2020, at 9:00 a.m., Court En Banc, CR#3, 200 North Washington Ave., Scranton, Pennsylvania, at the time and place for the hearing on said Petition, when and where all interested may appear and show cause why the prayer of said Petitioner should not be granted.

Girard J. Mecadon, Esquire

T1-9/18

CERTIFICATE OF ORGANIZATION

NOTICE IS HEREBY GIVEN that a Certificate of Organization, Domestic Limited Liability Company, for **ONE UP REALTY LLC**, a Pennsylvania limited liability company, has been filed and approved by the Department of State, Commonwealth of Pennsylvania, on August 27, 2020, 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 1003 Summerfield Drive, Dalton, Pennsylvania 18414.

T1-8/28

LACKAWANNA JURIST

NOTICE

"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 the objection in writing with the Clerk of Orphans' Court on Monday, October 5th. The accounts will be filed by the Clerk, with the Court for adjudication and conformation on Tuesday, October 6th. Distribution may be ORDERED or authorized without further notice if no objections are filed prior to that date.

35-2016-222 Deceased Rita I Deamon	First & Final Accounting Harry Krenitsky, Executor Jeffrey A Levine, Esq.
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T2-9/25

NOTICE

IN THE COURT OF COMMON PLEAS
OF LACKAWANNA COUNTY
CIVIL ACTION - LAW
ACTION IN MORTGAGE FORECLOSURE

CITIZENS SAVINGS BANK

vs.

GARY J. DURKIN and MELISSA MARIE KILLIAN, now by
marriage MELISSA MARIE DURKIN
NO. 20-CV-826

TO: GARY J. DURKIN, whose last known addresses are 329 Summit Woods Road, Roaring Brook Township, PA 18444-8213 and 319 Maple Street, Nanticoke, PA 18634.

You are notified that on February 4, 2020, the Plaintiff, Citizens Savings Bank, filed a Mortgage Foreclosure Complaint, endorsed with a Notice to Defend, against you in the Court of Common Pleas of Lackawanna County, Pennsylvania, docketed to No. 20-CV-826, whereby the Plaintiff seeks to foreclose its mortgage lien encumbering the property located at 329 Summit Woods Road, Roaring Brook Township, Lackawanna County, Pennsylvania 18634 whereupon the property would be sold by the sheriff of Lackawanna County.

The Plaintiff was authorized to serve the Complaint on you by publication pursuant to an Order dated September 9, 2020.

NOTICE

If you wish to defend you must take action within twenty (20) days after this notice is published, by entering a written appearance personally or by an attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or 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 RATE OR NO FEE.

Northern Pennsylvania Legal Services
33N. Main Street, Suite 200
Pittston, PA 18640
Phone (570) 299-4100
Toll Free (855) 236-6405
Fax (570) 824-0001

Lawyer Referral Service
Lackawanna Bar Association
233 Penn Avenue
Scranton, PA 18503
Phone (570) 969-9161
Fax (570) 969-9170

David K. Brown, Esquire
KREDER BROOKS HAILSTONE LLP
220 Penn Avenue, Suite 200
Scranton, PA 18503
(570) 346-7922- T2-9/25

LACKAWANNA JURIST

NOTICE

TO: ESTATE OF JACOB FENDICK, DECEASED, HARRY FENDICK, INDIVIDUALLY AND AS EXECUTOR OF THE ESTATE OF JACOB FENDICK, MARGARET FENDICK PATTEN, INDIVIDUALLY AND AS EXECUTOR OF THE ESTATE OF JACOB FENDICK, EMMA FENDICK ZERBY AKA EMMA J. ZERBY, INDIVIDUALLY AND AS ADMINISTRATOR DBNCTA OF THE ESTATE OF JACOB FENDICK, EMMA FENDICK, INDIVIDUALLY, VIOLET COTTON, INDIVIDUALLY, ROBERT FENDICK, INDIVIDUALLY, EMMA FENDICK ZERBY, INDIVIDUALLY AND AS EXECUTOR OF THE ESTATE OF HARRY FENDICK, DOROTHY FENDICK WARRING, INDIVIDUALLY AND AS ADMINISTRATOR DBNCTA OF THE ESTATE OF HARRY FENDICK, STANLEY J. KASZUBA, SOPHIA J. KASZUBA, STANLEY KASHUBA AND LINDA KASHUBA, DOROTHY FENDICK WARRING, INDIVIDUALLY AND AS ADMINISTRATOR DBNCTA OF THE ESTATE OF JACOB FENDICK, their heirs, successors, executors, administrators, assigns and all persons claiming by, through or from them said Defendants:

YOU ARE HEREBY NOTIFIED the Plaintiffs, Philip A. Rozaieski and Maria T. Rozaieski, husband and wife, has commenced a lawsuit in the Court of Common Pleas of Lackawanna County, Pennsylvania, filed to No. 2020-Civil-3445, which you are required to defend, setting forth a cause of action to Quiet Title related to the property known as 412 Delaware Street, Olyphant, PA 18447, Tax Map Number 11407-03-015

The Court has ordered service of the Complaint be made upon you by publication and you are hereby notified to plead to said Complaint within twenty (20) days from the publication hereof. If you fail to plead to the Complaint, judgment will be entered against you, and each of you, and Judgment will be granted in favor of the Plaintiffs and against you on all issues asserted in this action, including a Decree that the Plaintiffs is the fee simple owner of the premises at 412 Delaware Street, Olyphant, PA 18447, Tax Map Number 11407-03-015

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.

Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
PO Box 186
Harrisburg, PA 17108
800-692-7375

North Penn Legal Services
33 North Main Street, Suite 200
Pittston, PA 18640
570-299-4100

Lawyer Referral Service
c/o Lackawanna Bar Association
233 Penn Avenue
Scranton, PA 18503
570-969-9600

William F. Dunstone, Esquire
Oliver, Price & Rhodes
1212 S Abington Road, PO Box 240
Clarks Summit, PA 18411
570-585-1200 (T2-9/25)