

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, FEBRUARY 2, 2024** AT TEN O'CLOCK IN THE FORENOON 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 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 No. 23-CV-2518
WELLS FARGO BANK, N.A. v. ISRAEL
SCHLESINGER A/K/A ISRAEL D.
SCHLESINGER A/K/A ISRAEL DAVID
SCHLESINGER A/K/A ISREAL DAVID
SCHLESINGER owner(s) of property situate in the
CITY OF CARBONDALE, LACKAWANNA
County, PA, being 88 7TH AVENUE,
CARBONDALE, PA 18407
Tax ID #: 05505-050-044
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$47,885.48
Attorneys for Plaintiff:
Brock & Scott, PLLC

SALE 2

By virtue of a Writ of Execution filed to No. 23-CV-761, Wells Fargo Bank, National Association as Trustee for ABFC 2006-OPT3 Trust, Asset Backed Funding Corporation Asset-Backed Certificates, Series 2006-OPT-3 v. Geraldine Healey, owner of property situate in Scranton, Lackawanna County, PA being 513 North Irving Avenue, Scranton, PA 18510-2237.
Front: 27 Depth: 160
Property ID #: 15709050016
Assessed Value Figure: \$89,890
Improvements Thereon:
Residential Real Estate
Attorney: Matthew C. Fallings, Esq.
Sheriff to Collect: \$108,857.53

SALE 3

By virtue of a Writ of Execution filed to No. 23-CV-2901, Lakeview Loan Servicing, LLC v. Amandalee Foster, owner(s) of property situate in Scranton, Lackawanna County, PA, being 2013 Pittston Avenue and 2015 Pittston Avenue a/k/a 2015 Pittston Avenue, Scranton, PA 18505
Property ID#: Parcel 16710020046 & 16710020047
Assessed Value figure: 16710-020-047 \$2,800.00 & 16710-020-046 \$18,000.00
Improvements thereon: Residential property
Attorney: Powers Kim, LLC
Judgment: \$234,035.38

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SALE 4

Robertson, Anschutz, Schneid, Crane & Partners, PLLC, A Florida professional limited liability company, 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054

855-225-6906

Attorneys for Plaintiff

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-EFC3 Plaintiff v. DONALD KILE; MARGARET KILE

Defendants

COURT OF COMMON PLEAS

LACKAWANNA COUNTY NO: 2023-01004

ALL THE FOLLOWING DESCRIBED LOT OF LAND, SITUATE IN THE SECOND WARD OF THE CITY OF SCRANTON, COUNTY OF LACKAWANNA AND STATE OF PA

BEING KNOWN AS: 328 GREEN ST SCRANTON, PA 18508

BEING PARCEL #: 13408020061

PIN: 13408020061

DIMENSIONS: 50 X 150 BLDG & LAND

ASSESSED TOTAL: \$10,200.00

IMPROVEMENTS:

RESIDENTIAL PROPERTY

By: Nicole Rizzo

Nicole Rizzo, Esquire ID No. 332712

Attorney for Plaintiff

SALE 5

By virtue of a Writ of Execution filed to No. 2023 CV 34 The Money Source, Inc. (Plaintiff) vs. Albert R. Smith aka Albert R. Smith, Jr.

(Defendant) owner of property Situate in Township of Lackawanna, LACKAWANNA COUNTY, PA BEING 3332 Birney Avenue, Moosic, PA 18507

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF LACKAWANNA, NOW BOROUGH OF MOOSIC, COUNTY OF LACKAWANNA AND STATE OF PA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE CORNER OF LOTS NOS. 15 AND 17 ON THE NORTH-WEST SIDE OF THE SCRANTON AND PITTSSTON ROAD;

THENCE ALONG LINE OF SAID ROAD SOUTH FIFTY-SEVEN (57) DEGREES WEST, FIFTY (50) FEET TO A CORNER;

THENCE ALONG A LINE BETWEEN LOTS NOS. 17 AND 19, NORTH THIRTY-THREE (33) DEGREES WEST, ONE HUNDRED FORTY-FOUR (144) FEET TO A TWELVE (12) FOOT ALLEY;

THENCE ALONG LINE OF SAID ALLEY, NORTH FIFTY-SEVEN(57) DEGREES EAST FIFTY (50) FEET TO A CORNER;

THENCE ALONG A LINE BETWEEN LOTS NOS. 17 AND 15, SOUTH THIRTY-THREE (33) DEGREES EAST, ONE HUNDRED FORTY-FOUR (144) FEET TO THE PLACE OF BEGINNING.

CONTAINING 7,200 SQUARE FEET OF LAND, BE THE SAME MORE OR LESS.

THE SAID LOT BEING KNOWN AS LOT NO. 17 OF THE FASSOLD HILL SERIES AS LAID OFF FOR THE LACKAWANNA AND SUSQUEHANNA COAL & IRON COMPANY BY FRED HARDEN, A.D. 1871.

SUBJECT TO THE SAME CONDITIONS, EXCEPTIONS AND RESERVATIONS AS ARE CONTAINED IN PRIOR INSTRUMENTS IN THE CHAIN OF TITLE.

DWELLING KNOWN AS: 3332 BIRNEY

AVENUE, MOOSIC, PA 18507.

TAX PARCEL #: 17608040032

Title to said premises is vested in Albert R.

Smith aka Albert R. Smith, Jr. by deed from

ALBERT R. SMITH AND CLAUDETTE A

SCHICK SMITH; HIS WIFE dated October 15, 1982 and recorded October 20, 1982 in Deed Book 1064, Page 185.

(Dimensions of parcel, square footage and/or acreage)

Assessment Map #: 17608040032

Assessed Value figure: \$8,000.00

Improvements thereon:

Residential Dwelling

Attorney: McCabe, Weisberg & Conway, LLC

Sheriff to collect: \$92,179.77

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SALE 6

By virtue of a Writ of Execution filed to No. 16 CV 6249 MTGLQ Investors LP (Plaintiff) vs. Penny T. Gordon and Leroy J. Smith (Defendant), owner(s) of property situate in Borough of Mayfield Lackawanna County, PA being 419 Whitmore Avenue, Jermyn, PA 18433
Dimension: 870 square feet
Property ID#: 07308-020-006
Assessed Value figure: \$5,000.00
Improvements thereon:
Single Family Residential dwelling
Attorney: Jacqueline F. McNally
Sheriff to collect: \$116,271.60

SALE 7

By virtue of Writ of Execution No. US. Bank National Association, not in its individual capacity but solely in its capacity as Indenture Trustee of CIM Trust 2021-NR1 v Angel Marie Cawley, Michael P. Cawley
Docket #: 22CV2150
Property to be sold is situated in the borough/township of Scranton, County of Lackawanna and State of PA.
Commonly known as: 1523 Pittston Avenue, Scranton, PA 18505
Parcel #: 1607020039
Improvements thereon of the residential dwelling or lot (if applicable):
Judgment Amount: \$102,148.62
Attorneys for Plaintiff:
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100
By: S/Dana Marks Dated: June 26,2023
Dana Marks, Esq. (205165)

SALE 8

By virtue of a Writ of Execution No. 2019-03223 WELLS FARGO BANK, N.A. v. SCOTT T. QUICK JR owner(s) of property situate in the SIXTH WARD OF THE BOROUGH OF TAYLOR, LACKAWANNA County, PA, being 101 RINALDI DRIVE, TAYLOR, PA 18517
Tax ID #: 15514010014
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$115,831.90
Attorneys for Plaintiff
Brock & Scott, PLLC

SALE 9

By virtue of a Writ of Execution file to No. 2019-CV-5529, U.S. Bank Trust, N.A. et.al. (Plaintiff) vs. Unknown heirs, successors, assigns, and all persons, firms, and associations claiming right, title, or interest from or under Robert Guancione, deceased, owners of property situate in Thornhurst Township, (Defendant), Lackawanna County, PA, being 343 Hawthorn Street n/k/a 45 Hawthorn Drive, Thornhurst, PA 18424.
Dimensions: 85X180
Property ID #: 24103090004
Assessed Value Figure: \$16,000.00
Improvements thereon: Residential Single Dwelling
Attorney: Patrick J Wesner/Parker McCay PA
Sheriff to collect: \$97,501.18

SALE 10

By virtue of a Writ of Execution filed to No. 18-4439 Community Loan Servicing (Plaintiff) vs. Helen Corrigan (Defendant), owner (s) of property situate in Scranton Lackawanna County, PA being 1827 N. Main Ave
Dimensions: 35 x 175 x 35 x 185
Property ID #: 13412070045
Assessed Value figure: \$16,000.00
Improvements thereon:
Single Family Dwelling
Sheriff to collect: \$155,159.32

SALE 11

By virtue of a Writ of Execution No. 16-CV-1313 The Bank of New York Mellon fka The Bank of New York as Trustee for the Benefit of the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2005-BC4 v. Eric J. Gruzsky and Erin C. Gilgallon owners of property situate in the Lackawanna County, PA, being 215 South Hyde Park Avenue, Scranton, PA 18504-2569
Dimensions: 45 X 121 X 54 X 37 X 58 X 28 X 118
Assessment Map #: 14518050005
Assessed Value figure: \$10,000.00
Improvements thereon:
Residential Dwelling
Attorney: Pincus Law Group, PLLC
Sheriff to collect: \$421,861.14

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SALE 12

By virtue of a Writ of Execution No., U.S. Bank Trust Company, National Association, not in its individual capacity but solely in its capacity as Indenture Trustee of CIM Trust 2023-NR2 v Anita Demeo, Angelo Demeo
Docket #: 2021-05371
Property to be sold is situated in the borough/township of Gouldsboro, County of Lackawanna and State of PA.
Commonly known as: 473 West Creek View Drive, Gouldsboro, PA 18424
Parcel #: 23304020015
Improvements thereon of the residential dwelling or lot (if applicable):
Judgment Amount: \$119,840.92
Attorneys for the Plaintiff:
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100
By: S/Catherine Aponte
Catherine Aponte, Esq. (331180)
Dated: August 10,2023

SALE 13

By virtue of Writ of Execution in Case Number: 20203-CV-3289
U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for Legacy Mortgage Asset Trust 2020-GS2 (Plaintiff) vs. Samuel L. Rivera (Defendant)
Owner of the property situate in the Borough of Blakely, Lackawanna County, PA being 627-629 Crystal Street, Peckville, PA 18452
Dimensions of Parcel 65 X 173
Property ID #: 10316020010
Assessed Value Figure: \$7,400.00
Improvements thereon:
Residential Dwelling
Attorney: Hladik Onorato and Federman, LLP,
Stephen M. Hladik, Esquire 298 Wissahickon Avenue, North Wales, PA 19454
Sheriff to Collect \$109,903.71 plus costs, expenses, attorneys' fees and additional interest.

SALE 14

By virtue of a Writ of Execution filed to No. 2023-02620, Allied First Bank, SB dba Servbank v. Jay H. Hrywnak a/k/a Jay Hrywnak, owner(s) of property situate in Springbrook Township, Lackawanna County, PA, being 1487 State Route 502, Springbrook Township, PA 18444.
Property ID #: 21103010016
Assessed Value figure: \$19,000.00

Improvements thereon:
Residential property
Attorney: Powers Kim, LLC
Sheriff to collect: \$135,764.37

SALE 15

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
A Florida professional limited liability company
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906
Fax: (866) 381-9549
Attorneys for Plaintiff
MORTGAGE ASSETS MANAGEMENT, LLC
Plaintiff v. KENNETH T. F. SMALL; DIANN L. SMALL Defendants
COURT OF COMMON PLEAS
LACKAWANNA COUNTY NO: 2023-02298
ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP OF CLIFTON, COUNTY OF LACKAWANNA AND COMMONWEALTH OF PA:
BEING KNOWN AS: 401 PACKANACK DR GOULDSBORO, PA 18424
BEING PARCEL #: 23304180025
DIMENSIONS: 100x218 BLDG & LAND IMPROVEMENTS:
RESIDENTIAL PROPERTY
By: Nicole Rizzo
Nicole Rizzo, Esq, ID No. 332712
Attorney for Plaintiff

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SALE 16

By virtue of a Writ of Execution filed to No. 23-CV-1419
1900 CAPITAL TRUST II, BY US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS CERTIFICATE TRUSTEE vs. LINDA GRZYBOWSKI, SOLELY IN HER CAPACITY AS HEIR OF FRANCES ESOLEN, DECEASED and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER FRANCES ESOLEN, DECEASED, owners of property situate in the Borough of Mayfield, Lackawanna County, PA being 627 Penn Ave, Jermyn, PA 18433
Property ID #: 07405040004
Assessed Value Figure: \$3,500.00
Improvements Thereon:
Residential Property
Attorney: Jill M. Fein, Esquire Hill Wallack, LLP
Sheriff to collect: \$106,997.69 plus interest at the per diem rate of \$12.13 from 10/1/23 to sale date. THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE BOROUGH OF MAYFIELD, COUNTY OF LACKAWANNA, AND COMMONWEALTH OF PA, TO WIT: ALL THAT CERTAIN PARCEL OF LAND IN THE BOROUGH OF MAYFIELD, LACKAWANNA COUNTY, COMMONWEALTH OF PA BEING THE SAME FEE SIMPLE PROPERTY CONVEYED BY DEED FROM Concetta Lemoncelli and Frances Esolen by Deed dated April 25, 2005 and recorded May 5, 2005 in the County of Lackawanna as Instrument No. 200511550 conveyed unto Frances Esolen. The said Frances Esolen departed this life on April 2, 2018.

SALE 17

By virtue of a Writ of Execution filed to No. 22cv1190, Reverse Mortgage Funding LLC vs. Unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Leona Jeffrey, deceased; Tammie McLain, known heir of Leona Jeffrey, deceased; Gary Malcolm, known heir of Leona Jeffrey, deceased; Richard Malcolm, known heir of Leona Jeffrey, deceased; Thomas Jeffrey, known heir of Leona Jeffrey, deceased; Ronald Jeffrey, known heir of Leona Jeffrey, deceased; Craig Jeffrey, know

heir of Leona Jeffrey, deceased, Lisa Jones, known heir of Leona Jeffrey, deceased, owner(s) of property situated in Township of Springbrook, Lackawanna County, PA being RD 4 Box 4195 Brook Lane, Moscow, PA 18444.

Assessment Map#: 19704030019
Assessed Value Figure: \$12,500.00
Improvement Thereon:
A residential dwelling
Attorney: Christopher A. DeNardo, Esq
Sheriff to collect: \$196,751.40

SALE 18

By virtue of Writ of Execution filed to No. 19-6197, U.S. Bank National Association, not in its individual capacity but solely as legal title trustee for RMTP Trust, Series 2021 Cottage-TT-V vs. Thomas J. Mancuso.
Docket #: 2019-06197
Property to be sold is situated in the borough/township of Peckville, County of Lackawanna and State of Pennsylvania. Commonly known as: 1230 Main Street, Peckville, PA 18452.
Parcel #: 1031602002601
Judgment Amount: \$162,829.84
Attorneys for Plaintiff:
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100
By: S/Catherine Aponte, Esq
Dated: August 15, 2023

SALE 19

By virtue of a Writ of Execution filed to No. 2022-02768, U.S. Bank National Association, as trustee for Specialty Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates, Series 2007-AB1 vs. Bryan Kerak, owner(s) of property situate in the Township of Greenfield, Lackawanna County, PA, being 130 Opeil Rd, Jermyn, PA 18433.
Tax ID#: 03104-020-002
Improvements thereon:
Residential dwelling
Judgment Amount: \$154,776.15
Attorneys for Plaintiff:
Brock & Scott, PLLC

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SALE 20

By virtue of a Writ of Execution filed to No. 22 CV 3121, Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2006-HE3, Mortgage Pass-Through Certificates, Series 2006-HE3 vs. Jared m. Zenobi and Kimberly L. Steinruck, owner of property situate in the Borough of Mayfield, Lackawanna County, PA, being 153 5th Street, Mayfield, PA 18433.
Front: 100, Depth: 150
Property ID#: 07308010006
Assessed Value Figure: \$32,000.00
Improvements Thereon:
Residential Real Estate
Attorney: Matthew C. Fallings, Esq
Sheriff to collect: \$124,676.98

SALE 21

By virtue of a Writ of Execution in Case Number 2019-06082, Partners for Payment Relief DE IV, LLC (Plaintiff) vs. Lora A. Holbert (Defendant), owner of property situate in the Borough of Olyphant, Lackawanna County, PA, being 409 Church Street, Olyphant, PA 18447.
Dimensions of Parcel: 30x30
Property ID#: 11411010012
Assessed Value Figure: \$7,000.00
Improvements Thereon:
Residential Dwelling
Attorney: Hladik Onorato & Federman, LLP, Stephen M. Hladik, Esq
298 Wissahickon Avenue, North Wales, PA 19454
Sheriff to collect: \$9,146.87 plus costs, expenses, attorney's fees and additional interest.

SALE 22

By virtue of a Writ of Execution filed to No. 22-CV-3438, Rocket Mortgage, LLC F/K/A Quicken Loans, LLC F/K/A Quicken Loans Inc. vs. The Unknown Heirs of Joseph R. Nemetz, Deceased, owner of property situate in Borough of Olyphant, Lackawanna County, PA, being 141 West Line Street, Olyphant, PA 18447.
Assessment Map#: 11418050012
Assessed Value Figure: \$4,500.00
Improvements Thereon:
A residential dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$114,331.22

SALE 24

By virtue of a Writ of Execution No. 2020 CV 644, Wells Fargo Bank, N.A. vs. Jenni Hayman A/K/A Jenni L Hayman, in her capacity as executrix and devisee of the estate of Margaret C. Cech A/K/A Margaret Cecilia Cech A/K/A Margaret Cech; Katrina Morrison A/K/A Katrina M. Morrison, in her capacity as devisee of the estate of Margaret C. Cech A/K/A Margaret Cecilia Cech A/K/A Margaret Cech; Michael Morrison A/K/A Michael B. Morrison in his capacity as devisee of the estate of Margaret C. Cech A/K/A Margaret Cecilia Cech A/K/A Margaret Cech; Timothy Morrison, in his capacity as devisee of the estate of Margaret C. Cech A/K/A Margaret Cecilia Cech A/K/A Margaret Cech; Noreen Townsend, in her capacity as devisee of the estate of Margaret C. Cech A/K/A Margaret Cecilia Cech A/K/A Margaret Cech, owner(s) of property situate in the City of Scranton, Lackawanna County, PA, being 1715 Brick Avenue A/K/A 1715 Brick Avenue L29, Scranton, PA 18508.
Tax ID#: 134.08-020-033
Improvements Thereon:
Residential Dwelling
Judgment Amount: \$72,612.97
Attorneys for Plaintiff:
Brock & Scott, PLLC

SALE 25

By virtue of a Writ of Execution filed to No. 2023-03009, Rocket Mortgage, LLC F/K/A Quicken Loans, LLC F/K/A Quicken Loans Inc. vs. Kristen E. Smith, 9 Dixon Avenue, Carbondale, PA 18407, owner of property situate in City of Carbondale, Lackawanna County, PA, being known as 9 Dixon Avenue, Carbondale, PA 18407.
Property ID#: 04518030054; 04518030055
Assessed Value Figure: \$0.00
Improvements Thereon:
Single family residence
Attorney: Richard M. Squire & Associates, LLC
Sheriff to collect: \$2,000.00

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SALE 26

By virtue of a Writ of Execution filed to No. 2023-01198, Nationstar Mortgage LLC vs. Flor Gonzalez a/k/a Flor Gonzalez Jr.; Luz Gonzalez a/k/a Luz M. Gonzales, owner(s) of property situated in Fourth Ward of the Borough of Moosic, Lackawanna County, PA, being 3718 Wylam Avenue, Moosic, PA 18507. Assessment Map#: 17611030005 Assessed Value Figure: \$12,000.00 Improvement Thereon:
A residential dwelling
Attorney: Samantha Gable, Esq
Sheriff to collect: \$137,423.00

SALE 27

By virtue of a Writ of Execution No. 2020-01120, Wells Fargo Bank, N.A. S/B/M Wachovia Bank, National Association vs. Jennifer J. Bogdanski, in her capacity as successor in trust, under the Bogdanski living trust, and as heir to Joan D. Bogdanski, deceased, unknown heirs, successors, assigns and all persons, firms or associations claiming right, title, or interest from or under Joan D. Bogdanski, deceased, unknown successors in trust, under the Bogdanski living trust, owner(s) of property situate in the City of Scranton, Lackawanna County, PA, being 913 Acker Avenue, Scranton, PA 18504. Tax ID#: 15614010061 Improvements Thereon:
Residential Dwelling
Judgment Amount: \$53,548.81
Attorneys for Plaintiff:
Brock & Scott, PLLC

SALE 28

By virtue of a Writ of Execution filed to No. 23CV1006, Click N' Close, Inc. f/k/a Mid America Mortgage, Inc. vs. Brian Stevenson and Marjer, Inc., owners of property situate in Borough of Archbald, Lackawanna County, PA, being 133 South Main, Archbald, PA 18403. Tax Parcel#: 10412-030-001 Title to said premises is vested in Brian Stevenson and Marjer, Inc. by deed from Tax Claim Bureau of Lackawanna County, PA, trustee dated December 1, 2017 and recorded December 28, 2017 in instrument number 201721214. Assessment Map#: 10412-030-001 Assessed Value Figure: \$7,500.00 Improvements Thereon:
Residential Dwelling

Attorney: McCabe, Weisberg & Conway, LLC
Sheriff to Collect: \$131,229.27

SALE 29

All that certain piece or parcel or Tract of land situate in the Borough of Jermyn, Lackawanna County, PA, and being known as 546-548 Madison Avenue, Jermyn, PA 18433
TAX MAP AND PARCEL #: 07316-050-00700
THE IMPROVEMENTS THEREON ARE:
Residential Dwelling
REAL DEBT: \$90,555.02
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Gary Noldy Jr.
McCabe, Weisberg & Conway, LLC
1420 Walnut Street, Suite 1501
Philadelphia, PA 19102

SALE 30

Robertson, Anschutz, Schneid, Crane & Partners, PLLC, A Florida professional limited liability company, 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054
(855) 225-6906
Attorneys for Plaintiff
DLJ MORTGAGE CAPITAL, INC Plaintiff v. SUNSHINE SEMENZA, IN HER CAPACITY AS HEIR OF BRIAN DAVID RINK A/K/A BRIAN RINK; HEATH COWING, IN HIS CAPACITY AS HEIR OF BRIAN DAVID RINK A/K/A BRIAN RINK; ALEXIS RINK, IN HER CAPACITY AS HEIR OF BRIAN DAVID RINK A/K/A BRIAN RINK; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BRIAN DAVID RINK A/K/A BRIAN RINK Defendant(s)
COURT OF COMMON PLEAS
LACKAWANNA COUNTY NO: 2022-02855
ALL THAT CERTAIN PART OF LOT, PIECE OR PARCEL OF LAND SITUATE, IN THE BOROUGH OF OLD FORGE, COUNTY OF LACKAWANNA AND STATE OF PA. BEING KNOWN AS: 139 DRAKES LANE OLD FORGE, PA 18518
BEING PARCEL #: 18407020013
DIMENSIONS: 49X170X59X170
TOTAL VALUE: \$6,000
IMPROVEMENTS:
RESIDENTIAL PROPERTY
By: Nicole Rizzo
Nicole Rizzo, Esq ID #332712

LACKAWANNA JURIST

SALE 31

By virtue of a Writ of Execution filed to No. 23-CV-987, HOF 1 Grantor Trust 5 vs. Regis Capital Group LLC, owner of the property situate in the 4th Ward, City of Scranton, Lackawanna County, PA, being 219 North Bromley Avenue Rear, Scranton, PA 18504, approximately 3,485 sq. ft. lot
Property ID #: 14514020070
Assessed Value figure: \$7,500
Improvements thereon:

Residential dwellings
Attorney: Sarah A. Elia, Esq., Weber Gallagher, 2000 Market Street, 13th Floor, Philadelphia, PA 19103, (267)295-3364
Sheriff to collect: \$72,370.20

SALE 32

By virtue of a Writ of Execution filed to No. 2023-CV-2111, The Fidelity Deposit and Discount Bank, Plaintiff, vs. Mark Oressey and Kelly Oressey, Defendants and Owners of the property situate in the City of Scranton, Lackawanna County, PA, being known as 1818-1820 Swetland Street, Scranton, PA 18504. The Dimensions of the property are 90' x 116' more or less.
Property ID #: 14509030020
Assessed Value: \$15,000.00
Improvements Thereon:
Residential Single Dwelling
Attorney: Rocco Haertter, Esq
Sheriff to Collect: \$55,769.07

SALE 33

BY VIRTUE of a Writ of Execution filed to No. 2022-04021
Plaintiff: MIDFIRST BANK Vs. Defendant(s): KIMBERLY EVERETT, SHANE EVERETT, SHAUNA EVERETT, THOMAS EVERETT, JR., CHRISTINE EVERETT, HEATHER KILMER, TIMOTHY PETERSON and JEFFREY WRIGHT, KNOWN HEIRS OF THOMAS E. EVERETT, DECEASED, and THE UNKNOWN HEIRS OF THOMAS E. EVERETT, DECEASED; and THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT,
Real Estate: 341 East Locust Street Rear, Scranton, PA 18505
Municipality: City of Scranton Lackawanna County, PA
Dimensions: 39x50x40x9x2x41
See Instrument: 2007-28544
Assessment Map: 156.19-010-049

Assessed Value: \$7,000

Improvements thereon:
A residential dwelling house
Attorney: Leon P. Haller, Esq
Purcell, Krug & Haller
Sheriff to collect: \$57,323.37 (Total amount of Judgment)*
*With costs, interest, late charges and taxes, etc. as may accrue.

SALE 34

By virtue of a Writ of Execution filed to No. 23-3067 MCLP Asset Co (Plaintiff) vs Betty L. Zapp (Defendant), owner(s) of property situate in Moosic Lackawanna County, PA being 720 Minooka Ave. Dimensions: 50X85
Property ID #: 18509030013
Assessed Value figure: \$8,000
Improvements thereon:
Single Family Dwelling
Attorney: Jacqueline F. McNally
Sheriff to collect: \$239,920.34

SALE 35

By virtue of a Writ of Execution filed to No. 2023-00827 PNC Bank, National Association v Massiel G. Hewitt, AKA Massiel Hewitt owner(s) of property situate in City of Scranton, Lackawanna County, PA being 286 Meridian Avenue, Scranton, PA 18504
Dimensions: 40X150 BLDG & LAND
Property ID #: 1560603000108
Assessed Value Figure: \$11,000.00
Improvements thereon:
single family dwelling
Attorney: Katherine M. Wolf, Esq; Meredith H. Wooters, Kimberly J. Hong, Michael E. Carleton, Alyk L. Oflazian, Cristina L. Connor and Ed E. Qaqish
Sheriff to collect: \$108,082.33

LACKAWANNA JURIST

SALE 36

By virtue of a Writ of Execution filed to No. 2022-04536 US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST vs. JOHN LONGO, owner(s) of property situate in BOROUGH OF DICKSON, Lackawanna County, PA. Being: 271 Poplar Street, Dickson City, PA 18519
Assessment Map #: 12412010002
Assessed Value Figure: \$9,000.00
Improvements thereon:
A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$122,373.14
ALL the surface or right of soil only of that certain lot, piece or parcel or tract of land, situate, lying and being in the First Ward, Borough of Dickson City, County of Lackawanna, and State of PA

SALE 37

BY VIRTUE OF A WRIT OF EXECUTION, filed to Docket No. 23-CV-1846 Peoples Security Bank & Trust Company v. Benjamin Shawiak, et al.
Benjamin Shawiak and Marcu Shawiak, last known heirs of Mary Susan DeFazio, Deceased, and the Unknown Heirs of Mary Susan DeFazio, Deceased, are the owners of the property situate within the City of Scranton, County of Lackawanna, and Commonwealth of PA, Being a street address of: 310 South Keyser Avenue, Lackawanna County, Scranton, PA 18504
Assessment Map/Parcel/Plate #: 14404-010-019
Instrument #: 201409147
Pin Verification #: 14404-010-019
Assessed Value Figure: \$7,580.00
Improvements Thereon:
Residential-Single Dwelling
Attorney: JAMES T. SHOEMAKER, Esq
HOURIGAN, KLUGER & QUINN, PC
600 Third Avenue
Kingston, PA 18704
jshoemaker@hkqlaw.com
(570) 287-3000
Sheriff to collect: \$87,162.93 (plus accrued interest, attorney's fees, and costs)

SALE 38

By virtue of a Writ of Execution filed to No. 19 CV 7332 U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust vs. Rosemarie Ciocca, owner(s) of property situate in Scranton City Lackawanna County, PA being 305-307 South Hyde Park Avenue, Scranton, PA 18504
Dimensions: 50 x 93 x 50 x 104 BLDG & LAND
Property ID #: 15605050039
Assessed Value figure: \$11,000.00
Improvements thereon:
Residential Multi Dwelling
Attorney: Roger Fay, Esq
Sheriff to collect: \$113,453.54*
*plus escrow advances and costs of collection, including reasonable attorney fees, title fees, property valuation fees and property preservation fees, will continue to accrue through the date of sale.

SALE 39

By virtue of a Writ of Execution filed to No. 22-4687, WELLS FARGO BANK, N.A. v. Michael Bilko, owner(s) of property situate in City of Carbondale, County of Lackawanna, and Commonwealth of PA, being 14 Canaan Street, Carbondale, PA 18407.
Property ID #: 04518030002
Assessed Value figure: \$10,000.00
Improvements thereon: Residential property
Attorney: Powers Kim, LLC
Sheriff to collect: \$59,286.07

LACKAWANNA JURIST

SALE 40

Robertson, Anschutz, Schneid, Crane & Partners, PLLC, A Florida professional limited liability company, Attorneys for Plaintiff, 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054 855-225-6906

CITIMORTGAGE, INC. Plaintiff v. ROBERT T. MCNEISH Defendant(s)

COURT OF COMMON PLEAS

LACKAWANNA COUNTY NO: 2023-01890

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE SECOND

WARD OF THE CITY OF SCRANTON,

LACKAWANNA COUNTY, PA:

BEING KNOWN AS: 1108 N SUMNER AVE SCRANTON, PA 18508

BEING PARCEL #: 13419030059

DIMENSIONS: 25 X 100 BLDG & LAND

ASSESSED TOTAL: \$5,500

IMPROVEMENTS:

RESIDENTIAL PROPERTY

By: Nicole Rizzo

Nicole Rizzo, Esq ID #332712

Dimensions: 40x162

Instrument #: 201116682

Assessment Map#: 15620-070-036

Assessed Value: \$12,000.00

Improvements thereon:

A residential dwelling house

Attorney: Leon P. Haller, Esq

Purcell, Krug & Haller

Sheriff to collect: \$241,099.80 (Total amount of Judgment)*

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

SALE 43

By virtue of a Writ of Execution filed to No. 22 CV 698, Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. vs. Shelly Wyatt, owner(s) of property situate in Borough of Olyphant, Lackawanna County, PA, being 620 Sanderson Avenue, Olyphant, PA 18447.

Assessment Map#: 11418040001

Assessed Value: \$7,500.00

Improvements thereon:

A residential dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$96,100.36

SALE 41

Robertson, Anschutz, Schneid, Crane & Partners, PLLC, Florida professional limited liability company, 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054

(855) 225-6906

Fax: (866) 381-9549

Attorneys for Plaintiff

MID-ISLAND MORTGAGE CORP. Plaintiff

v. CAITLIN A. FULLAM Defendant(s)

COURT OF COMMON PLEAS

LACKAWANNA COUNTY NO: 2023-02529

ALL THOSE CERTAIN LOTS OR PIECES

OF GROUND SITUATE IN THE THIRD

WARD, CITY OF CARBONDALE, COUNTY

OF LACKAWANNA AND STATE OF PA:

BEING KNOWN AS: 118 S CHURCH ST

CARBONDALE, PA 18407

BEING PARCEL #: 05509040061

DIMENSIONS: 76x75x32x100

IMPROVEMENTS:

RESIDENTIAL PROPERTY

By: Nicole Rizzo

Nicole Rizzo, Esq ID #332712

SALE 44

By virtue of a Writ of Execution No. 2022-01491, The Bank of New York Mellon fka The Bank of New York, as trustee for the certificate holders of the CWALT, Inc., Alternative Loan Trust 2006-OC10, Mortgage Pass-Through Certificates, Series 2006-OC10 vs. Bernie Hartman and Kristy Hartman, owners of property situate in Lackawanna County, PA, being 523 N. Rebecca Avenue, Scranton, PA 18504.

Dimensions: 25x143

Assessment Map#: 14510010063

Assessed Value: \$8,000.00

Improvements thereon:

Residential dwelling

Attorney: Pincus Law Group, PLLC

Sheriff to collect: \$106,586.34

SALE 42

By virtue of a Writ of Execution filed to No. 16 CV 7108, Pennsylvania Housing Finance Agency vs. Sandzhar Dagiyarov.

Real estate: 828-830 Alder Street, Scranton, PA

18505, City of Scranton, Lackawanna County, PA.

LACKAWANNA JURIST

SALE 45

By virtue of a Writ of Execution to No. 2023-CV-1933, The Fidelity Deposit and Discount Bank, Plaintiff, vs. Robert Butchkavitz, Defendant, and owner of the property situate in the City of Scranton, Lackawanna County, PA, being known as 624 Fellows Avenue, Scranton, PA 18504, a/k/a 624 Fellows Street, Scranton, PA 18504.

Dimensions: 160x128x160x125 feet more or less

Property ID#: 15610-020-02201

Assessed Value: \$36,750.00

Improvements thereon:

Commercial structure

Attorney: Rocco Haertter, Esq

Sheriff to collect: \$104,178.79

SALE 46

By virtue of a Writ of Execution filed to No. 23-CV-941, PS Funding, Plaintiff, vs. 919 Quincy LLC, Defendant, owner of the property situate in the City of Scranton, Lackawanna County, Commonwealth of PA, being 919-921 Quincy Avenue, Scranton, PA 18510.

Control #: 340-51336

Dimensions: 40x160, LI&C Town Plot L 18 B 245, W-09 B-004 L-007 P-032

Property ID#: 14670020046

Assessed Figure: \$15,000.00

Improvements thereon:

Residential Multi Dwelling, none

Attorney: John J. Winter, Esq, Chartwell Law

Sheriff to collect: \$124,295.68

SALE 47

By virtue of a Writ of Execution filed to No. 2021-04170, Reverse Mortgage Solutions, Inc. vs. Lisa Hudak solely in her capacity as heir of John Hudak, deceased, the unknown heirs of John Hudak, deceased, and Paul Hudak solely in his capacity as heir of John Hudak, deceased, owner(s) of property situate in the Borough of Olyphant, Lackawanna County, PA, being 134 South Valley Avenue, Olyphant, PA 18447.

Assessment Map#: 11414020011

Assessed Value Figure: \$9,000.00

Improvements thereon:

A residential dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$46,608.85

SALE 48

By virtue of a Writ of Execution filed to No. 23-CV-1694, Pennsylvania Housing Finance Agency vs. Kerry A. Mullen-Rupe, administratrix of the estate of Carla Mullen, deceased.

Real Estate: 287 R Main Street, Olyphant, PA 18447

Municipality: Lackawanna County, PA

Dimensions: 50x91x52x105

See Instrument: 2017-09415

Assessment Map#: 09304030004

Assessed Value: \$6,000.00

Improvements thereon:

A residential dwelling house

Attorney: Leon P. Haller, Esq

Purcell, Krug & Haller

Sheriff to collect: \$89,054.51 (Total amount of Judgment)*

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

SALE 49

By virtue of a Writ of Execution to No. 23-3278, CWS Investments, Inc. vs. Michelle McDermott, owner of property situate in the City of Scranton, Lackawanna County, PA, being 1208 Watson Street, Scranton, PA 18504.

Dimensions: 40x145 Bldg & Land

Property ID#: 15613-020-044

Assessed Value Figure: \$7,600.00

Improvements thereon:

A single dwelling

Attorney: Jillian Nolan Snider, Esq

Sheriff to collect: \$55,398.55 plus costs

SALE 50

Robertson, Anschutz, Schneid, Crane & Partners, PLLC, A Florida professional limited liability company, 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054

(855) 225-6906

Fax: (866) 381-9549

Attorneys for Plaintiff

Specialized Loan Servicing, LLC vs. Deborah

Glenicki, in her capacity as heir of Peter J.

Glenicki, Jr., unknown heirs, successors,

assigns, and all persons, firms or associations

claiming right, title or interest from or under

Peter J. Glenicki, Jr.

All those certain lots or pieces of ground situate in the Township of Ransom, County of Lackawanna and state of PA, being known as 1030 Lookout Drive a/k/a RR1 1030 Lookout Drive, Scranton, PA 18504.

LACKAWANNA JURIST

BEING PARCEL #: 1440102000201
DIMENSIONS: 1.005 A Bldg & Land
IMPROVEMENTS:
Residential property
By: Nicole Rizzo
Nicole Rizzo, Esq ID #332712

SALE 51

By virtue of a Writ of Execution filed to No. 2019-04405, MCLP Asset Company, Inc. vs. Joseph M. Menichiello and Susan E. Menichiello, owner(s) of property situate in Borough of Clarks Summit, Lackawanna County, PA, being 526 Griffin Pond Road, Clarks Summit, PA 18411.
Dimensions: 1.2 acres
Property ID#: 09102010024
Assessed Value Figure: \$15,800.00
Improvements thereon:
Residential dwelling
Attorney: Roger Fay, Esq
Sheriff to collect: \$299,752.39*
*Plus escrow advances and costs of collection, including reasonable attorney fees, title fees, property valuation fees, property preservation fees, and costs, accruing from 11/27/19 through the date of sale.

SALE 52

By virtue of a Writ of Execution filed to No. 2023-01674, Mortgage Assets Management, LLC vs. Ellen Bolock, solely in her capacity as known heir of Sally A. Bingham, now deceased and Kathy Rowinski, solely in her capacity as known heir of Sally A. Bingham, now deceased and Robert Bingham and Sally A. Bingham and the unknown heirs of Sally A. Bingham, owner of property situate in the Borough of Taylor, Lackawanna County, PA, being 405 West Hospital Street, Taylor, PA 18517.
Front: 50, Depth: 100
Property ID#: 1760502000300
Assessed Value Figure: \$18,000.00
Improvements thereon: Residential
Attorney: Matthew C. Fallings, Esq
Sheriff to collect: \$171,871.54

SALE 53

By virtue of a Writ of Execution filed to No. 2021-03982, MCLP Asset Company, Inc. vs. Brian P. McLaughlin, owner(s) of property situate in Old Forge Borough, Lackawanna County, PA, being 115 Thomas Street, Old Forge, PA 18518.
Property ID#: 175.11-2-34

Assessed Value Figure: \$5,000.00
Improvements thereon:
Residential dwelling
Attorney: Roger Fay, Esq
Sheriff to collect: \$115,706.64*
*Plus accruing escrow advances and costs of collection, including reasonable attorney fees, title fees, property valuation fees, property preservation fees, court costs and costs, from 04/19/22 to the date of the sheriff's sale.

SALE 54

By virtue of a Writ of Execution filed to No. 2023-00557, U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for REO Trust 2017-RPLI vs. Michael Maskal and Shannon Maskal, owners of property situate in City of Scranton, Lackawanna County, PA, being known as 1403 Bryn Mawr Street, Scranton, PA 18504.
Property ID#: 15609-030-004
Assessed Value Figure: \$0.00
Improvements thereon:
Single family residence
Attorney: Richard M. Squire & Associates, LLC
Sheriff to collect: \$2,000.00

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 MARCH 2, 2024 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**

OCTOBER 30, 2023

LACKAWANNA JURIST

ESTATES

First Notice

TINA ADORANTO, deceased, late of Clarks Summit, PA (died April 30, 2023). Letters of Administration having been granted, all persons having claims or demands against the estate of the decedent shall make them known and present them, and all persons indebted to the decedent shall make payment thereof to Barbara Snyder, Administratrix, or to Raymond W. Ferrario, Attorney for the Estate, Suite 528, Scranton Life Building, 538 Biden Street, Scranton, PA 18503-1816. **RAYMOND W. FERRARIO, P.C.**

WALTER J. BARRHIGHT, Lackawanna County, Pennsylvania, who died November 19, 2023, 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 Barbara Conniff, Executor, c/o Attorney Scott Lynett, The Law Office of Scott Lynett, 310 Penn Avenue, Scranton, Pennsylvania 18503.

NOTICE is hereby given that Letters of Administration have been granted in the **ESTATE OF CATHERINE ANN BECKISH, a/k/a KATHRYN A. BECKISH**, late of the City of Scranton, Lackawanna County, who died October 29, 2023. All persons indebted to said Estate are requested to make payment and those having claims to present the same, without delay, to the Administrator, **ALBERT FINO**, and his Attorneys, **SAPORITO, FALCONE & WATT**, 48 SOUTH MAIN STREET, PITTSTON, PA 18640.

ESTATE OF MELISSA BENTLER, late of the City of Scranton, Lackawanna County, Pennsylvania, (died August 4, 2023). Notice is hereby given that Letters of Administration have been issued to Erik Jerome Bentler, Administrator. **MARIANNE M. STIVALA, ESQUIRE, BRIAN J. CALI & ASSOCIATES**, 103 EAST DRINKER STREET, DUNMORE, PENNSYLVANIA 18512.

NOTICE is hereby given that Letters Testamentary have been granted in the **ESTATE OF DELORES CREA**, late of Scranton, Lackawanna County, who died November 12, 2023. All persons indebted to said Estate are requested to make payment and those having claims to present the same without delay to the Executrix, **Ariene Burns**, and her Attorney, **DAVID CHERUNDOLO, ESQUIRE**, 410 JEFFERSON AVENUE, SCRANTON, PA 18510.

ESTATE OF JOHN A. GLUCKSNIS late of the Township of South Abington, PA (died November 29, 2023). Letters Testamentary on the above estate have been granted, all persons having claims and demands against the estate of the above decedent shall make them known and present them; all of the persons indebted to the said decedent shall make payment thereof without delay to: **Michael McLane**, 128 Jennifer Drive, North Abington Twp., PA 18414, or **Patrick J. Lavelle, Esq.**, 715 N. State Street, Clarks Summit, PA 18411. **PATRICK J. LAVELLE, ATTORNEY FOR THE ESTATE**

RE: ESTATE OF ANDREA HAIGHT a/k/a ANDREA K. HAIGHT, late of Covington Township, County of Lackawanna, and State of Pennsylvania, deceased, who died on the 30th day of June, 2023. Letters of Administration having been granted to File No. 35-23-01587, all persons having claims or demands against the estate of the decedent shall make them known and present them, and all persons indebted to the decedent shall make payment thereof without delay to **Judah Whitney**, 218 Center St., Covington Twp., PA, 18424, or to **Mattes & Mattes, P.C.**, 201 West Main Street, P.O. Box 222, Dalton, PA 18414.

ESTATE OF ELEANOR KASPER, late of Scranton, Lackawanna County, Pennsylvania. Letters Testamentary on the above estate having been granted to **David Kasper**, all persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to him c/o **Joseph Kosierowski, Esq.**, 400 Broad Street, Milford, Pennsylvania 18337.

Notice is hereby given that Letters of Administration have been granted to **Pearl Olenick, Administratrix of the ESTATE OF ELEANOR M. KRUL a/k/a ELEANOR KRUL**, late of Scranton, PA, who died on October 3, 2023. All persons indebted to the Estate are required to make payment and those having claims or demands are to present the same without delay to the Administratrix or to **Raymond C. Rinaldi, II, Esquire, Rinaldi & Poveromo, P.C.**, P.O. Box 826, Scranton, PA, 18501.

IN RE: ESTATE OF ROSEMARY J. LOGAN, late of Dickson City, Pennsylvania, (died October 4, 2023). Letters 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 **Thomas J. Logan**, Personal Representative, or to **Joan Guari, Esquire of the Toczydowski Law Office**, 723 North Main Street, Archbald, PA 18403.

ESTATE OF DOROTHY J. MCLAIN, LATE OF SPRINGBROOK TOWNSHIP, LACKAWANNA COUNTY, PA (DIED October 9, 2023), **Randy McLain**, Executor, or to **Donald J. Frederickson, Jr., Esquire, KOBAL & FREDERICKSON**, Attorneys for the Estate, 435 Main Street, Moosic, PA, 18507-1017.

ESTATE OF ELIZABETH MULHERIN a/k/a ELIZABETH D. MULHERIN late of Scranton, Lackawanna County, Pennsylvania (died December 18, 2022). Notice is hereby given that Letters Administration have been issued to **John R. Mulherin**, 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 Estate of **ELIZABETH MULHERIN a/k/a ELIZABETH D. MULHERIN**, c/o **John J. McGee**, Attorney for the Estate, PO Box 3298, Scranton, PA 18505.

Notice is hereby given that Letters of Testamentary have been granted in the **ESTATE EDWARD ANTHONY PISARCIK**. Late of Throop, 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 the Executrix, **Colleen Pisarcik** of 621 Kossuth Street, Throop, PA 18512.

LACKAWANNA JURIST

ESTATE OF RICHARD POTRZUSKI, late of the Borough of Moosic, Lackawanna County, Pennsylvania, (died November 13, 2023). Notice is hereby given that Letters of Administration have been issued to Melanie Potrzuski, Administrator. **MARIANNE M. STIVALA, ESQUIRE, BRIAN J. CALI & ASSOCIATES, 103 EAST DRINKER STREET, DUNMORE, PENNSYLVANIA 18512.**

ESTATE OF ELIZABETH L. SCHUMACHER late of the Borough of Clarks Summit, PA (died December 5, 2023). Letters Testamentary on the above estate have been granted, all persons having claims and demands against the estate of the above decedent shall make them known and present them; all of the persons indebted to the said decedent shall make payment thereof without delay to: Marie E. Genuario, 205 Acoma Lane, Collegeville, PA 19426, or Patrick J. Lavelle, Esq., 715 N. State Street, Clarks Summit, PA 18411. **PATRICK J. LAVELLE, ATTORNEY FOR THE ESTATE**

ESTATE OF ROBERT L. WEITZEL, Late of the Borough of Moscow, Lackawanna County, Commonwealth of Pennsylvania (died December 11, 2023) Administrator CTA, **CHARLES WEITZEL, Smith & Smith Group, PLLC, Attorney for the Estate, 10491 Ben C. Pratt/6 Mile Cypress Pky., Box 256, Ft. Myers, Florida 33966. (570-815-5447)**

ESTATE OF JoANN M. YAKMOVITZ a/k/a JOANNE M. YAKMOVITZ, late of Mayfield, Pennsylvania (Died: November 26, 2023). **JEAN ANN BLACK, Executrix or Albert E. Nicholls, Jr., Attorney for the Estate, 1421 E. Drinker Street, Dunmore, Pennsylvania 18512. HUGHES, NICHOLLS & O'HARA, By: Albert E. Nicholls, Jr., Esquire**

ESTATE OF ALAN E. YEARING, a/k/a ALAN YEARING, late of Scranton, Lackawanna County, Pennsylvania (died September 22, 2023). Personal Representatives are Carol Snyder, 187 Columbus Drive, Archbald, PA 18403 and Paul Yearing, 414 Corner Street, Dunmore, PA 18512. Attorney for the Estate is Nancy M. Barrasse, Esquire, 224 Adams Avenue, Scranton, Pennsylvania 18503.

Second Notice

CHARLES E. BABCOCK A/K/A CHARLES BABCOCK, Deceased. Late of Scranton City, Lackawanna County. D.O.D. 12/17/21. Letters of Admin. 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 David K. Inscho, Esq., 1525 Locust St., Phila., PA 19102. Atty.: David K. Inscho, Kline & Specter, PC

ESTATE OF ROBERTA LENORE BUSH A/K/A ROBERTA BUSH, late of Clarks Summit, Lackawanna County, Pennsylvania (died November 10, 2023). Letters of Administration having been granted, all persons having claims or demands against estate of decedent shall make them known and present them, and all persons indebted to said decedent shall make payment thereof without delay to Jacqueline Bush Holcomb, Executor, 309 Summit Avenue, Clarks Summit, Pennsylvania 18411 or to Jenna Kraycer Tuzze, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, Clarks Summit, Pennsylvania 18411.

RE: ESTATE OF BETTY J. FREETHY, late of Clarks Summit, Pennsylvania (died November 13, 2023). Letters Testamentary in the above estate having been granted, all persons having claims or demands against estate of decedent shall make them known and present them, and all persons indebted to said estate shall make payment thereof without delay to Robert Freethy, Executor, or to Joseph Fiorillo, Esquire, Oliver, Price & Rhodes, Attorneys for the Estate, 1212 South Abington Road, Clarks Summit, Pennsylvania 18411.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted to Joanne M. Houliston, Executrix of the **ESTATE OF CRAIG M. HOULISTON**, late of Old Forge, Lackawanna County, Pennsylvania who died on October 17, 2023. All persons indebted to said Estate are required to make payment and those having claims or demands to present the same without delay to the Executrix in c/o Gene M. Molino, Esquire, Skibitsky & Molino, 457 North Main Street, Suite 101, Pittston, PA 18640.

ESTATE NOTICE: NOTICE IS HEREBY GIVEN that Letters Administration have been granted in the **ESTATE OF JOHN L. LUDWIG aka JOHN LUDWIG** of Dickson City, Lackawanna County, Pennsylvania, who died on September 19, 2023. All persons indebted to said Estate are requested to make payment and all those with claims or demands are to present the same to the Executor, Benjamin Ludwig in care of his Attorney, Chester D. Newhart, Esquire 20 Laurel St. Pittston, Pa. 18640.

ESTATE OF MICHAEL C. MITCHELL, Late of the City of Scranton, Lackawanna County, Commonwealth of Pennsylvania (died November 1, 2023) Administrators, **PATRICIA A. MITCHELL and KEVIN G. MITCHELL, Smith & Smith Group, PLLC, Attorney for the Estate, 10491 Ben C. Pratt/6 Mile Cypress Pky., Box 256, Ft. Myers, Florida 33966. (570-815-5447)**

ESTATE OF DOROTHY J. McLAIN, LATE OF SPRINGBROOK TOWNSHIP, LACKAWANNA COUNTY, PA (DIED October 9, 2023), Randy McLain, Executor, or to Donald J. Frederickson, Jr., Esquire, KOBAL & FREDERICKSON, Attorneys for the Estate, 435 Main Street, Moosic, PA. 18507-1017.

IN RE: ESTATE OF CHERYL PALMITER, late of Archbald, Lackawanna County, Pennsylvania (died November 30, 2022). 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 Kristen Ann Loff and Brad E. Loff, Personal Representatives, or to Joseph S. Toczylowski, Jr., Esquire, of the Toczylowski Law office, 723 North Main Street, Archbald, PA 18403.

RE: ESTATE OF ANGELO D. RINALDI a/k/a ANGELO RINALDI, late of Dunmore, PA, who died November 19, 2023. 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: Rosemary Bartels, Executrix, or Daniel L. Penetar, Jr., Esquire, 753 E. Drinker Street, Dunmore, Pennsylvania.

LACKAWANNA JURIST

ESTATE OF JANET M. TAYLOR, of Waverly Township, Pennsylvania (died October 26, 2023). Letters Testamentary in the above estate having been granted, all persons having claims or demands against estate of decedent shall make them known and present them, and all persons indebted to said estate shall make payment thereof without delay to Andrew A. Taylor and/or Ross E. Taylor, Co-Executors, 1661 Lisa Lane, Clarks Summit, PA 18411; or to Paul D. Horgor, Esquire, Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, Clarks Summit, Pennsylvania 18411.

RE: ESTATE OF JOHN A. VOJICK, late of Greenfield Township, Pennsylvania (died December 4, 2023). Notice is hereby given that Letters Testamentary for the Estate of John A. Vojick have been issued to Christopher J. Vojick, Executor of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to the Executor at 5328 Chedworth Drive, Charlotte, NC 28210-3706 or to Robert T. Kelly, Jr., Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Biden Street, Suite 200, Scranton, PA 18503."

Third Notice

ESTATE OF VERONICA H. BOLUS, aka BONNIE BOLUS, late of Clarks Summit, Pennsylvania (died October 07, 2023). Notice is hereby given that Letters of Testamentary on the above Estate have been granted to Mark Bolus, of N. Abington TWP, PA. All persons indebted to the said estate are required to make payment and those having claims to present the same without delay to the Personal Representative named herein, or to Nicholas D. Tellie, Esq., Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512

ESTATE OF WILLIAM H. FRITZ late of Scranton, Pennsylvania (died November 19, 2023). Letters Testamentary in the above estate having been granted, all persons having claims or demands against estate of decedent shall make them known and present them, and all persons indebted to said estate shall make payment thereof without delay to Debra S. Miller, Executrix, 6129 Pond View Terrace, Bath, PA 18014; or to Paul D. Horgor, Esquire, Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, Clarks Summit, Pennsylvania 18411.

ESTATE OF JOAN GNALL, Late of Taylor, died June 1, 2023. Notice is hereby given that Letters Testamentary on the above estate have been granted to William A. Gnall, as Executor. All persons indebted to this Estate are required to make payment and those having claims are required to present the same without delay to the Executor named within or to Kelly Hadley, Esq., 345 Wyoming Ave., Scranton, PA 18503.

ESTATE OF EUGENE KASZUBA, late of Scranton, Lackawanna County, Pennsylvania. Letters Testamentary on the above estate having been granted to Donald Olson, all persons indebted to said estate are requested to make payment, and those having claims to present the same without delay to him c/o Joseph Kosierowski, Esq., 400 Broad Street, Milford, Pennsylvania 18337.

ESTATE OF DOLORES PHYLLIS NIEDZWIECKI, DECEASED, late of 748 CHESTNUT ST., EYNON, PA 18403, (Died SEPTEMBER 2, 2023). SALLY ANN SPUDIS, Executrix; Mark G. Rudalavage, 171 Scranton-Carbondale Highway, Eynon, Pennsylvania 18403-1027, Attorney. MARK G. RUDALAVAGE, ESQUIRE

Notice is hereby given that Letters Testamentary have been granted in the **ESTATE OF REXFORD JOHN OAKLEY** late of Jermyn, Lackawanna County, Commonwealth of Pennsylvania (died September 1, 2023). 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 Cheryl Nichols, Executrix of the Estate or Sean P. McGraw, Esquire, Attorney for the Estate, 41 N. Main Street, 4th Floor, Carbondale, PA 18407.

ESTATE OF JOSEPH CHARLES SACCHETTI JR., Late of Scranton, died May 12, 2023. Notice is hereby given that Letters of Administration on the above estate have been granted to Candida Mullen as Administratrix. All persons indebted to this Estate are required to make payment and those having claims are required to present the same without delay to the Administratrix named within or to Kelly Hadley, Esq., 345 Wyoming Ave., Scranton, PA 18503.

ESTATE OF AMY M. SLEBODA, late of West Abington Twp., PA, (died September 23, 2023), Jason P. Sileo, Executor. Paul A. Kelly, Jr., Esq. – Attorney, 201 Lackawanna Avenue, Suite 306, Scranton, Pa. 18503.

CHANGE OF NAME

Notice is hereby given that on the 29th day of February, 2024 at 1:30p.m. a hearing has been set at the Lackawanna County Government Center, 123 Wyoming Avenue, Scranton, Pennsylvania for a Petition for Change of Name for Amethyst Marie Bell.

Kurt Lynott, Esquire
103 East Drinker Street
Dunmore, PA 18512
570-344-2029

CHANGE OF NAME

Notice is hereby given that on the 29th day of February, 2024 at 1:30p.m. a hearing has been set at the Lackawanna County Government Center, 123 Wyoming Avenue, Scranton, Pennsylvania for a Petition for Change of Name for Athen Kathleen Bell.

Kurt Lynott, Esquire
103 East Drinker Street
Dunmore, PA 18512
570-344-2029

LACKAWANNA JURIST

NOTICE

David Z. Smith, Esquire
SMITH & SMITH GROUP, PLLC
10491 Ben C. Pratt/6 Mile Cypress Parkway, Box 256
Fort Myers, Florida 33966
Counsel for Plaintiff: MARY GOH

MARY GOH
8743 20TH Ave-3rd Floor
Brooklyn, New York 11214
IN THE COURT OF COMMON
PLEAS OF LACKAWANNA
COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW

Plaintiff

vs.

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS
AND ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR UNDER
HAROLD ROBERT AFFLECK
or his Estate
as may be DECEASED
With the Last Known Address of
Record being
500 Plandome Road
Manhasset New York 11030 and
26 Renison Dr.,
Westburg, New York 11590
RICHARD KANUCK- Successor Letters
Testamentary
1562 Warren St
East Meadow, New York 11554

Defendants : 2023-CV-4822

Plaintiff has filed an ACTION TO QUIET TITLE to divest you of any possible interest in Lot (s) No. E-1 29, Roughrider Run, as shown on Map of Section E-1 of Eagle Lake, as recorded in the Office of the Recorder of Deeds in and for Lackawanna County in Map Book No. 6A at Page 645 at Tax Parcel # 22801 -040-029.

YOU HAVE BEEN SUED IN COURT. IF YOU WISH TO DEFEND AGAINST THE CLAIMS OUTLINED IN THE FOLLOWING PAGES, YOU MUST TAKE ACTION WITHIN TWENTY (20) DAYS AFTER THE COMPLAINT AND NOTICE ARE SERVED, BY ENTERING A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY MAILING IN WRITING TO 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 OR CAN NOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Northern Pennsylvania Legal Services, Inc., 33 North Main St., Pittston, PA 18640, (570) 299-4100.

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

David Z. Smith, Esq.
SMITH & SMITH GROUP, PLLC
10491 Ben C. Pratt Parkway, Box 256
Fort Myers, FL 33966 (570)815-5447
Supreme Court I.D. Number 56597
T-1 1/05/24