

LACKAWANNA JURIST

BY VIRTUE OF CERTAIN WRITS OF EXECUTION ISSUED OUT OF THE COURTS OF COMMON PLEAS OF LACKAWANNA COUNTY, THE SHERIFF WILL EXPOSE AT PUBLIC SALE, BY VENUE OR OUTCRY, ALL THE RIGHT, TITLE AND INTEREST OF THE DESCRIBED LOTS, PIECES OR PARCELS OF LAND TO THE HIGHEST AND BEST BIDDER FOR CASH OR CERTIFIED FUNDS (SUBJECT TO PAYMENT OF ANY UNPAID TAXES) AT THE COURTHOUSE IN THE CITY OF SCRANTON, COUNTY OF LACKAWANNA, AND STATE OF PENNSYLVANIA, ON FRIDAY, **OCTOBER 14, 2022** 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. 2018-01559 U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-HE1 v Jacqueline Wells; Erik Wells owner(s) of property situate in Borough of Winton, Lackawanna County, PA. Being: 109-111 River Street, AKA, 109 River Street #111, Jessup, PA 18434 Dimensions: 25x150 Property ID #: 10417030012, 10417030013

LACKAWANNA JURIST

Assessed Value Figure: \$4,500.00
Improvements thereon:
single family dwelling
Attorney: Katherine M. Wolf,
Esquire; Scott A. Dietterick,
Kimberly J. Hong, Michael E.
Carleton, Meredith H. Wooters,
Matthew P. Curry, Alyk L.
Oflazian and Cristina L. Connor
Sheriff to collect: \$106,619.78

SALE 2

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
LAKEVIEW LOAN
SERVICING, LLC. v. CHERYL
A. LACOE A/K/A CHERYL A.
DILLON A/K/A CHERYL
LACOE; JOHN LACOE COURT
OF COMMON PLEAS
LACKAWANNA COUNTY NO.
2022-00655
ALL THOSE CERTAIN LOTS
OR PIECES OF GROUND
SITUATE IN THE CITY OF
SCRANTON, LACKAWANNA
COUNTY, PA:
BEING KNOWN AS: 415 EAST
MARKET STREET SCRANTON,
PA 18509

BEING PARCEL #:
13509040037
IMPROVEMENTS:
RESIDENTIAL PROPERTY
JUDGMENT AMOUNT:
\$90,108.35
By: Robert Flacco, Esquire ID
#325024

SALE 3

By virtue of a Writ of Execution in
Case #: 2022-01005 U.S. Bank
Trust National Association, not in
its individual capacity but solely as
owner trustee for REO Trust 2017-
RPL1 (Plaintiff) vs. Dana C.
Plunkett (Defendant) Owner of the
property situate in the City of
Scranton, Lackawanna County, PA
being 818 North Washington
Avenue, Scranton, PA 18509
Dimensions:
52X79X20X78X9X72X31X88
Property ID #: 14661020016
Assessed Value Figure: \$11,000
Improvements thereon:
Residential Dwelling
Attorney: Hladik Onorato and
Federman, LLP, Stephen M.
Hladik, Esquire 298 Wissahickon
Avenue, North Wales, PA 19454
Sheriff to Collect \$66,743.51 plus
costs, expenses, attorneys' fees,
and additional interest.

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SALE 4

By virtue of a Writ of Execution
No. 2020 CV 644 WELLS
FARGO BANK, N.A. v. 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 L 29, 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 5

By virtue of a Writ of Execution
filed to No. 18-CV-05781 MMG
INVESTMENTS II, LLC,
owner(s) of property situate in
Borough of Old Forge,
Lackawanna County, PA being
1035 Robert Road, Old Forge, PA
18518
Property ID #: 16519 020 018
Assessed Value Figure: Land
Value \$6,250, Improvement Value
\$12,750 TOTAL: \$19,000
Improvements thereon:
Single family dwelling
Attorney: Kimberly A. Bonner,
Esq
Sheriff to collect: \$75,398.87

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SALE 6

By virtue of a Writ of Execution filed to No. 22 CV 632, CITIZENS BANK, N.A. v. Heather L. Bognatz a/k/a Heather Bognatz, owner(s) of property situate in City of Carbondale, Lackawanna County, PA, being 68 42nd Street, Carbondale, PA 18407.

Dimensions: 11,700 square feet

Property ID #: 04412-040-002

Assessed Value figure: \$7,250.00

Improvements thereon:

Residential property

Attorney: Law Office of Gregory Javardian, LLC

Sheriff to collect: \$148,948.88

SALE 7

By virtue of a Writ of Execution filed to No. 2022-CV-00654 Lakeview Loan Servicing, LLC vs. Steven M. Yarbrough owner of property Situate in CITY OF SCRANTON, LACKAWANNA COUNTY, PA BEING 1208 Sanderson Avenue, Scranton, PA 18509

DWELLING KNOWN AS: 1208 SANDERSON AVENUE, SCRANTON, PA 18509

TAX PARCEL #: 14605010021

Title to said premises is vested in Steven M. Yarbrough by deed from CHERYL J. MILLAR ALSO KNOWN AS CHERYL J. TISI, WITH THE JOINDER OF HER HUSBAND GARY TISI dated March 10, 2017 and recorded March 17, 2017 in Instrument # 201703986.

Assessment Map #: 14605010021

Assessed Value figure: \$7,000.00

Improvements thereon:

Residential Dwelling

Attorney: McCabe, Weisberg & Conway, LLC

Sheriff to collect: \$68,940.05

SALE 8

By virtue of a Writ of Execution No. 2021-05493 WELLS FARGO BANK, N.A. v. ROCHELLE COXE, A/K/A ROCHELLE M. COXE A/K/A ROCHELLE FERRARO-COXE, IN HER CAPACITY AS HEIR OF CHARLES J. COXE, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CHARLES J. COXE, DECEASED owner(s) of property

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situate in the CITY OF
SCRANTON, LACKAWANNA
County, PA, being 513 RIVER
ST, SCRANTON, PA 18505
Tax ID #: 15616-050-031
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$35,785.92
Attorneys for Plaintiff Brock &
Scott, PLLC

SALE 9

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
BANK OF AMERICA, N.A. v.
LEE G. POWELL, JR., IN HIS
CAPACITY AS HEIR OF LEE
POWELL; JASON POWELL, IN
HIS CAPACITY AS HEIR OF
LEE POWELL; UNKNOWN
HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS,
FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER
LEE POWELL COURT OF
COMMON PLEAS
LACKAWANNA COUNTY NO.
2021-05524

ALL THOSE CERTAIN LOTS
OR PIECES OF GROUND
SITUATE IN THE BOROUGH
OF MOSCOW, LACKAWANNA
COUNTY, PA:
BEING KNOWN AS: 122
MAPLE STREET MOSCOW, PA
18444
BEING PARCEL #:
19811030020
IMPROVEMENTS:
RESIDENTIAL PROPERTY
DIMENSIONS:
99X293X99X304
TOTAL VALUE: \$14,000
By: Robert Flacco, Esquire ID
#325024

SALE 10

By virtue of a Writ of Execution
filed to No. 2019-05233 Truist
Bank, successor by merger to
Suntrust Bank vs. Theodosia
Grunza, in her capacity as
Executrix and Devisee of the
Estate of Michael Grunza a/k/a
Michael S. Grunza a/k/a Michael
S. Grunza, Jr. owner of property
Situates in City of Carbondale,
LACKAWANNA COUNTY, PA
BEING 109 Fallbrook,
Carbondale, PA 18407

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DWELLING KNOWN AS: 109 FALLBROOK, CARBONDALE, PA 18407.

TAX PARCEL #: 04416010013
Title to said premises is vested in Theodosia Grunza, in her capacity as Executrix and Devisee of the Estate of Michael Grunza a/k/a Michael S. Grunza a/k/a Michael S. Grunza, Jr. by deed from ANN MARIE MULLADY AHLGREN AND LARS AHLGREN, HER SPOUSE, JOSEPH F.

MULLADY, INDIVIDUALLY AND AS CO-EXECUTOR OF THE ESTATE OF ANNA MULLADY, A/K/A NAN T. MULLADY AND JEANMARIE MALLADY, HIS SPOUSE, WALTER T. MULLADY, SINGLE, INDIVIDUALLY AND AS CO-EXECUTOR OF THE ESTATE OF ANNA MULLADY, A/K/A NAN T. MULLADY, KAREN LEVENSTEIN, INDIVIDUALLY AND AS CO-EXECUTRIX OF THE ESTATE OF MARY COLLINS, A/K/A MARY T. COLLINS AND DONALD LEVENSTEIN, HER SPOUSE AND ANNE C. URNOSKI, SINGLE, INDIVIDUALLY AND AS CO-EXECUTRIX OF THE ESTATE

OF MARY COLLINS, A/K/A MARY T. COLLINS dated July 6, 2005 and recorded January 12, 2006 in Instrument Number 200601007.

Assessment Map #: 04416010013
Assessed Value figure: \$4,700.00
Improvements thereon:
Residential Dwelling
Attorney: McCabe, Weisberg & Conway, LLC
Sheriff to collect: \$67,586.47

SALE 11

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
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST v. ROBERT G. CLARK
COURT OF COMMON PLEAS LACKAWANNA COUNTY NO. 2019-01754

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

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BEING KNOWN AS: 1743-1745
BEAUMONT AVENUE
SCRANTON, PA 18508
BEING PARCEL #:
13407040018
IMPROVEMENTS:
RESIDENTIAL PROPERTY
DIMENSIONS: 50X150
TOTAL VALUE: \$11,500
By: Robert Flacco, Esquire ID
#325024

SALE 12

By virtue of a Writ of Execution
filed to No. 2021-04684 Reverse
Mortgage Funding LLC vs.
Unknown Heirs, Successors,
Assigns and All Persons, Firms or
Associations Claiming Right, Title
or Interest from or under
Genevieve Budzinski, Deceased,
owner(s) of property situated in
Township of Scott Lackawanna
County, PA being 38 Grzybowski
Road, Scott Township, PA 18447
Assessment Map #: 0700402007
Assessed Value figure:
\$17,500.00
Improvement thereon:
A residential dwelling
Attorney: Christopher A.
DeNardo, Esquire
Sheriff to Collect: \$173,261.22

SALE 13

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
SELENE FINANCE L.P. v.
VINCENT DIXON; HARRIET
RILLSTONE COURT OF
COMMON PLEAS
LACKAWANNA COUNTY NO.
2022-01383
ALL THOSE CERTAIN LOTS
OR PIECES OF GROUND
SITUATE IN THE CITY OF
SCRANTON, LACKAWANNA
COUNTY, PA:
BEING KNOWN AS: 534
GRACE STREET SCRANTON,
PA 18509
BEING PARCEL #:
13510050047
IMPROVEMENTS:
RESIDENTIAL PROPERTY
DIMENSIONS: 60X100
TOTAL VALUE: \$10,000
By: Robert Flacco, Esquire ID
#325024
Case #: 2022-01383
Judgment Amount: \$87,059.88
Attorney: Robertson, Anschutz,
Schneid, Crane & Partners, PLLC
– Attorneys for Plaintiff A Florida

LACKAWANNA JURIST

professional limited liability
company

ALL those certain lots, pieces or
parcels of land situate in the 23rd
Ward of the City of Scranton,
County of Lackawanna and State
of PA, bounded and described as
follows:

COMPRISING Lot Nos. 21-22 in
block "A" upon Finn's Addition to
the City of Scranton, known as
Brighton Place, a map of which is
duly recorded in Lackawanna
County in Map Book

p. ; said combined lots
are sixty (60) feet in front on the
Southwesterly side of Grace Street
and extend of that width, at right
angles thereto, southwesterly a
depth of one hundred (100) feet to
Salem Place, a public alley.

SUBJECT to all the easements,
exceptions, rights, reservations,
restrictions, covenants, conditions,
privileges, etc., as may be either
contained in or referred to in the
prior deeds and other documents
composing the chain of title, or as
may be visible by physical
inspection of the realty.

BEING KNOWN AS: 534
GRACE STREET SCRANTON,
PA 18509
PROPERTY ID: 13510050047

TITLE TO SAID PREMISES IS
VESTED IN VINCE DIXON
AND HARRIET RILLSTONE BY
DEED FROM FRANK SLOTA,
DATED March 17, 2008
RECORDED April 9, 2008
INSTRUMENT #: 200808113

SALE 14

By virtue of a Writ of Execution
No. 2019 CV 6866 WELLS
FARGO BANK, N.A. v.
MARNITA LYNCH owner(s) of
property situate in the CITY OF
SCRANTON, LACKAWANNA
County, PA, being 613 RIVER
STREET A/K/A 613 RIVER
STREET L8, SCRANTON, PA
18505

Tax ID #: 15668020002

Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$55,697.51
Attorneys for Plaintiff Brock &
Scott, PLLC

SALE 15

By virtue of a Writ of Execution
filed to No. 2020-04597 U.S.
BANK NATIONAL
ASSOCIATION, AS
INDENTURE TRUSTEE, FOR
THE CIM TRUST 2016-1,
MORTGAGE-BACKED NOTES,

LACKAWANNA JURIST

SERIES 2016-1 vs. SHARON
KOEZENO, owner(s) of property
situate in TOWNSHIP OF
SCOTT, Lackawanna County, PA.
Being: L R 956 & T-494, Scott
Township, PA 18433
Assessment Map #:
0620202002301
Assessed Value Figure:
\$16,500.00
Improvements thereon:
A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$81,663.58

SALE 16

By virtue of a Writ of Execution
filed to No. 22 CV 382, BANK OF
AMERICA, N.A. SUCCESSOR
BY MERGER TO BAC HOME
LOANS SERVICING, LP F/K/A
COUNTRYWIDE HOME
LOANS SERVICING, LP v.
Christopher M. Henehan and Lori
E. Henehan, owner(s) of property
situate in Scranton, Lackawanna
County, PA, being 734 Theodore
St. Scranton, PA 18508.
Size of Lot: 50x107
Property ID #: Parcel
13407020050
Assessed Value figure: \$10,000
Improvements thereon:
Residential property

Attorney: Powers Kirn, LLC
Sheriff to collect: \$68,058.63

SALE 17

By virtue of a Writ of Execution
filed to No. 2021-03280 Wells
Fargo Bank, NA S/B/M Wachovia
Bank, National Association v.
Mary Salak, AKA Mary F. Salak;
Michael Salak, AKA Michael A.
Salak owner(s) of property situate
in Borough of Moosic,
Lackawanna County, PA being
111 R Montgomery Street, AKA,
111 Montgomery Street, Moosic,
PA 18507

Dimensions:

20x50x119x50x70x50x50
x77x22x50

Property ID #: 18416020018

Assessed Value Figure:

\$10,000.00

Improvements thereon:

Single family dwelling

Attorney: Katherine M. Wolf,
Esquire; Scott A. Dietterick,
Kimberly J. Hong, Michael E.
Carleton, Meredith H. Wooters,
Matthew P. Curry, Holly N. Wolf,
Alyk L. Oflazian and Cristina L.
Connor

Sheriff to collect: \$55,103.26

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SALE 18

By virtue of a Writ of Execution
filed to No. 19-CV-7419

**LAKEVIEW LOAN SERVICING
LLC vs. HILTON MILLER AKA
HILTON R. MILLER, owner(s) of
property situate in Township of
Roaring Brook, Lackawanna
County, PA.**

Being: 114 Forest Drive, Roaring
Brook Township, PA 18444

Assessment Map #: 18902040001

Assessed Value Figure:

\$21,500.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$161,809.28

SALE 19

By virtue of a Writ of Execution
filed to No. 2022-00602

**MIDFIRST BANK vs. KELLY
LAWLESS-OUSTRICH and
PAUL T. OUSTRICH JR.,
owner(s) of property situate in
BOROUGH OF OLD FORGE,
Lackawanna County, PA.**

Being: 216 McClure Street, Old
Forge, PA 18518

Assessment Map #: 17605060010

Assessed Value Figure:

\$16,000.00

Improvements thereon:

A Residential Dwelling

Sheriff to collect: \$117,131.91

SALE 20

By virtue of a Writ of Execution
filed to No. 22 CV 894

Loandepot.com LLC vs. Courtney

Drozdis, Administratrix of the
Estate of John Drozdis owner of
property Situate in BOROUGH
OF DICKSON CITY,

LACKAWANNA COUNTY, PA

BEING 401 Bowman Street,

Dickson City, PA 18519

DWELLING KNOWN AS: 401
BOWMAN STREET, DICKSON
CITY, PENNSYLVANIA 18519
TAX PARCEL #: 12407030038

Title to said premises is vested in
John Drozdis by deed from JOHN

DROZDIS, AN UNMARRIED
MAN AND MARILYN

DROZDIS, AN UNMARRIED
WOMAN WHO ACQUIRED

TITLE AS HUSBAND AND

WIFE dated July 28, 2015 and

recorded August 17, 2015 in

Instrument Number 201512996.

The said John Drozdis died on
April 23, 2019. On June 3, 2019,

Letters of Administration were
granted to Courtney Drozdis,

nominating and appointing her as

LACKAWANNA JURIST

the Administratrix of the Estate of John Drozdis.

Assessment Map #: 12407030038

Assessed Value figure: \$6,000.00

Improvements thereon:

Residential Dwelling

Attorney: McCabe, Weisberg & Conway, LLC

Sheriff to collect: \$81,570.13

SALE 21

By virtue of a Writ of Execution filed to No. 3988-CV-2021 The Honesdale National Bank vs. Ted Kalinowski, owner(s) of property situate in Jefferson Township Lackawanna County, PA being 587 Cortez Rd Rear L3 and 587

Cortez Rd Rear L2

Dimensions: 16.690 acres and 71.750 acres

Property ID #: 139 040 1000601 and 139 040 10006

Assessed Value figure: 19,250 and 10,400

Improvements thereon:

Building and Vacant

Attorney: Kimberly D. Martin, Esq

Sheriff to collect: \$554,148.43

SALE 22

By virtue of a Writ of Execution No. 2021-05543 WELLS FARGO BANK, N.A. v. JOSE M. SORTO owner(s) of property situate in the SCRANTON TOWNSHIP, LACKAWANNA County, PA, being 2801 NORTH MAIN AVENUE, SCRANTON, PA 18508

Tax ID #: 12403020042

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$58,396.86

Attorneys for Plaintiff Brock & Scott, PLLC

SALE 23

By virtue of a Writ of Execution filed to No. 19CV7332 Deutsche Bank National Trust Company, as Indenture Trustee, on behalf of the holders of the Accredited Mortgage Loan Trust 2006-2 Asset Backed Notes, N.A. vs. Rosemarie Ciocca, owners of property situate in Scranton City, Lackawanna County, PA being 305-307 South Hyde Park Avenue, Scranton, PA 18504

Assessment Map #: 15605-050-039

Assessed Value figure:

\$11,000.00

Improvements thereon:

LACKAWANNA JURIST

Residential Dwelling
Attorney: Bernadette Irace, Esq
Sheriff to collect: \$91,540.74

SALE 24

By virtue of a Writ of Execution
No. 2019-3223 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 25

By virtue of a Writ of Execution
filed to No. 2019 Civil 1211, U.S.
Bank National Association as
trustee for Structured Asset
Securities Corporation Mortgage
Pass-Through Certificates, Series
2005-RF6 v. Jean E. Allman and
Karl F. Allman,
Defendants/owners of property
situate in the City of Dickson,
Lackawanna County, PA being

701 Pancoast Street, Dickson City,
PA 18519.

Front: 90 ft. Depth: 176
ft.

Property ID #: 11409060009
Assessed Value figure: \$7,000.00
Improvements thereon:
Residential Real Estate
Attorney: Andrew J. Marley, Esq
Sheriff to collect: \$153,018.98

SALE 26

By virtue of a Writ of Execution
filed to No. 2022-00684
WILMINGTON SAVINGS
FUND SOCIETY, FSB, AS
TRUSTEE OF STANWICH
MORTGAGE LOAN TRUST F
vs. Rosemarie Kerber, owner(s) of
property situated in City of
Carbondale Lackawanna County,
PA being 19 Grove Street,
Carbondale, PA 18407
Dimensions: 33 X 75
Assessment Map #: 04518060045
Assessed Value figure: \$7,000.00
Improvement thereon:
A residential dwelling
Attorney: Kristen D. Little, Esq.
Sheriff to Collect: \$76,420.02

LACKAWANNA JURIST

SALE 27

By virtue of a Writ of Execution
filed to No. 2017-02481 USAA
Federal Savings Bank vs. Robert J.
Lent; Sarah R. Lent, owner(s) of
property situated in Township of
Fell Lackawanna County, PA
being 507 Morse Avenue f/k/a 507
Reservoir Street, Carbondale a/k/a
Simpson, PA 18407
Assessment Map #: 03519060008
Assessed Value figure: \$8,000.00
Improvement thereon:
A residential dwelling
Attorney: Kristen D. Little, Esq.
Sheriff to Collect: \$152,249.04

SALE 28

By virtue of a Writ of Execution
No. 2020-01120 WELLS FARGO
BANK, N.A. S/B/M WACHOVIA
BANK, NATIONAL
ASSOCIATION v. JOAN D.
BOGDANSKI, INDIVIDUALLY
AND AS TRUSTEE, OR HER
SUCCESSOR IN TRUST,
UNDER THE BODGANSKI
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: \$42,679.44
Attorneys for Plaintiff Brock &
Scott, PLLC

**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 14, 2022 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
JULY 4, 2022**

ESTATES

First Notice

ESTATE OF JOHN A. C. ATKINS a/k/a JOHN ARTHUR CLARE ATKINS, late of Waverly, Lackawanna County, Pennsylvania (died May 21, 2022). 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 Timothy Atkins, Co-Executor, 303 Craig Road, North Abington Township, Pennsylvania, 18414 and Carter Atkins, Co-Executor, 4748 Kathi Drive, Bethlehem, Pennsylvania, 18017, or to James W. Reid, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, P.O. Box 240, Clarks Summit, Pennsylvania 18411.

RE: ESTATE OF KATHLEEN BARBER, late of Scranton, Pennsylvania (died August 22, 2022). Notice is hereby given that Letters Testamentary for the Estate Kathleen Barber have been issued to Melissa M. Petrillo, 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 845 Maple Ridge Drive, Boardman, OH 44512 or to Kris E. Fendrock, Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Biden Street, Suite 200, Scranton, PA 18503.

ESTATE OF PATRICK M. HENNIGAN, late of Lackawanna County, Pennsylvania (died June 30, 2022). Personal Representative is Patrick M. Hennigan, II, 210 Heritage Road, Cherry Hill, NJ 08034-3145. Attorney for the Estate is Nancy M. Barrasse, Esquire, 224 Adams Avenue, Scranton, Pennsylvania 18503.

ESTATE OF ROMAINE M. KAYS, late of the Borough of Dunmore, Lackawanna County, Pennsylvania, (died May 29, 2022). Notice is hereby given that Letters of Administration on the above estate have been issued to Gina Sheehan, Administratrix of the Estate. All persons indebted to said Estate are required to make payment and those having claims or demands to present the same without delay to the Administratrix or to Guy N. Valvano, Esquire, 117 W. Drinker Street, Dunmore, PA 18512 Attorney for the Estate.

ESTATE OF WILLIAM KEREKES, late of Scranton, Lackawanna County, Pennsylvania (died March 13, 2022). 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 Nicole Kerekas, Administrator, of 1530 First Avenue North, Apt. 405, Moorhead, Minnesota 56560 or to John M. Price, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, P.O. Box 240, Clarks Summit, Pennsylvania 18411.

RE: ESTATE OF JOSEPH T. KOSTIAK a/k/a JOSEPH KOSTIAK, late of Ransom Township, Pennsylvania (died June 12, 2022). Notice is hereby given that Letters Testamentary for the Estate Joseph T. Kostiak a/k/a Joseph Kostiak have been issued to Jessica Kostiak, 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 2748 Upper Dark Region Road, Ransom Township, PA 18411 or to Kris E. Fendrock, Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Biden Street, Suite 200, Scranton, PA 18503.

ESTATE OF JULIA C. LOFTUS aka JULIA CONWAY

LOFTUS late of Scranton, Lackawanna County, PA (died December 23, 2021). Letters of Administration C.T.A. 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 Joseph A. O'Brien, Esquire, Executor of the Estate, 1212 S. Abington Road, Clarks Summit, PA 18411.

ESTATE OF KATHRYN MAUSHART, late of Scranton, Lackawanna County, PA (died June 7, 2022). 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 Carolyn Walsh, Executor of the Estate, 406 4th Avenue, Scranton, PA 18505 or to Jane M. Carlonas, Esquire, 1212 S. Abington Road, Clarks Summit, PA 18411.

ESTATE OF MARY E. MCNULTY, DECEASED, late of South Abington Township, Lackawanna County, Pennsylvania, (died March 22, 2022). Letters of Administration having been granted, creditors shall make demand and debtors shall make payment to Stephen J. Evers, Esq., Attorney for the Estate, 213 R. North State Street, Clarks Summit, PA, 18411.

RE: ESTATE OF CATHERINE ANN TUNIS, a/k/a CATHERINE ANN M. TUNIS, late of Scranton, PA, who died June 13, 2022. 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: Maria Lombardi, Executrix, or Daniel L. Penetar, Jr., Esquire, 753 East Drinker Street, Dunmore, PA 18512.

Second Notice

ESTATE OF MILDRED BERNABAGE, ESTATE 35 2021 527, DECEASED, LATE OF SOUTH ABINGTON TOWNSHIP, LACKAWANNA COUNTY, PA: DIED MARCH 9, 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 CAROLYN VANSTON, 1 CIRCLE DRIVE, PECKVILLE, PA 18452

ESTATE OF SUSAN M. BURKE, late of South Abington Twp., Lackawanna County, Pennsylvania (died July 16, 2022). Letters Testamentary granted to Thomas J. Ksiazek; all persons indebted thereto shall make payment and all creditors shall present their claims without delay to Paul Keeler, Esq., 415 S. State St., Clarks Summit, Pennsylvania, 18411. Paul Keeler, Esquire, KEELER LEGAL, LLC Attorney.

NOTICE IS HEREBY GIVEN that Letters Testamentary in the **ESTATE OF LEONA DAVIS A/K/A LEONA MARGARET DAVIS A/K/A LEONA M. DAVIS**, late of the Borough of Jessup, Lackawanna County, Pennsylvania, have been granted to the undersigned. All persons indebted to said estate are required to make immediate payment and those having claims shall present them for settlement to: EVELYN CAPOOCI, EXECUTRIX, KEVIN R. GREBAS, Esquire, COLBERT & GREBAS, P.C., 210 Montage Mountain Road – Suite A, Moosic, PA 18507. Date of Death: May 9, 2022.

LACKAWANNA JURIST

NOTICE IS HEREBY GIVEN that Letters Testamentary have been issued to Michael Gleason, in the **ESTATE OF BARBARA R. GLEASON, a/k/a BARBARA E. GLEASON**, who died December 4, 2021, late of the City of Scranton, Lackawanna County, Pennsylvania. All creditors are requested to present their claims and all persons indebted to the decedent will make payment to the aforementioned Executor in care of attorneys. HISCOX & MUSTO, 400 Third Ave., Suite 201, Kingston, PA 18704.

ESTATE OF DAVID GLEASON, Deceased. Late of N. Abington Twp., Lackawanna County, PA. Letters of Administration on the above Estate have been granted to the undersigned, who request all persons having claims or demands against the estate of the decedent to make known the same and all persons indebted to the decedent to make payment without delay to Derek Gleason, 136 Carol Dr., Clarks Summit, PA 18411 and Laura Kurilla, 203 Clearview Ln., Peckville, PA 18452, Administrators. Or to their Atty.: Latisha Bernard Schuenemann, Barley Snyder, LLP, 2755 Century Blvd., Wyomissing, PA 19610.

ESTATE OF WILLIAM LAVELLE JR, AKA WILLIAM D LAVELLE JR., ESTATE 35 2022 1080, DECEASED LATE OF SCRANTON, LACKAWANNA COUNTY, PA: DIED JULY 27, 2022. NOTICE IS HEREBY GIVEN THAT LETTERS OF ADMINISTRATION HAVE BEEN GRANTED IN THE ABOVE ESTATE. ALL PERSONS INDEBTED TO SAID ESTATE ARE REQUIRED TO MAKE PAYMENTS, AND THOSE HAVING CLAIMS OR DEMANDS ARE TO PRESENT THE SAME WITHOUT DELAY TO KATHLEEN LAVELLE, 469 WALKER TRAIL, LOCK HAVEN, PA 17745

RE: ESTATE OF ALBERT LISS, late of Old Forge, PA, who died July 30, 2022. 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: Janet Donovan, Executrix, or Daniel L. Penetar, Jr., Esquire, 753 East Drinker Street, Dunmore, PA 18512.

ESTATE OF ANTOINETTE LYNCH, ESTATE 35 2022 1029, DECEASED, LATE OF MOOSIC, LACKAWANNA COUNTY, PA: DIED APRIL 18, 2022. NOTICE IS HEREBY GIVEN THAT LETTERS TESTAMENTARY HAVE BEEN GRANTED IN THE ABOVE ESTATE. ALL PERSONS INDEBTED TO SAID ESTATE ARE REQUIRED TO MAKE PAYMENTS, AND THOSE HAVING CLAIMS OR DEMANDS ARE TO PRESENT THE SAME WITHOUT DELAY TO COLLEEN ROSSI, 409 DEER RUN DRIVE, ARCHBALD, PA 18403

ESTATE OF JAMES McLAIN, late of Jefferson Township, Lackawanna County, Pennsylvania. Deceased, March 5, 2022. Notice is hereby given that Letters of Testamentary on the above estate have been granted to Vanessa McLain, of Moscow, Pennsylvania, Executrix. All persons indebted to the said estate are required to make payment and those having claims to present the same without delay to the Executrix named herein, or to Patrick N. Coleman, Esquire, Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

ESTATE OF JOAN REED, late of Jefferson Township, Lackawanna County, Pennsylvania. Deceased, March 20, 2022. Notice is hereby given that Letters of Testamentary on the above estate have been granted to Paul Reed, of Taylor, Pennsylvania, Executor. 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 herein, or to Patrick N. Coleman, Esquire, Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

RE: ESTATE OF JONATHAN P RENALDI, late of Scranton, Lackawanna County, Pennsylvania (died December 9, 2020). Notice is hereby given that Letters of Administration for the Estate have been issued to CINDY LUONGO, 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 ADMINISTRATOR, or to John J. McGovern, Jr., Attorney for the Estate, 321 Spruce Street - Suite 201, Scranton, PA 18503.

ESTATE OF ANNE C. ROE, Deceased. Late of Waverly Twp., Lackawanna County, PA. D.O.D. 6/23/22. Letters Testamentary 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 Christopher Roe and Paula Roe-Prior, Executors, P.O. Box 673, Exton, PA 19341. Or to their Atty.: Christopher Roe, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341.

ESTATE OF EUGENE J. ROE, Deceased. Late of Waverly Twp., Lackawanna County, PA. D.O.D. 6/28/21. Letters Testamentary 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 Christopher Roe and Paula Roe-Prior, Executors, P.O. Box 673, Exton, PA 19341. Or to their Atty.: Christopher Roe, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341.

ESTATE OF JEROME P. SCHOFIELD, late of Lackawanna County, Pennsylvania. Deceased, April 02, 2022. Notice is hereby given that Letters of Testamentary on the above estate have been granted to Joseph J. Schofield, of Moosic, Pennsylvania, Executor. 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 herein, or to Patrick N. Coleman, Esquire, Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

ESTATE OF RAMONA L. SPOONHOWER, aka MONA SPOONHOWER, late of Spingbrook Township, PA (died May 2, 2022), Gerald M. Spoonhower, Executor, c/o Michael F. Bailey, Esquire, 4099 Birney Avenue, Moosic, PA 18507.

ESTATE OF PHILLIP URBAN, late of Old Forge, Pennsylvania (Died August 18, 2022). Notice is hereby given that Letters of Administration on the above estate have been granted to Michael Urban, Administrator. All persons having claims or demands against the estate of decedent shall make them known and present them, and all persons indebted to said decedent shall make payment thereof without delay to the Administrator named herein, or to Jill M. Spott, Esquire, Sheils Law Associates, P.C., Attorney for Estate, 108 North Abington Road, Clarks Summit, Pennsylvania 18411.

LACKAWANNA JURIST

ESTATE OF SALLY A. WILMARTH late of Dunmore, PA (died 7/6/22), David L. Wilmarth, Jr., Paul A. Kelly, Jr., Esq. – Attorney, 201 Lackawanna Avenue, Suite 306, Scranton, Pa. 18503.

Third Notice

RE: ESTATE OF MARIE E. BELENSKY, late of Taylor Borough, Lackawanna County, Pennsylvania (died August 1, 2022). Notice is hereby given that Letters Testamentary for the Estate have been issued to **MICHAEL GUTOWSKI**, Executor of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to the Executor, or to John J. McGovern, Jr., Attorney for the Estate, 321 Biden Street – Suite 201, Scranton, PA 18503.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF CARMELLA BONACCI**, late of Carbondale, Lackawanna County, Pennsylvania (died August 10, 2022). All persons indebted to the Estate are requested to make payment, and those having claims or demands are to present same, without delay, to Executor, Mark Emmett, or John J. Lawler, Jr., Attorney for the Estate, 25 North Main Street, Suite Two, Carbondale, Pennsylvania 18407. **JOHN J. LAWLER, JR., ESQUIRE**

IN RE: ESTATE OF ARLENE M. COOK, late of Scranton, Lackawanna County, Pennsylvania, (died November 5, 2018). Letters of Administration 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 Oscar R. Marrero, Personal Representative, or to Joseph S. Toczylowski, Jr., Esquire of the Toczylowski Law Office, 723 North Main Street, Archbald, PA 18403.

ESTATE OF ROBERT F. CUMMINGS, late of the Township of South Abington, Pennsylvania, (died July 4, 2022). Letters Testamentary on the above estate having 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 Virginia A. Shupp, 132 Miller Road, Clarks Summit, PA 18411 or Patrick J. Lavelle, Esquire, 715 North State Street, Clarks Summit, PA 18411.

ESTATE OF EDWARD C WALINSKI, WIDOWER, late of Mayfield, Lackawanna County, Pennsylvania (died July 25, 2022). Notice is hereby given that Letters Testamentary in the above Estate have been issued to **BENJAMIN S. SCHNESSEL**. Creditors shall present claims and debtors shall make payment to, **BENJAMIN S. SCHNESSEL, EXECUTOR**, and, Attorney for the Estate, 11-13 Park Place, Carbondale, PA 18407.

ESTATE OF CHARLES CLIFFORD GIRARD, late of South Abington Township, Lackawanna County, Pennsylvania (died September 28, 2021). 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 Lynne Girard, Executor, 30 Avalon Road, South Abington Township, Pennsylvania 18411 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 CYRIL D. KACZYNSKI, Deceased, late of 88 Wyndham Rd., S. Abington Twp., PA 18411, (Died July 24, 2022) Mary Ellen Winslow, Executrix; Dante A. Cancelli, Esquire, Suite 260, 125 North Washington Ave., Scranton, Pennsylvania 18503, Attorney.

ESTATE OF THOMAS PATRICK KAMEEN, late of Clarks Summit, Pennsylvania, (died July 11, 2022). Notice is hereby given that Letters Testamentary have been granted to Benjamin David Arendt. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to Jordan M. Dempsey, Esquire, The Law Offices of Kevin M. Smith, P.C., Attorney for the Estate, 409 North State Street, Clarks Summit, PA 18411.

ESTATE OF GERALDINE R. LAPINSKI, A/K/A GERALDINE RAE LAPINSKI, late of the City of Scranton, Lackawanna County, Pennsylvania, died on March 5, 2022. Letters Testamentary having been granted to Jennifer Lapinski and Sally A. Barrett. Creditors shall make demands and debtors shall make payment without delay to Thomas J. Jones, Jr., Esquire, Attorney for the Estate, Thomas J. Jones, Jr., PC, Jones Building, 410 Biden Street, Suite 301, Scranton, PA 18503.

ESTATE OF MARIE L. MANN, late of the City of Scranton, Pa died February 23, 2022, Letters of Testamentary granted to Nancy Leschinsky and Lorri Mann, Terrence V. Gallagher Attorney for the Estate, 416 Jefferson Avenue, Scranton, PA 18510. Notice is hereby given that Letters of Testamentary have been granted. All persons indebted to the said estate are required to make payment, and those having claims or demands are to present the same without delay to the Administrator's name.

NOTICE IS HEREBY GIVEN that Letters Testamentary in the **ESTATE OF NANCY J. MARCHUCK a/k/a NANCY MARCHUCK**, late of Fell Township, Lackawanna County, Pennsylvania, deceased, have been granted to the undersigned Executor. All persons indebted to this estate are requested to make immediate payment, and those having just claims will please present the same, duly authenticated, for settlement, without delay to John Marchuck, 1616 Josephine Ann Drive, Lebanon, PA 17046 or John D. Enck, Esquire, Spitler, Kilgore & Enck, PC, 522 South 8th Street, Lebanon, PA 17042, Attorney.

ESTATE OF SAMUEL W. MUNDRAKE a/k/a SAMUEL W. MUNDRAKE, SR., late of N. Abington Township, Pennsylvania (died June 18, 2021). Administrator Thomas Mundrake. Attorney for the Estate is Nancy M. Barrasse, Esquire, 224 Adams Avenue, Scranton, Pennsylvania 18503.

NOTICE IS HEREBY GIVEN that Letters of Administration were granted to Paula and James Notari in the **ESTATE OF JAMES NOTARI a/k/a JAMES M. NOTARI, JR.**, late of Moosic, Lackawanna County, Pennsylvania, who died on July 10, 2022. 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 estate's counsel named below: Edwin A. Abrahamsen, Esquire, Abrahamsen, Conaboy & Abrahamsen, P.C., 1006 Pittston Avenue, Scranton, PA 18505.

LACKAWANNA JURIST

ESTATE OF NICHOLAS J. RIGGI, Late of Scranton, Pennsylvania, (died March 17, 2022). Notice is hereby given that Letters Testamentary in the above estate have been granted to David E. Draper. All persons indebted to the said Estate are required to make payment and those having claims to present the same without delay to David E. Draper, Executor, or to Howard M. Spizer, Esquire, Attorney for the Estate, Hinman, Howard & Kattell, LLP, 705 Bank Towers Building, 321 Biden Street, Scranton, PA 18503. Howard M. Spizer, Esquire

NOTICE IS HEREBY GIVEN that Letters of Administration were granted to David Korzcakoski in the **ESTATE OF THERESA S SCOTT** late of Peckville, Lackawanna County, Pennsylvania, who died on June 1, 2022. 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 estate's counsel named below: Edwin A. Abrahamsen, Esquire, Abrahamsen, Conaboy & Abrahamsen, P.C., 1006 Pittston Avenue, Scranton, PA 18505.

ESTATE OF STEPHEN G. SELIGE, SR., late of the Borough of Clarks Summit, Pennsylvania, (died July 2, 2022). Letters Testamentary on the above estate having 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 Stephen G. Selige, Jr., 521 Knapp Road, Clarks Summit, PA 18411 or Christopher T. Selige, 440 Stone Road, North Abington Twp., PA 18414. Patrick J. Lavelle, Attorney for the Estate.

PAULA SORG, late of Jefferson Township, Lackawanna County, Pennsylvania (died March 24, 2022). Notice is hereby given that Letters Testamentary have been issued to Richard Sorg, Executor. **MARIANNE M. STIVALA, ESQUIRE, BRIAN J. CALI & ASSOCIATES**, 103 EAST DRINKER STREET, DUNMORE, PENNSYLVANIA 18512.

ARTICLES OF INCORPORATION

Notice is given that Articles of Incorporation have been filed with the Pennsylvania Department of State, Harrisburg, Pennsylvania on June 27, 2022 for:

Farley Sells, Inc.
PO Box 75
173 Carbondale Road
Waverly, PA 18471

The corporation has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

P. Timothy Kelly Esq. T-1

ARTICLES OF INCORPORATION

NOTICE is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania on 9-7-22 with respect to a proposed nonprofit corporation, Instituto Biblico Internacional Emmanuel, Inc. which will be incorporated under the Nonprofit Corporation Law of 1988. A brief Summary of the purpose or purposes for which said corporation is organized is: To be a Christian preschool. T-1

CHANGE OF NAME

IN RE: CHANGE OF NAME OF
SHANNON XSAVIER CORE
2022 CIV 3115

AND NOW, this 26th day of July, 2022, upon motion of Tanisha Clark, Petitioner it is ORDERED and DECREED that the within Petition be heard on the 30th day of September, 2022 at 1:30PM in Courtroom No. C before the Honorable Judge Dempsey and that notice of the filing of the within Petition and of the aforesaid date of hearing be published in the Scranton Times and the Lackawanna Jurist at least thirty (30) days before the hearing. T-1

"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/Clerk of Orphans' Court, Division of the Court of Common Pleas.

The following accounts may be examined in the office of the Register of Wills/Clerk of Orphans' Court or online at www.lackawannacounty.org. If you desire to object the same may be accomplished by filing that objection in writing with the Clerk of Orphans' Court on or before Monday, October 3, 2022.

The accounts will be filed by the clerk with the Court for Adjudication and confirmation Tuesday, October 4, 2022. Distribution may be ordered or authorized without further notice if no objections are filed prior to that date.

35-2018-1185
JAMES E FAYE
DECEASED

First & Final Accounting
Personal Representatives:
Larry Wolyniak and
Patricia Wolyniak
William J. Rinaldi, ESQ. T-2

LACKAWANNA JURIST

NOTICE

Reverse Mortgage Funding LLC

PLAINTIFF

VS.

Unknown Heirs, Successors, Assigns and All Persons, Firms
or Associations Claiming Right, Title or Interest from or under
Genevieve Budzinski, Deceased

DEFENDANT COURT OF COMMON PLEAS

CIVIL DIVISION

LACKAWANNA COUNTY

NO: 2021-04684

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Unknown Heirs, Successors, Assigns and All Persons,
Firms or Associations Claiming Right, Title or Interest from or
under Genevieve Budzinski, Deceased

38 Grzybowski Road

Scott Township, PA 18447

Your house (real estate) at:

38 Grzybowski Road, Scott Township, PA 18447

Parcel ID: 0700402007

is scheduled to be sold at Sheriff's Sale at Lackawanna
County Sheriff's Office

200 North Washington Avenue

Scranton, PA 18503 on October 14, 2022 at 10:00AM to
enforce the court judgment of \$168,013.61 obtained by
Reverse Mortgage Funding LLC against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

The sale will be cancelled if you pay back to Reverse
Mortgage Funding LLC the amount of the judgment plus costs
or the back payments, late charges, costs, and reasonable
attorneys fees due. To find out how much you must pay, you
may call: LOGS Legal Group (610) 278-6800.

PLEASE NOTE a Schedule of Distribution will be filed by the
Sheriff on a date specified by the Sheriff not later than thirty
(30) days after sale. Distribution will be made in accordance
with the schedule unless exceptions are filed thereto within 20
days after the filing of the schedule. T-1