

## 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, JULY 12, 2024 AT 10 AM** OF SAID DAY.

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

*For more information on Sheriff Sales and how they work, please visit:  
[https://www.lackawannacounty.org/government/elected\\_officials/sheriff/sheriff\\_sales.php](https://www.lackawannacounty.org/government/elected_officials/sheriff/sheriff_sales.php)*

### **SALE 1**

By virtue of a Writ of Execution filed to No. 2023-04725, Home Loan Investment Bank, F.S.B. vs. Jean Marie Hulse, owner of property situated in Scranton and Ransom Township, Lackawanna County, PA being 105 Sekol Avenue, Scranton, PA 18504 a/k/a 105 Sekol Avenue, Ransom Township, PA 18504. The dimensions of parcel, square footage and/or acreage is unknown as such information is not listed on the public property records maintained by Lackawanna County, except for:

100x170 BLDG & LAND and W-01 B-0100 L-0080 P-00000

Property ID#: 13303-020-004

Assessed value: \$10,200

Improvements thereon:

Unknown as the information is not listed on the public property records maintained by Lackawanna County.

Attorney: Astor Weiss Kaplan & Mandel, LLP  
– Matthew C. DiMaio, Esq

Sheriff to collect: \$29,811.87 (costs and/or fees to be added)

### **SALE 2**

By virtue of a Writ of Execution filed to No. 2023-CV-04568, U.S. Bank Trust National Association, not in its individual capacity but solely as owner Trustee for Legacy Mortgage Asset Trust 2021-GS2, Plaintiff, vs. Joseph T. Dzwieleski and Lori A. Dzwieleski, Defendants, owner(s) of property situate in Madison Township, Lackawanna County, PA, being 4521 Jubilee Road, Madison Twp, PA 18444.

1.50 acres building and land

Assessment Map#: 20001 010 01003

Assessed Value figure: \$17,000.00

Improvements thereon:

A residential dwelling

Attorney: Robert P. Wendt, Esq, PA Bar ID No. 89150

Sheriff to collect: \$154,365.06

### **SALE 3**

By virtue of a Writ of Execution filed to Docket No. 23-CV-5332, Plaintiff, Peoples Security Bank & Trust vs. Defendant, Michael T. Baldoni, owner of property situate in the City of Scranton, County of Lackawanna and Commonwealth of PA, more specifically known as 3226 Oak Avenue, Scranton, PA 18510.

Assessment Map/Parcel/Plate #: 17608 010 014

Instrument #: 201512902, et seq.

Assessed Value figure: \$7,500.00

Improvements thereon:

Improved residential single family home

Attorney: James T. Shoemaker, Esq

Hourigan, Kluger & Quinn, PC

600 Third Avenue

Kingston, PA 18704

jshoemaker@hkqlaw.com

(570) 287-3000

Sheriff to collect: \$54,941.42 (plus accrued interest, attorney's fees, and costs)

## LACKAWANNA JURIST

### SALE 4

By virtue of a Writ of Execution filed to No. 23-CV-4644 LAKEVIEW LOAN SERVICING, LLC vs. HEATHER FLIEGER, owner(s) of property situate in Olyphant Borough, Lackawanna County, PA. Being: 206 Sanderson Avenue, Olyphant, PA 18447  
Assessment Map #: 11414030032  
Assessed Value Figure: \$6,000.00  
Improvements thereon:  
A Residential Dwelling  
Attorney: KML Law Group, P.C.  
Sheriff to collect: \$116,932.81  
ALL that certain piece, parcel or lot of land or all of surface of land situate in the Borough of Olyphant, County of Lackawanna and Commonwealth of PA.

### SALE 5

By virtue of a Writ of Execution filed to No. 2024-00745 PENNYMAC LOAN SERVICES, LLC vs. MARILYN MACDONALD, owner(s) of property situate in Borough of Taylor, Lackawanna County, PA. Being: 611 West Grove Street, Taylor, PA 18517  
Assessment Map #: 16614040027  
Assessed Value Figure: \$10,500.00  
Improvements thereon:  
A Residential Dwelling  
Attorney: KML Law Group, P.C.  
Sheriff to collect: \$140,712.39  
All that certain piece or parcel of land situate in the Borough of Taylor, County of Lackawanna, Commonwealth of PA.

### SALE 6

Robertson, Anschutz, Schneid, Crane & Partners, PLLC A Florida Professional Limited Liability Company ATTORNEYS FOR PLAINTIFF Nicole C. Rizzo, Esquire, PA ID #: 332712 133 Gaither Drive, Suite F Mount Laurel, NJ 08054 (855)225-6906  
nrizzo@raslg.com  
SPECIALIZED LOAN SERVICING LLC Plaintiff v. BRYAN MUCHA; NANCY MUCH F/K/A NANCY NICOLIN Defendant(s)  
COURT OF COMMON PLEAS OF LACKAWANNA COUNTY NO: 2022-03126  
ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF MADISON, COUNTY OF LACKAWANNA AND STATE OF PA.  
BEING KNOWN AS: 961 ABERDEEN RD, MADISON TOWNSHIP, PA 18444  
BEING PARCEL #: 19101010001801

DIMENSIONS: 126X170X125X170

TOTAL VALUE: \$21,500

IMPROVEMENTS:

RESIDENTIAL PROPERTY

By: Nicole Rizzo, Esq ID #: 332712

Attorney for Plaintiff

### SALE 7

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

NATIONSTAR MORTGAGE LLC Plaintiff v.

UNKNOWN HEIRS, SUCCESSORS,

ASSIGNS AND ALL PERSONS, FIRMS OR

ASSOCIATIONS CLAIMING RIGHT, TITLE

OR INTEREST FROM OR UNDER

CARMELA CALABRO Defendant(s)

COURT OF COMMON PLEAS OF

LACKAWANNA COUNTY NO: 2023-04305

ALL THAT CERTAIN PIECE, PARCEL OR

LOT OF LAND SITUATE, LYING AND

BEING IN THE THIRD WARD OF THE

BOROUGH OF OLD FORGE, COUNTY OF

LACKAWANNA, AND STATE OF PA.

BEING KNOWN AS: 510 LAWRENCE ST

OLD FORGE, PA 18518

BEING PARCEL #: 17568010016

DIMENSIONS: 50X150

TOTAL VALUE: \$7,000

IMPROVEMENTS:

RESIDENTIAL PROPERTY

By: Nicole Rizzo, Esq ID #: 332712

Attorney for Plaintiff.

## LACKAWANNA JURIST

### SALE 8

BY VIRTUE OF A WRIT OF EXECUTION,  
filed to Docket No. 23-CV-4443

Plaintiff, Peoples Security Bank & Trust,  
successor by merger to Penn Security Bank &  
Trust Co., successor in interest to Old Forge  
Bank v. Defendant, D.G.R. Enterprises, Inc.  
D.G.R. Enterprises, Inc. is the owner of the  
property situate in the City of Scranton, County  
of Lackawanna, and Commonwealth of PA,  
more specifically known as 1401-1407 Mulberry  
Street, Scranton, PA 18510.

Assessment Map/Parcel/Plate #: 15709 040 016  
Deed Book 1254 Page 540, et seq.

Assessed Value Figure: \$39,000.00

Improvements Thereon:

Improved residential building

Attorney: James T. Shoemaker, Esq

Hourigan, Kluger & Quinn, PC

600 Third Avenue

Kingston, PA 18704

jshoemaker@hkqlaw.com

(570)287-3000

Sheriff to collect: \$16,808.19 (plus accrued  
interest, attorney's fees, and costs)

### SALE 9

BY VIRTUE OF A WRIT OF EXECUTION,  
filed to Docket No. 23-CV-3122

Plaintiff, Peoples Security Bank & Trust  
Company, vs. Defendant, Marissa Janesko,  
owner of the property situate in the Borough of  
Dunmore, County of Lackawanna, and  
Commonwealth of PA, more specifically known  
as 1521 Quincy Avenue, Dunmore, PA 18509.

Assessment Map/Parcel/Plate #: 14610 050 012

Instrument #: 202011658

Assessed Value Figure: \$15,000.00

Improvements Thereon:

Single family home

Attorney: James T. Shoemaker, Esq

Hourigan, Kluger & Quinn, PC

600 Third Avenue

Kingston, PA 18704

jshoemaker@hkqlaw.com

(570)287-3000

Sheriff to collect: \$122,157.38 (plus accrued  
interest, attorney's fees, and costs)

### SALE 10

BY VIRTUE OF A WRIT OF EXECUTION,  
filed to Docket No. 2023-04250

Plaintiff, Community Bank, N.A. vs.  
Defendants, David F. Beckage and Heather A.  
Beckage, F/N/A Heather Tolerico.

Heather Tolerico, single, and David F. Beckage,  
single, as joint tenants with the right of  
survivorship, not as Tenants in Common, are the  
record owners of the property situate in the  
Borough of Jermyn, County of Lackawanna, and  
Commonwealth of PA, more specifically known  
as 432-425 Washington Avenue, Jermyn, PA  
18433.

Assessment Map/Parcel/Plate #: 07316 070  
03400

Assessed Value Figure: \$10,000.00

Improvements Thereon:

Residential 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: \$101,871.40 (plus accrued  
interest, attorney's fees, and costs)

### SALE 11

By virtue of a Writ of Execution No. 2023-04380  
Freedom Mortgage Corporation vs. James E.  
Gavern III, owner(s) of property situate in the  
City of Scranton, Lackawanna County, PA,  
being 832 N. Main Ave., Scranton, PA 18504.

Tax ID#: 14511020010

Improvements Thereon:

Residential dwelling

Judgment Amount: \$98,479.88

Attorneys for Plaintiff:

Brock & Scott, PLLC

## LACKAWANNA JURIST

### SALE 12

By virtue of a writ of execution filed to No. 23 CV 4225

Plaintiff, First National of Pennsylvania vs. Defendant, John C. Phillips, owner(s) of property situate in the City of Carbondale, County of Lackawanna, and Commonwealth of PA, being commonly known as 108 Fulton Street, Carbondale, PA 18407.

Dimensions of parcel, square footage and/or acreage: Unknown

Property ID#: 04507-060-012

Assessed Value Figure: \$63,032.35

Improvements Thereon:

Residential structure

Attorney: David W. Raphael, Esq.

First National Bank of PA

Corporate Counsel

100 Federal Street – 4th Floor

Pittsburgh, PA 15212

Phone: (412) 465-9718

Sheriff to collect: \$37,347.49

### SALE 13

By virtue of Writ of execution No. 2023-01891 U.S. Bank National Association, not in its individual capacity but solely as Indenture Trustee, for the Holders of the CIM Trust 2021-R3, Mortgage-Backed Notes, Series 2021-R3 vs. Kathleen M. Villella. Property to be sold is situated in the borough/township of Scranton, County of Lackawanna and Commonwealth of PA. Commonly known as: 175 West Parker, Scranton, PA 18508.

Parcel #: 13505-050-053

Judgment Amount: \$137,713.06

Attorneys for Plaintiff:

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212) 471-5100

By: Timothy A. Cirino, Esq. (326340)

### SALE 14

By virtue of a Writ of Execution No. 2024-00818 Freedom Mortgage Corporation vs. Daniel E. Martin, Jr.; Melissa A. Martin, owner(s) of property situate in the Township of Carbondale, Lackawanna County, PA, being 110 Lower Powderly St., Carbondale, PA 18407.

Tax ID#: 06411-030-005

Improvements Thereon:

Residential dwelling

Judgment Amount: \$87,213.17

Attorneys for Plaintiff:

Brock & Scott, PLLC

### SALE 15

By virtue of a Writ of Execution filed to No. 2022-CV-3390

FNCB Bank, f/k/a First National Community Bank, Plaintiff, and against, Aleah Vanlouvender in her capacity as heir of the Estate of Peggy A. Vanlouvender; Deborah Notari in her capacity as heir to the Estate of Charles Notari in his capacity as heir of the Estate of Peggy A. Vanlouvender; Deborah Notari in her capacity as heir to the Estate of Peggy A. Vanlouvender; and Unknown Heirs, Successors, Assign and all persons, firms or associations claiming right, title, interest form or under Peggy A. Vanlouvender, Deceased. Defendant and Aleah Vanlouvender in her capacity as heir of the Estate of Peggy A. Vanlouvender; Deborah Notari in her capacity as heir to the Estate of Charles Notari in his capacity as heir of the Estate of Peggy A. Vanlouvender; Deborah Notari in her capacity as heir to the Estate of Peggy A. Vanlouvender; and Unknown Heirs, Successors, Assign and all persons, firms or associations claiming right, title, interest form or under Peggy A. Vanlouvender, Deceased, owners(s) of the property situate in City of Scranton, Lackawanna County, PA, being 2524 Rear Birney Avenue, Scranton, approximately totaling 28,184.58 square feet of land more or less.

Tax Map #: 167.13-030-013; Tax Map # 167.13-030-011.03 and Tax Map # 167.13-030-015.01

Assessed Value: \$7,600.00

Improvements: Structure

Attorney: Robert P. Sheils, III, Esq.

Sheriff to Collect: \$75,186.50

**LACKAWANNA JURIST**

**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 **AUGUST 12, 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**

**APRIL 8, 2024**

## ESTATES

### **First Notice**

**ESTATE OF CAROLE E. BAUMAN**, late of Factoryville, Lackawanna County, Pennsylvania. Letters Testamentary on the above estate having been granted to Willard G. Kresge, Jr., 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 Testamentary have been granted in the **ESTATE OF JOHN H. DAWS, JR., a/k/a JOHN H. DAWS a/k/a JOHN DAWS**, late of Thornhurst, Pennsylvania who died on October 29, 2023, Estate No. 2024-00721, by the Register of Wills of Lackawanna County to Marisa A. Daws, Executrix as of May 20, 2024. All persons indebted to the said Estate are required to make payment and those having claims or demands must present the same without delay to the above-named Executrix c/o Angela F. Stevens, Esquire, 400 Third Avenue, Suite 101, Kingston, Pennsylvania 18704.

NOTICE IS HEREBY GIVEN THAT Letters Testamentary have been granted in the **ESTATE OF JULE A. FESTA, aka JULE ANN FESTA**, Deceased, late of 1157 Cornell Street, Scranton, Pennsylvania, 18504 (died March 28, 2024), and all persons indebted to said estate are requested to make payment, and those having claims to present the sum without delay, to JOSEPH T. FESTA, Executor c/o JOSEPH S. COLBASSANI ESQUIRE, MINORA, KROWIAK MUNLEY BATYKO, 700 Vine Street, Scranton, PA 18510, Attorney for the Estate.

**ESTATE OF FRANK GALLO**, late of the Borough of Blakely (Peckville), Lackawanna County, Pennsylvania, (died, April 28, 2024). Letters Testamentary were granted to GEORGE SAFKO. Creditors present claims and debtors make payments to John P. Pesota, Esquire, Suite 402 SNB Plaza, 108 North Washington Avenue, Scranton, PA. 18503.

**ESTATE OF JOSEPHINE S. LAVIN a/k/a JOSEPHINE LAVIN**, late of Vandling Borough, Lackawanna County, PA. Matthew Paul Tomazic, 1449 Creek Drive, Waymart, PA 18472, Executor; Timothy P. Barna, 207 Tenth Street, Honesdale, PA 18431, Attorney.

NOTICE IS HEREBY GIVEN that on July 22, 2020, Fran Kovaleski, Lackawanna County Register of Wills, granted Letters of Administration, in common form, on the **ESTATE OF KEVIN R. MARION**, late of Archbald, PA, to Elizabeth Marion. Kevin R. Marion passed on April 1, 2020. Anyone having a claim against the Estate, please contact Lance J. Fanucci, Esquire, 300 Betty Street, Suite 2, Eynon, PA 18403, phone 570.489.0098. LANCE J. FANUCCI, ESQUIRE

**RE: ESTATE OF GERMAINE MATYLEWICZ, a.k.a. GERMAINE M. MATYLEWICZ** late of Scranton, Lackawanna County, Pennsylvania (died February 24, 2024). Notice is hereby given that Letters Testamentary for the Estate have been issued to Mark Matylewicz, 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 on June 3, 2024, Fran Kovaleski, Lackawanna County Register of Wills, granted Letters of Administration, in common form, for the **ESTATE OF CATHERINE R. SCARANTINO**, late, of Dunmore, PA, to Jason J. Scarantino. Catherine R. Scarantino passed on January 22, 2024. Anyone having a claim against the Estate, please contact Lance J. Fanucci, Esquire, 300 Betty Street, Suite 2, Eynon, PA 18403, phone 570.489.0098. LANCE J. FANUCCI, ESQUIRE

### **Second Notice**

**ESTATE OF JOHN J. CIPRIANO**, late of Dunmore, Lackawanna County, PA (died March 20, 2024) Letters Testamentary were granted to Gina Alt. Creditors present claims and debtors make payment to the Executrix, or to Kim A. Giombetti, Esq., 305 Linden Street, Suite 3, Scranton, PA, Attorney for the Estate

**ESTATE OF EUGENE J. GIORDANO**, late of the City of Scranton, Pennsylvania (died 03/03/2024) Patricia Vaccaro, Executor; William J. Hall, Attorney for the Estate, 307 N. Blakely Street, P.O. Box 272, Dunmore, PA 18512.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted to Edward V. Gregorowicz, Esq. in the **ESTATE OF JAMES GREGOROWICZ a/k/a JAMES P. GREGOROWICZ** of Scranton, PA (died 04/20/2024). All persons indebted to said estate are requested to make payment, and creditors to present their claims without delay to the Executor c/o Ernest A. Sposto Jr., Esq., 108 North Washington Avenue, Suite 401, Scranton, PA 18503, Attorney for the Estate.

**ESTATE OF JEFFREY J. LEPRE**, late of Moosic, Lackawanna County, Pennsylvania, (died: January 5, 2024). Notice is hereby given that Letters of Administration for the Estate of Jeffrey J. Lepre have been issued to John D. Lepre, Administrator of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to John D. Lepre, Administrator c/o William J. Rinaldi, Esquire, Attorney for the Estate. Suite 600, 538 Biden Street, Scranton, Pennsylvania 18503.

NOTICE IS HEREBY GIVEN that Letters Testamentary in the **ESTATE OF OLIVIA LIETO**, late of Peckville, 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: LISA DELEO, EXECUTRIX, BRENDA D. COLBERT, Esquire, COLBERT & GREBAS, P.C., 210 Montage Mountain Road – Suite A, Moosic, PA 18507, Date of Death: March 2, 2024

NOTICE IS HEREBY GIVEN that Letters Testamentary in the Estate of **PAUL M. MAGNOTTA** late of Scranton City, 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: CHERYL GERRITY, EXECUTRIX, KEVIN R. GREBAS, Esquire, COLBERT & GREBAS, P.C., 210 Montage Mountain Road – Suite A, Moosic, PA 18507. Date of Death: March 17, 2024

## LACKAWANNA JURIST

**RE: ESTATE OF JOYCE TINA MADDI**, late of the City of Scranton, Pennsylvania, who died on April 29, 2024. Letters of Administration in the above Estate having been granted, all persons having claims or demands against the Estate of the decedent shall make them known and present them, and all persons indebted to said decedent shall make payment thereof, without delay, to: Christopher J. Osborne Jr., Attorney for the Estate, 201 Lackawanna Avenue, Suite 300A, Scranton, Pennsylvania 18503.

**ESTATE OF JOHN J. MCGOVERN, JR.**, Late of Scranton, Pennsylvania (Died March 28, 2024). Letters Testamentary having been granted to Katherine Schwartztrauber, all persons having claims against the Estate or indebted to the Estate shall make payment to present claims to Matthew P. Barrett, Esquire, 345 Wyoming Avenue, Suite 215 Scranton, PA 18503.

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted in the **ESTATE OF VIOLET NATISHAK**, Deceased, 10 Hart Place, Carbondale, Lackawanna County, Pennsylvania 18407, who died on December 9, 2024. 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 Administratrix, Karen Burns, or Michael N. Krisa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447. Michael N. Krisa, Esquire, KRISA & KRISA, P.C.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted to James E. Nichols, Jr., Executor of the **ESTATE OF JAMES E. NICHOLS, SR.**, deceased, who died on March 14, 2024, late of South Abington Township, Pennsylvania. All persons indebted to the estate are required to make payment and those having any claims or demands are to present the same, without delay, to the Executor James E. Nichols, Jr., c/o his attorney Carlo A. LaMonica, Esquire, LaMonica Law Firm LLC, 3218 Pittston Avenue, Scranton, PA 18505.

**ESTATE OF LENA J. SABIE**, late of Dunmore, Lackawanna County, Pennsylvania, (died May 3, 2024). Notice is hereby given that Letters of Administration have been issued to Kathryn Chicano and Joseph Sabie, Co-Administrators. **MARIANNE M. STIVALA, ESQUIRE, CALI LAW, 103 EAST DRINKER STREET, DUNMORE, PENNSYLVANIA 18512.**

**ESTATE OF ANN M. STRANEVA**, late of Scranton, Lackawanna County, Pennsylvania, (died April 5, 2024). Notice is hereby given that Letters Testamentary have been issued to Brian J. Cali, Esquire, Executor. **MARIANNE M. STIVALA, ESQUIRE, CALI LAW, 103 EAST DRINKER STREET, DUNMORE, PENNSYLVANIA 18512.**

**ESTATE OF ANTHONY J. TORQUATO**, late of Old Forge, Lackawanna County, Pennsylvania (died: May 10, 2024). Notice is hereby given that Letters of Testamentary for the Estate of Anthony J. Torquato have been issued to Margaret M. Torquato, Executrix of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to Margaret M. Torquato, Executrix c/o William J. Rinaldi, Esquire, Attorney for the Estate. Suite 600, 538 Biden Street, Scranton, Pennsylvania 18503.

NOTICE is hereby given that Letters of Administration have been granted in the **ESTATE OF JOSEPH S ZELNO JR. a/k/a ZELNO JOSEPH S, ZELNO JOSEPH JR., ZELNO JOSEPH**, late of North Abington Township, Lackawanna County, who died May 9, 2024. All persons indebted to said Estate are requested to make payment, without delay, and those having claims or demands to present the same, without delay to the Co-Administrators, Jason J. Zelno and Jennifer Jarosinski at 109 Sullivan Road, North Abington Township, PA 18414, or the Estate Attorney, ERNEST D. PREATE, JR., ESQUIRE, THE TENANT BUILDING, 120 S. State Street, Clarks Summit, PA 18411.

### Third Notice

**RE: ESTATE OF JAMES C. BARRETT**, late of South Abington Township, Pennsylvania (died May 12, 2024). Notice is hereby given that Letters Testamentary for the Estate of James C. Barrett have been issued to Debra F. Barrett, Executrix of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to the Executrix at 2001 Elden Drive, South Abington Township, PA 18411 or to Robert T. Kelly, Jr., Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Biden Street, Suite 200, Scranton, PA 18503.

**ESTATE OF RICHARD JOHN CARIA a/k/a RICHARD J. CARIA a/k/a RICHARD CARIA** (died April 28, 2024) formerly of Throop, Pennsylvania. All persons indebted to the estate shall make payment and those having claims or demands are to present same without delay to the Executrix, Tina Dutka, or Richard A. Fanucci, Attorney for the Estate, 1711 Main Street, Blakely, PA 18447. **RICHARD A. FANUCCI, ESQ.**

**ESTATE OF THOMAS K. CHUNG**, Late of Scranton, Pennsylvania (Died March 22, 2024). Letters of Administration have been granted to Ms. Catherine K. Chung, Administratrix. All persons having claims against the Estate or indebted to the Estate shall make payment or present claims to Douglas P. Thomas, Attorney for the Estate, 345 Wyoming Avenue, Suite 200, Scranton, PA 18503.

NOTICE IS HEREBY GIVEN that Letters of Administration have been issued to Kaitlyn Ann Mulshenock, Administrator of the **ESTATE OF MARY ALICE GALLAGHER**, Deceased, who died on April 18, 2018, late of Scranton, Pennsylvania. All persons indebted to the Estate are required to make payment and those having any claims or demands are to present the same without delay to the Administrator in care of the undersigned. Bregman & Lantz, LLC, 1205 Wyoming Avenue, Forty Fort, PA 18704

**ESTATE OF AVANDRA G. MCMILLAN**, late of Scranton, PA (died April 21, 2024), Edith Mary Kress, Executrix, c/o Michael F. Bailey, Esquire, 4099 Birney Avenue, Moosic, PA 18507.

Notice is hereby given that Letters Testamentary have been granted in the **ESTATE OF ROBERT MORROW**, late of Carbondale, Lackawanna County, Commonwealth of Pennsylvania (died January 8, 2024). All persons indebted to the Estate are requested to make payments and those having claims or demands are to present same, without delay to Robert Decker, Executor of the Estate or Sean P. McGraw, Esquire, Attorney for the Estate, 41 N. Main Street, 4<sup>th</sup> Floor, Carbondale, PA 18407. Sean P. McGraw, Esquire, Attorney for the Estate

## LACKAWANNA JURIST

### **ESTATE OF LOUISE PELLIS, A/K/A LOUISE M.**

**PELLIS**, of the Borough of Jessup, Pennsylvania (died April 22, 2024), **LINDA M. BERNACKI**, Executrix, **PAUL SOTAK**, Attorney, 410 Jefferson Avenue, Scranton, Pennsylvania 18510. NOTICE IS HEREBY GIVEN THAT Letters Testamentary have been granted in the following Estate. All persons indebted to said estate are required to make payment, and those having claims or demands to present same without delay to the Executrix named.

Notice is hereby given that Letters of Administration have been granted to **Judy E. Saita**, Administratrix of the **ESTATE OF LANA MAE SHERMAN**, late of Scranton, PA, who died on January 9, 2024. 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 **Carl J. Poveromo**, Esquire, **Rinaldi & Poveromo, P.C.**, P.O. Box 826, Scranton, PA 18501.

### **ESTATE OF JUDITH ANN SKORANSKI a/k/a**

**JUDITH A. SKORANSKI a/k/a JUDY SKORANSKI** (died April 10, 2024) formerly of Moosic, Pennsylvania. All persons indebted to the estate shall make payment and those having claims or demands are to present same without delay to the Co-Executors, **Joseph D. Skoranski** or **Lawrence K. Lewis**, or **Richard A. Fanucci**, Attorney for the Estate, 1711 Main Street, Blakely, PA 18447. **RICHARD A. FANUCCI, ESQ.**

**ESTATE OF NANCY SWIETNICKI**, late of Scranton, PA (died April 3, 2024), **Frank John Swietnicki**, Executor. **Paul A. Kelly, Jr., Esq.**-Attorney, 201 Lackawanna Avenue, Suite 306, Scranton, Pa. 18503.

**ESTATE OF MARY A. TOOLE, LATE OF MOOSIC, LACKAWANNA COUNTY**, PA (DIED April 1, 2024), **Edward Gallagher**, Executor, or to **Donald J. Frederickson, Jr.**, Esquire, **KOBAL & FREDERICKSON**, Attorneys for the Estate, 435 Main Street, Moosic, PA. 18507-1017.

### **ARTICLES OF INCORPORATION**

I Need a Speaker, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Myers, Brier & Kelly, L.L.P.  
425 Biden Street  
Suite 200  
Scranton, PA 18503

### **ARTICLES OF INCORPORATION**

Notice is hereby given that *Articles of Incorporation* have been filed with the Department of the Commonwealth of Pennsylvania on 6/10/2024 under the Articles of Incorporation – Nonprofit DSCB: 15-5306/7102 Domestic Business Corporation Law, for *Hummingbird Equity Land Partnership (13872446)*. Domestic Nonprofit Corporation and the address of the registered office is 5494 State Route 106, Clifford Township, PA 18470, Susquehanna County.

### **FICTITIOUS NAME**

NOTICE IS HEREBY GIVEN that 400 Management, LLC, has registered the Fictitious Name "Queen City Tavern", with the Secretary of the Commonwealth of Pennsylvania. Said application was approved on May 25, 2024. **MARIANNE M. STIVALA, ESQUIRE, BRIAN J. CALI, ESQUIRE, CALI LAW**, 103 EAST DRINKER STREET, DUNMORE, PENNSYLVANIA 18512. T-1 6/14/24

### **CHANGE OF NAME**

In the Court of Common Pleas, Lackawanna County, Pennsylvania, Civil Division: In Re: In the Matter of the Petition of **Asa Alexander Smith**, a Minor, by Petitioner-Parent, **Gerald Gallagher** for Change of Name of the Minor Child. Notice is hereby given that on May 22, 2024, the Petition for Change of Name of Minor Child was filed in the above Court, requesting an Order to change the minor child's name to **Asa Alexander Gallagher**. The Court has fixed the 18<sup>th</sup> day of July, 2024, at 1:30PM in Courtroom C at the Lackawanna County Government Center located at 123 Wyoming Avenue in Scranton, PA 18503 as the time and place for the hearing of said petition for name change, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted. T-1 6/14/24



# **LACKAWANNA JURIST**

## **NOTICE OF PETITION TO QUIET TITLE TO REAL ESTATE**

**IN THE COURT OF COMMON PLEAS  
OF LACKAWANNA COUNTY, PENNSYLVANIA  
ORPHAN'S COURT DIVISION**

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**IN RE: 149-151 SOUTH BROMLEY AVENUE**

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**O.C. NO. 35-24-792**

TO All persons having or claiming to have any right, lien, title, interest in or claim against that certain parcel of real property identified as Lackawanna County Parcel No. 14518040014, also known as, 149-151 South Bromley Avenue, Scranton, PA 18504 (the "Property").

TAKE NOTICE THAT Bary Tallo, Trustee for the Tallo Family Irrevocable Personal Residence Trust Agreement, dated February 7, 2008 has filed a Petition in the aforesaid Court to quiet title, praying that the Court adjudicate and decree its right of possession to said Property, indefeasible as against all rights and claims whatsoever.

If you wish to object or intervene, you must enter a written appearance personally or by attorney and file said objections in writing with the Court. You are warned that if you fail to do so the case may proceed without you and an Order may be entered without further notice for the relief requested by the petitioner. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW.

Lawyer Referral Service  
Lackawanna County Bar Association  
233 Penn Avenue, Scranton, PA 18503  
570-969-9161  
[www.lackawannabar.org](http://www.lackawannabar.org)

Attorney for Petitioner:  
Drew P. McLaughlin  
T-3 6/14/24, 6/21/24, & 6/28/24