

## 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  
Assessed Value Figure: \$4,500.00  
Improvements thereon:  
single family dwelling  
Attorney: Katherine M. Wolf, Esquire;  
Scott A. Dieterick, 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

## LACKAWANNA JURIST

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.

### 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

## LACKAWANNA JURIST

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

### **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 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

## LACKAWANNA JURIST

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 Situate in City of Carbondale, LACKAWANNA COUNTY, PA BEING 109 Fallbrook, Carbondale, PA 18407  
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, Schneider, Crane & Partners, PLLC A Florida professional limited liability company Attorneys for Plaintiff 133 Gaither Drive, Suite F Mt. Laurel, NJ 08054 (855)225-6906

**LACKAWANNA JURIST**

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: 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 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

## LACKAWANNA JURIST

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, 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,

**LACKAWANNA JURIST**

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

**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 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

## LACKAWANNA JURIST

### 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:

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



**LACKAWANNA JURIST**

**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

**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**

## LACKAWANNA JURIST

### ESTATES

#### **First Notice**

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted in the **ESTATE OF EVELYN A. KENEALLY**, late of Carbondale, Lackawanna County, Pennsylvania (died January 20, 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 Administratrix, Christine Gurzler, or John J. Lawler, Jr., Attorney for the Estate, 25 North Main Street, Suite Two, Carbondale, Pennsylvania 18407. JOHN J. LAWLER, JR., ESQUIRE

**RE: ESTATE OF JOAN MARIE MAHONEY**, late of Mayfield, Lackawanna County, Pennsylvania (died March 9, 2022). Notice is hereby given that Letters Testamentary for the Estate of John Marie Mahoney have been issued to Diane Femc, 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 of the Executrix, or to Jeffrey W. Nepa, Attorney for the Estate, 41 N. Main Street, Suite 400, Carbondale, PA 18407.

**IN RE: ESTATE OF FRANCINE ANN MEAD, aka FRANCINE ANNE MEAD**, late of Scranton, Lackawanna County, Pennsylvania, (died August 18, 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 Cynthia Turkington, Personal Representative, or to Joseph S. Toczylowski, Jr., Esquire of the Toczylowski Law Office, 723 North Main Street, Archbald, PA 18403.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF ROMAYNE M. NICHOLSON, a/k/a ROMAYNE MARY NICHOLSON**, Deceased, 380 Washington Avenue, Jermyn, Lackawanna County, Pennsylvania 18433, who died on March 7, 2008. All persons indebted to the Estate are requested to make payment and those having claims or demands are to present same, without delay, to the Executor, John T. Nicholson, 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.

**RE: ESTATE OF KELLI ANN PARKER**, late of Springbrook Township, Pennsylvania (Died October 29, 2021). Notice is hereby given that Letters of Administration on the above estate have been granted to Archie Parker. All persons indebted to said estate are required to make payment and those having claims to present the same without delay to the Executor named above or to James P. Gregorowicz, Esquire, Attorney for the Estate, SNB Plaza, Suite 405, 108 North Washington Avenue, Scranton, PA 18503.

**RE: ESTATE OF KIRK L. POWELL**, late of Peckville, Lackawanna County, Pennsylvania (died April 8, 2022). Notice is hereby given that Letters Testamentary for the Estate of Kirk L. Powell have been issued to Robin Elaine Powell, Executrix of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to the Executrix, or to Jeffrey W. Nepa, Attorney for the Estate, 41 N. Main Street, Suite 400, Carbondale, PA 18407.

**ESTATE OF NORMA N. TAYLOR**, of Blakely, Pennsylvania (died August 17, 2022). All persons indebted to the estate shall make payment and those having claims or demands are to present same without delay to the Executor, Robert J. Taylor, or Richard A. Fanucci, Attorney for the Estate, 1711 Main Street, Blakely, PA 18447.

**ESTATE OF ELEANOR SAMOJLOWICZ**, late of Waverly Township, Lackawanna County, Pennsylvania (died July 18, 2022). 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 Tamara Druck, Administrator, 6N 550 Willowbrook Drive, St. Charles, Illinois 60175, or to John O'Brien, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, P.O. Box 240, Clarks Summit, Pennsylvania 18411.

**ESTATE OF FRANK TETTO, A/K/A FRANK A. TETTO, DECEASED LATE OF ARCHBALD, PENNSYLVANIA (DIED JULY 9, 2022)**. All persons indebted to said Estate are required to make payment, and those having claims or demands to present the same, without delay, to Marie Ephault, Executrix, c/o Attorney Joseph F. Gaughan, 1107 Oram Street, Scranton, PA 18504. LAW OFFICE OF JOSEPH F. GAUGHAN, P.C., JOSEPH F. GAUGHAN, ESQUIRE, ATTORNEY FOR THE ESTATE.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF CONSTANCE A. YANINEK**, Deceased, late of Jermyn, Lackawanna County, Pennsylvania, 18433, who died on June 20, 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 the Executor, John F. Yaninek or John P. Sanderson, III, Attorney for the Estate – Sanderson Building, 1 Terrace Drive, Olyphant, Pennsylvania 18447. THE SANDERSON LAW FIRM

**RE: ESTATE OF WILLIAM WEBB a/k/a WILLIAM WEBB, SR.**, late of Scranton, Pennsylvania (Died May 4, 2022). Notice is hereby given that Letters of Administration on the above estate have been granted to Patricia A. Decker. All persons indebted to said estate are required to make payment and those having claims to present the same without delay to the Executrix named above or to James P. Gregorowicz, Esquire, Attorney for the Estate, SNB Plaza, Suite 405, 108 North Washington Avenue, Scranton, PA 18503.

#### **Second Notice**

NOTICE is hereby given that Letters of Administration have been granted in the **ESTATE OF JAMES RICHARD BROZZETTI**, late of Dunmore, Lackawanna County (Died 04/21/2022), to Dina Mancini, Mark G. Tunis, Esquire, 336 S. State Street, Clarks Summit, PA 18411. All persons indebted to the said Estate are required to make payment, and those having claims or demands are to present the same without delay to the Executor named above.

**ESTATE OF FRANK L. COVELESKI, a/k/a FRANK L. COVELESKIE**, late of Archbald, Lackawanna County, Pennsylvania (died September 2, 2022). Personal Representative is Sean Kane, 1109 Filbert Street Archbald PA 18403. Attorney for the Estate is Nancy M. Barrassé, Esquire, 224 Adams Avenue, Scranton, Pennsylvania 18503.

## LACKAWANNA JURIST

**ESTATE OF ELIZABETH DUTKO a/k/a ELIZABETH D. NARO**, of Dunmore, Pennsylvania (died June 1, 2022). All persons indebted to the estate shall make payment and those having claims or demands are to present same without delay to the Administratrix, Evamari D. Hennigan, or Richard A. Fanucci, Attorney for the Estate, 1711 Main Street, Blakely, PA 18447.

Notice is hereby given that Letters Testamentary have been granted to Illona M. Eltrora, Executrix of the **ESTATE OF MARY GOLDOVICH**, late of Jessup, PA, who died on July 23, 2022. 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 Executrix or to Carl J. Poveromo, Esquire, Rinaldi & Poveromo, P.C., P.O. Box 826, Scranton, PA, 18501. RINALDI & POVEROMO, P.C., ATTORNEYS.

**ESTATE OF CRANE J. HOLMES**, late of Scranton, Pennsylvania (died April 23, 2022). Notice is hereby given that Letters Testamentary have been granted to Mary Ellen Cardamone. 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 Jason O'Malley, P.C., Attorney for the Estate, 1205 E. Drinker Street, Dunmore, PA 18512

**ESTATE OF VIOLET R. KELLY** late of Clarks Summit Pennsylvania (died August 17, 2022). 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 Jane Kelly Yeomans, 919 North Webster Avenue, Scranton, PA 18510; or to Paul D. Horger, Esquire, Oliver, Price & Rhodes, Attorneys for the Estate, 1212 South Abington Road, P.O. Box 240, Clarks Summit, Pennsylvania 18411.

NOTICE IS HEREBY GIVEN that Letters Testamentary in the **ESTATE OF MARTHA M. MILLER A/K/A MARTHA MAE MILLER**, late of the City of Carbondale, 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: WILLIAM ROBERT MILLER, EXECUTOR, KEVIN R. GREBAS, Esquire, COLBERT & GREBAS, P.C., 210 Montage Mountain Road – Suite A, Moosic, PA 18507. Date of Death: June 27, 2022.

**RE: ESTATE OF ROBERT V. PETRINI, SR.**, (died July 17, 2022), late of Archbald, Pennsylvania. Letters of Administration in the above estate having been granted, creditors shall make demand and debtors shall make payment to Mary E. Petrini, Executrix, or C.H. Welles IV, Attorney for the Estate, 7<sup>th</sup> Floor Bank Towers, 321 Biden Street, Scranton, Pennsylvania 18503. C.H. Welles IV, Attorney for the Estate.

Notice is hereby given that Letters Testamentary have been granted to Robert J. Phillips in the **ESTATE OF RUTH C. PHILLIPS**, late of Scranton, Pennsylvania, who died on August 4, 2022. All persons indebted to the Estate are requested to make payment and those having claims or demands are to present the same without delay to Robert J. Phillips, Executor c/o John P. Finnerty, Esquire, 75 Glenmaura National Boulevard, Moosic, Pennsylvania 18507.

**ESTATE OF CYRIL EDWARD SOLOMON a/k/a CYRIL SOLOMON**, DECEASED, late of 1041 E. LACKAWANNA AVE., OLYPHANT, PA 18447, (Died JUNE 9, 2022). DEBORAH BALINT, Executrix; Mark Rudalavage, 171 Scranton-Carbondale Highway; Eynon, Pennsylvania 18403-1027, Attorney. MARK G. RUDALAVAGE, ESQUIRE

### Third 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.

## LACKAWANNA JURIST

**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 4<sup>th</sup> 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.

### ARTICLES OF INCORPORATION

**NOTICE IS HEREBY GIVEN** that Articles of Incorporation were filed and approved on August 15, 2022, by the Department of State Commonwealth of Pennsylvania, and a Certificate of Incorporation was issued to:

Glenmaura Commons Homeowners'  
Association Section IV, Inc.

A corporation in accordance with the provisions of the Business Corporation Law of 1988.

Thomas P. Brennan, Esq.  
GALLAGHER, BRENNAN & GILL  
220 PIERCE STREET  
Kingston, PA 18704-4641 T-1

### FICTITIOUS NAME

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on August 01, 2022 for **NEPA Home & Lawn Care** at 107 Williams Ave. Carbondale, PA 18407. The name and address of each individual interested in the business is Kenneth Broskoskie JR at 107 Williams Ave. Carbondale, PA 18407. This was filed in accordance with the 54 Pa.C.S. 311.417. T-1

### CHANGE OF NAME

Notice is hereby given that on August 16, 2022, upon consideration for name change was granted and it is ORDERED that it is in the best interest of the minor child that his name be and is hereby changed from Nolan McCormack to Nolan Coffman. T-1

### NOTICE

**TO: CAITLYN HERB**  
Address unknown

### NOTICE

A petition has been filed asking the Court to put an end to all rights you have to your child **A. H., born 1/15/2019, biological child of Manfredo Joel Pagan**. The Court has set a hearing to consider ending your rights to your children. That hearing will be held on **November 17, 2022, at 9:30 a.m.**, at the Lackawanna County Government Center, 123 Wyoming Ave., 1<sup>st</sup> Fl., Scranton, PA 18503. If you do not appear at this hearing, the Court may decide that you are not interested in retaining your rights to your child and your failure to appear may affect the Court's decision on whether to end your rights to your child. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your children may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer.

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

Northeastern Pennsylvania Legal Services  
33 N. Main Street – Suite 200  
Pittston, PA 18640  
(570) 299-4100 T-2