

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, MARCH 8, 2024** AT TEN O'CLOCK IN THE FORENOON OF SAID DAY.

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

SALE 1

By virtue of a Writ of Execution filed to No. 2021-04503, U.S. BANK TRUST N.A. AS TRUSTEE FOR AMERICAN HOMEOWNERS PRESERVATION TRUST SERIES AUTOMATION, vs. MARITA ELLEN GORDON, owner(s) of property situate in Borough of Jessup, Lackawanna County, PA., being 146 Buttonwood Street, Jessup, PA 18434.
Assessment Map#: 10418010033
Assessed Value Figure: \$7,000.00
Improvements thereon:
A residential dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$72,278.99

All that certain lot, piece or parcel of land situate, lying and being in the Borough of Jessup, formerly known as the Borough of Winton, County of Lackawanna and State of Pennsylvania.

SALE 2

By virtue of a Writ of Execution filed to No. 18-CV-05781, FAIRPORT ASSET MANAGEMENT, 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

SALE 3

BY VIRTUE OF A WRIT OF EXECUTION, filed to Docket No. 23-CV-1991 NBT Bank, N.A., f/k/a Pennstar Bank, a division of NBT Bank, N.A. v. James Matechak
James Matechak is the owner of the property situate within the City of Jermyn, Township of Scott, County of Lackawanna, and Commonwealth of PA, Being a street address of: 1439 Chapman Lake Road, Jermyn, PA 18433

Assessment Map/Parcel/Plate #: 06202.010.001

Instrument #: 200706721

Pin Verification #: 06202.010.001

Assessed Value Figure: \$6,000.00

Improvements Thereon:

residential single-family home

Attorney: JAMES T. SHOEMAKER, ESQUIRE

HOURIGAN, KLUGER & QUINN, PC
600 Third Avenue, Kingston, PA 18704

jshoemaker@hkqlaw.com (570)287-3000

Sheriff to collect: \$96,516.69 (plus accrued interest, attorney's fees, and costs)

LACKAWANNA JURIST

SALE 4

BY VIRTUE OF A WRIT OF EXECUTION, filed to Docket No. 22-CV-4963 Peoples Security Bank & Trust Company v. Lorraine E. Maday, n/b/m Lorraine E. Semkew and The United States of America

Lorraine E. Maday n/b/m Lorraine E. Semkew is the owner of property situate within the Borough of Blakely, County of Lackawanna and Commonwealth of PA,

Being a street address of: 213 Fourth Street, Blakely, PA 18447

Assessment Map/Parcel/Plate #: 10317.030.058
Book 1036, Page 379, et seq.

Assessed Value Figure : \$8,500.00

Improvements Thereon :

Improved residential single family dwelling unit

Attorney: JAMES T. SHOEMAKER, ESQUIRE
HOURIGAN, KLUGER & QUINN, PC

600 Third Avenue Kingston, PA 18704

jshoemaker@hkqlaw.com (570)287-3000

Sheriff to collect: \$223,870.51 (plus accrued interest, attorney's fees, and costs)

SALE 5

By virtue of a Writ of Execution filed to No. 2021-00111 US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset

Trust vs. Wendy Harvey a/k/a Wendy

Harrington, known heir of William T.

Harrington; William T Harrington a/k/a

William T. Harrington, Jr. known heir of

William T. Harrington, deceased; Unknown

Heirs, devisees and personal representatives and

his/her, their or any of their successors in right,

title and interest of William T. Harrington,

deceased; owners of property situate in

Scranton City, Lackawanna County, PA being

2110 Ballau Avenue, Scranton, PA 18508

Dimensions: 50 x 150

Property ID #: 123.20-050-022

Assessed Value figure: \$8,000.00

Improvements thereon:

Residential Dwelling

Attorney: Roger Fay, Esquire

Sheriff to collect: \$97,972.90*

*Plus clerical costs, as endorsed, together with escrow advances and costs of collection, including reasonable attorney fees, title fees, property valuation fees, property preservation fees, and costs, from 10/04/22 to the date of sheriff's sale.

SALE 6

By virtue of a Writ of Execution filed to No.

2023-04100 Metropolitan Life Insurance

Company vs. CYNTHIA LACHOVICZ and

KRISTEN A. LACHOVICZ, owner(s) of

property situate in Borough of Archbald,

Lackawanna County, PA. Being 467 Main

Street, Archbald, PA 18403

Assessment Map #: 09414-010-052

Assessed Value Figure: \$11,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$144,377.79

All the surface of right of soil of all that certain lot, piece or parcel of land situate, lying and being in the Borough of Archbald, County of Lackawanna and State of PA.

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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

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-R3 Plaintiff v. SALLY MELVILLE, IN HER CAPACITY AS HEIR OF ROBERT L. SEARFOSS; JAMES SEARFOSS, IN HIS CAPACITY AS HEIR OF ROBERT L. SEARFOSS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ROBERT L. SEARFOSS Defendant(s)

COURT OF COMMON PLEAS
LACKAWANNA COUNTY NO: 2022-03735
ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF SCRANTON, LACKAWANNA COUNTY, PA, BEING KNOWN AS: 1043 MEADE AVENUE A/K/A 1043 MEADE STREET, SCRANTON, PA 18512

BEING PARCEL #: 14508020051
DIMENSIONS: 40 x 140
TOTAL VALUE: \$9,000
IMPROVEMENTS: RESIDENTIAL PROPERTY
By: Nicole Rizzo
Nicole Rizzo, Esquire ID No. 332712
Attorney for Plaintiff

SALE 8

By virtue of a Writ of Execution filed to No. 2023-03671 MCLP Asset Company, Inc. vs. MARK M. FONTINI and PATRICIA R. FONTINI, owner(s) of property situate in City of Scranton, Lackawanna County, PA. Being:

211 N Everett Ave, Scranton, PA 18504, 211 North Everett Avenue, Scranton, PA 18504
Assessment Map #: 14513040012
Assessed Value Figure: \$6,500.00
Improvements thereon:
A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$74,453.91
ALL that certain piece or parcel of land situate in Hyde Park, City of Scranton County of Lackawanna and State of PA.

SALE 9

By virtue of a Writ of Execution No. 2023-03859 FREEDOM MORTGAGE CORPORATION v. MICHAEL BULLICK; THERESA BULLICK owner(s) of property situate in the BOROUGH OF ARCHBALD, LACKAWANNA County, PA, being 169 CHESTNUT ST. ARCHBALD, PA 18403
Tax ID #: 09518-040-016
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$153,144.82
Attorneys for Plaintiff
Brock & Scott, PLLC

SALE 10

By virtue of a Writ of Execution filed to No. 2023-01551 New Residential Mortgage Loan Trust 2018-1 vs. RICHARD LARUSSA Solely in their capacity as heir of FRANCES LARUSSA, Deceased and UNKNOWN HEIRS OF FRANCES LARUSSA, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, PA., being 525 1/2 Pleasant Avenue, Scranton, PA 18504.
Assessment Map #: 14514090004
Assessed Value Figure: \$5,600.00
Improvements thereon:
A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$54,921.97
All that certain piece or parcel of land situate in the City of Scranton, County of Lackawanna and state of PA.

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SALE 11

By virtue of a Writ of Execution filed to No. 23-CV-3827 FREEDOM MORTGAGE CORPORATION vs. DEBORAH L. BENJAMIN AKA DEBORAH BENJAMIN, owner(s) of property situate in Township of South Abington, Lackawanna County, PA., being: 711 Griffin Pond Road, South Abington Township, PA 18411.
Assessment Map #: 08104-030-005
Assessed Value Figure: \$20,500.00
Improvements thereon:
A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$185,326.51
All that certain piece or parcel of land with the buildings and improvements thereon erected, situate and being in the Township of South Abington, County of Lackawanna, Commonwealth of PA.

SALE 12

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
CITIMORTGAGE, INC. Plaintiff v. JOHN J. MCKENNA; KIMBERLY A. MCKENNA
Defendant(s)
COURT OF COMMON PLEAS
LACKAWANNA COUNTY NO: 2023-03285
ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE VILLAGE OF JESSUP, BOROUGH OF WINTON, COUNTY OF LACKAWANNA AND STATE OF PA, BEING KNOWN AS: 9 WILSON ST JESSUP, PA 18434
BEING PARCEL #: 11509040022;
11509040023
IMPROVEMENTS:
RESIDENTIAL PROPERTY
By: Nicole Rizzo

Nicole Rizzo, Esquire ID No. 332712
Attorney for Plaintiff

SALE 13

By virtue of a Writ of Execution filed to No. 2023-02756 Wells Fargo Bank, N.A. (Plaintiff) v Israel David Schlesinger (Defendant(s)) owner(s) of property situate in City of Carbondale, Lackawanna County, PA being 93 Washington Street, Carbondale, PA 18407
Dimensions: 0
Property ID #: 05505050042
Assessed Value Figure: \$7,000.00
Improvements thereon:
single family dwelling
Attorney: Ed E. Qaqish, Esquire; Meredith H. Wooters, Kimberly J. Hong, Michael E. Carleton, Alyk L. Oflazian, Cristina L. Connor and Katherine M. Wolf
Sheriff to collect: \$30,430.83

SALE 14

By virtue of a Writ of Execution filed to No. 2580-Civil-2023 NBT Bank, National Association vs. Kristopher J. Smith, Executor of the Estate of Joan Smith, owner of property situate in the Borough of Archbald, Lackawanna County, PA being: 279 Laurel Street, Archbald, PA 18403
Dimensions: 30' x 100'
Assessed Map #: 09517-020-015
Assessed Value figure: \$5,500
Improvements thereon:
Residential Dwelling
Attorney: David M. Gregory, Esquire
Sheriff to collect: \$45,566.19

SALE 15

By virtue of a Writ of Execution filed to No. 2022-05166 LoanCare, LLC vs. KELLY A MCDONOUGH and JOHN E. MCDONOUGH, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, PA. Being: 780 East Drinker Street, Dunmore, PA 18512
Assessment Map #: 14709110004
Assessed Value Figure: \$11,000.00

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Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$141,807.66

ALL THAT PARCEL OF LAND IN CITY OF SCRANTON, LACKAWANNA COUNTY, STATE OF PA.

Attorney: KML Law Group, P.C.

Sheriff to collect: \$51,985.68

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF GREENFIELD, COUNTY OF LACKAWANNA AND STATE OF PA.

SALE 16

By virtue of a Writ of Execution filed to No. 2022-03427

JPMorgan Chase Bank, National Association (Plaintiff) v Catherine Jacobs, as Co-Executor of the Estate of Joseph Ciannella; Frank Ciannella, as Co-Executor of the Estate of Joseph Ciannella (Defendant(s)) owner(s) of property situate in City of Scranton, Lackawanna County, PA being 1406-1408 Academy Street, Scranton, PA 18504

Dimensions: 0

Property ID #: 14517030041

Assessed Value Figure: \$10,000.00

Improvements Thereon:

single family dwelling

Attorney: Ed E. Qaqish, Esquire; Meredith H.

Wooters, Kimberly J. Hong, Michael E.

Carleton, Alyk L. Oflazian, Cristina L. Connor and Katherine M. Wolf

Sheriff to collect: \$109,265.59

SALE 17

By virtue of a Writ of Execution filed to No. 2022-05313 PNC BANK, NATIONAL

ASSOCIATION vs. The Unknown Heirs of VICTORIA BAKER Deceased and SANDRA RESTUCCI Solely in Her Capacity as Heir of VICTORIA BAKER, Deceased, owner(s) of property situate in TOWNSHIP OF GREENFIELD, Lackawanna County, PA.

Being: 201 Petrilak Road, Greenfield

Township, PA 18407

Assessment Map #: 03304010007

Assessed Value Figure: \$12,950.00

Improvements thereon:

A Residential Dwelling

SALE 18

By virtue of a Writ of Execution filed to No. 23-3273 NAMS Capital vs. Patricia Dominick, owner of property situate in Scranton Lackawanna County, PA being 135 S. Bromley Ave. Scranton

Dimensions: 28x145x28x147

Property ID #: 14518040011

Assessed Value figure: \$7,000.00

Improvements thereon:

Bldg & Land

Attorney: Jennie Shnyder

Sheriff to collect: \$12,220.93

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 APRIL 8, 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

DECEMBER 4, 2023

LACKAWANNA JURIST

JUDICIAL OPINION

CASE NAME AND NUMBER: Com. v. Schuback, LLC, 2024 WL 552800 (Lacka. Co. 2024)
DATE OF DECISION: January 25, 2023
JUDGE: Terrence R. Nealon

ATTORNEYS INVOLVED:

Mark Powell, Esquire and Sara Varella, Esquire - *Counsel for Com. of PA*
Bernard Brown, Esquire and Jordan Leonard, Esquire *Counsel for Defendant, Justin Schuback*

SUMMARY OF OPINION:

Defendant, who has been charged with criminal homicide, robbery, burglary, and theft by unlawful taking, filed omnibus pre-trial motions seeking to suppress cell site location information (CSLI) consisting of range-to-tower data and statements that defendant made during his post-arrest custodial interrogation after he requested the assistance of counsel. He contended that CSLI range-to-tower records were obtained by the prosecution from his wireless carrier in 2017 pursuant to 18 Pa.C.S. §5743(d), which enables law enforcement to obtain a court order for the production of the contents of electronic communications by establishing "reasonable grounds" to believe that they are relevant to an ongoing criminal investigation, rather than in response to a search warrant that must be predicated upon the more demanding standard of an affidavit of probable cause. Defendant also filed a motion for a change of venue and venire due to pre-trial publicity that allegedly was so prejudicial that it prevents the empaneling of an impartial jury.

Defendant's motion to suppress the CSLI range-to-tower materials was premised upon his erroneous belief that the prosecution seized that evidence in 2017 based upon an order that was issued under 18 Pa.C.S. §5743(d). The credible testimony introduced during the suppression hearing established that those records were not acquired by the prosecution until 2018 after it served defendant's wireless carrier with an executed search warrant that was based upon a detailed affidavit of probable cause. Moreover, even assuming that the CSLI range-to-tower documents were obtained in 2017 under 18 Pa.C.S. §5743(d), they are nonetheless admissible under the inevitable discovery doctrine since the 2018 acquisition of those records pursuant to a search warrant sufficiently purged the taint of any alleged original illegality. Thus, the motion to suppress the CSLI range-to-tower data secured from defendant's wireless carrier was denied.

If a defendant expresses a desire for the assistance of counsel after initially waiving the right to counsel during a custodial interrogation, all questioning must cease immediately until a lawyer is made available or the defendant reinitiates the conversation with law enforcement. Defendant clearly and unambiguously stated "I need a lawyer" during his post-arrest interview, but the law enforcement officers continued to interrogate him without counsel present for an additional 89 minutes after he made that declaration. Federal and state courts have uniformly concluded that the statement "I need a lawyer" constitutes an unequivocal request for the assistance of counsel that obligates law enforcement to terminate all questioning immediately. It was undisputed that the officers did not cease their interrogation of defendant until a lawyer was made available to him, and the prosecution's sole witness during the suppression hearing admitted under oath that the defendant did not reinitiate further communication with the officers so as to entitle them to resume questioning. As a result, the continued examination of defendant by law enforcement after he stated "I need a lawyer" violated his constitutional right to have counsel present during any custodial interrogation.

If evidence has been obtained unlawfully by law enforcement, the proper remedy is the exclusion of any such evidence at trial. However, the video recording and transcription of defendant's questioning reflected that during the 89 minute period of interrogation after defendant expressed his desire for the assistance of counsel, defendant consistently and firmly denied any involvement with the crimes at issue and did not make any incriminating statements to the officers. The only factual information that defendant provided at that time had previously been secured by law enforcement from other sources or during earlier, lawful interviews of defendant, as a result of which that relevant information was subject to suppression. Consequently, defendant's motion to suppress statements that he made during his post-arrest interview and after he stated "I need a lawyer" was granted, but did not preclude the admission into evidence of any material information that defendant furnished during the 89 minute exchange and which the prosecution had already obtained from other sources and prior interviews of defendant.

To be entitled to a change of venue or venire, a defendant must demonstrate that either (1) pre-trial publicity has caused actual prejudice to him by preventing the selection of an impartial jury, or (2) the publicity is presumptively prejudicial since it was (a) so sensational, inflammatory, and slanted toward conviction, (b) revealed his prior criminal record or referred to his confession, or (c) was derived from official law enforcement reports, and (d) such prejudicial publicity was so extensive, sustained, and pervasive that the community was saturated with it and there has been insufficient time between that publicity and the trial for any prejudice to have dissipated. Defendant did not submit any evidence of pre-trial publicity for a determination of whether it was presumptively prejudicial, and no member of the venire had been questioned regarding the effect of that publicity and whether the potential jurors may be able to set aside any preliminary impressions and render a verdict based solely on the evidence. Accordingly, defendant's motion for a change of venue and venire was denied, without prejudice to his right to renew that request based upon the statements made by members of the venire during jury selection.

LACKAWANNA JURIST

ESTATES

First Notice

NOTICE IS HEREBY GIVEN that Letters Testamentary in the Estate of **PAUL J. DOMINICK**, late of Moosic Borough, 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: PHYLLIS GREENE, EXECUTRIX, KEVIN R. GREBAS, Esquire, COLBERT & GREBAS, P.C., 210 Montage Mountain Road – Suite A, Moosic, PA 18507. Date of Death: June 19, 2023

NOTICE IS HEREBY GIVEN that Letters Testamentary in the Estate of **MARGARET A. EVANS**, late of the City of Scranton, 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: DOUGLAS W. EVANS, EXECUTOR, KEVIN R. GREBAS, Esquire, COLBERT & GREBAS, P.C., 210 Montage Mountain Road – Suite A, Moosic, PA 18507. Date of Death: November 3, 2023.

ESTATE OF DOLORES FORGIONE, late of the City of Scranton died 12/25/2023 Letters of Administration granted to Tina Ford, Sean 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 Executors' name.

ESTATE OF ROBERT JOHN HUCHENSKI, late of Greenfield Township, Lackawanna County, Pennsylvania, (died December 12, 2023). Notice is hereby given that Letters Testamentary, have been issued to Donald Huchenski and Jackie Selby, Co-Executors. MARIANNE M. STIVALA, ESQUIRE, BRIAN J. CALI & ASSOCIATES, 103 EAST DRINKER STREET, DUNMORE, PENNSYLVANIA 18512.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted to Jeanne A. Zaloga in the **ESTATE OF MARGARET ANN JASON A/K/A MARGARET A. JASON A/K/A MARGARET JASON** late of Moosic, PA (died 09/01/2012). All persons indebted to said estate are requested to make payment, and creditors to present their claims without delay to the Executrix c/o Ernest A. Sposto Jr., Esq., 108 North Washington Avenue, Suite 401, Scranton, PA 18503, Attorney for the Estate.

In the **ESTATE OF MARTHA ANN KOTAR, A/K/A MARTHA KOTAR** of Vandling Borough, Lackawanna County, Commonwealth of Pennsylvania. Letters Testamentary in the above estate have been granted to Cynthia Jean Payne. All persons indebted to said estate are requested to make prompt payment and all having claims against said estate will present them without delay to: Marissa McAndrew, Esquire, McAndrew Law Offices, PC, 630 Main Street, Forest City, PA 18421, (570) 785 – 3333, Attorney for the Estate.

ESTATE OF GARY J. MOSS a/k/a GARY MOSS, late of Scranton, Lackawanna County, Pennsylvania (died October 18, 2023). Personal Representative is Nancy Moss, 1117 Kerstetter Court, Scranton, PA 18504. Attorney for the Estate is Nancy M. Barrasse, Esquire, 224 Adams Avenue, Scranton, Pennsylvania 18503.

Notice is hereby given that Letters of Administration have been granted to Colleen Napolitano and Kevin Murphy, Administrators of the **ESTATE OF MICHAEL F. MURPHY a/k/a MIKE MURPHY** late of Lackawanna County, Scranton, PA 18508, who died on January 5, 2024. 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 Administrators, Colleen Napolitano and Kevin Murphy, c/o Paul J. Ware, Esquire, 700 Vine Street, Scranton, PA 18510.

RE: ESTATE OF FRANCIS J. SARNOSKI, late of Carbondale, Pennsylvania (Died December 6, 2023). Notice is hereby given that Letters Testamentary on the above estate have been granted to Kimberly Gregorowicz. 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.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been issued to William J. Vaverchak, Jr., Executor of the Estate of **WILLIAM J. VAVERCHAK, SR.**, Deceased, who died on October 1, 2023, late of Carbondale, 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 in care of the undersigned. Bresset & Santora, LLC 812 Court Street, Honesdale, PA 18431

RE: ESTATE OF MILDRED YURECHKO, late of Scranton, PA who died December 8, 2023. Letters Testamentary in the above estate having been granted, all persons having claims or demands against the estate of the decedent shall make them known and present them, and all persons indebted to said decedent shall make payment thereof without delay to: Karen Caparo, Executrix, or Daniel L. Penetar, Jr., Esquire, 753 E. Drinker Street, Dunmore, Pennsylvania.

Second Notice

ESTATE OF JEFFREY M. ABBOTT, DECEASED, late of 6 ½ ESTHER ST., THROOP, PA 18512. (Died NOVEMBER 30, 2023). THERESA E. CLARK, Executrix; Dante A. Cancelli, Suite 260, 125 North Washington Ave., Scranton, Pennsylvania 18503, Attorney. DANTE A. CANCELLI, ESQUIRE

NOTICE IS HEREBY GIVEN that on January 25, 2024, Fran Kovaleski, Lackawanna County Register of Wills, granted Letters Testamentary in common form, on the **ESTATE OF RICHARD CARL BROWN**, late, of Clarks Summit, PA, to Richard W. Brown and Jeffery Brown. Richard Carl Brown passed on November 4, 2024. Anyone having 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

ESTATE OF JOSEPHINE DOWSE, late of Clarks Summit, Lackawanna County, Pennsylvania. Letters Testamentary on the above estate having been granted to George Dowse, III, all persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to her c/o Joseph Kosierowski, Esq. 400 Broad Street, Milford, Pennsylvania 18337.

LACKAWANNA JURIST

NOTICE is hereby given that Letters Testamentary have been granted in the **ESTATE OF MARION DUNLEAVY, a/k/a MARION C. DUNLEAVY**, late of the City of Scranton, Lackawanna County, who died December 15, 2023. All persons indebted to said Estate are requested to make payment and those having claims to present the same, without delay, to the Executrix, VIRGINIA KREUSLING, and her Attorneys, SAPORITO, FALCONE & WATT, 48 SOUTH MAIN STREET, PITTSBURGH, PA 16840.

ESTATE OF STEPHEN F. DURKIN, a/k/a STEVE DURKIN, file number 3523-01657, late of Carbondale, Lackawanna County, PA (Date of death: 11/15/2023). Jerome Durkin was appointed Executor on December 14, 2023. Jeffery A. Levine, Esquire, Herlands & Levine, 27 North Main Street, Suite 301, Carbondale, PA 18407.

ESTATE OF MORRIS SHERWOOD HICKS, late of the City of Scranton died 03/14/2023 Letters of Testamentary granted to Kimberly Rovinski, Sean 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 Executors' name.

ANNE KEARNS, Deceased. Late of Scranton City, Lackawanna County, PA. D.O.D. 12/24/23. 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 Kearns, Executor, c/o Andrew H. Dohan, Esq., 460 E. King Rd., Malvern, PA 19355. Atty.: Andrew H. Dohan

ESTATE OF ANN MARIE KRUK, Scranton, Lackawanna County, PA, died August 29, 2023, Letters Administration granted, all persons having claims against said Estate, shall make them known, present them and all indebted to decedent shall make immediate notification to Kevin Kruk, Executor, or to Caputo & Mariotti, P.C., 730 Main Street, Moosic, PA 18507.

ROBERT A. MARIOTTI A/K/A ROBERT A. MARIOTTI, SR., Deceased. Late of Old Forge Borough, Lackawanna County, PA. D.O.D. 1/16/24. 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 Mary Ellen Lukas, Executrix, c/o Kevin P. Gilboy, Esq., 100 N. 18th St., #1825, Phila., PA 19103. Atty.: Kevin P. Gilboy

ESTATE OF THOMAS J. SMITH a/k/a THOMAS JOSEPH SMITH, late of Archbald, Lackawanna County, PA (died January 20, 2024). Letters Testamentary were granted to William J. Smith. Creditors present claims and debtors make payment to the Executor, or to Kim A. Giombetti, Esq., 305 Linden Street, Suite 3, Scranton, PA 18503, Attorney for the Estate.

ESTATE OF JOAN VINCENT, late of Clarks Summit, Lackawanna County, Pennsylvania. Letters Testamentary on the above estate having been granted to Carla Vincent, all persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to her c/o Joseph Kosierowski, Esq., 400 Broad Street, Milford, Pennsylvania 18337.

Third Notice

ESTATE OF CECELIA M. BARTOSIEWICZ, late of Clarks Summit, Lackawanna County, Pennsylvania (died December 27, 2019). 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 Dorothy A. Fichner, Executor, 244 Mirage Boulevard, Barnegat, NJ 08005 or to Jenna Kraycer Tuzze, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, Clarks Summit, Pennsylvania 18411.

ESTATE OF RICHARD T. CAWLEY, JR., late of the Borough of Archbald, Lackawanna County, Pennsylvania. Date of Death: November 4, 2023, Administratrix: Kathleen Cawley, Attorneys: Needle Law, P.C., 240 Penn Avenue, Suite 202, Scranton, PA 18503. P. Timothy Kelly, Esquire

Notice is hereby given that Letters Testamentary have been granted in the **ESTATE OF MARY J. DZWONCZYK**, late of Carbondale, Lackawanna County, Commonwealth of Pennsylvania (died May 6, 2023). All persons indebted to the Estate are requested to make payments and all those having claims or demands are to present same, without delay to Nicholas Dzwonczyk, Executor of the Estate or Sean P. McGraw, Esquire, Attorney for the Estate, 41 N. Main Street, 4th Floor, Carbondale, PA 18407. Sean P. McGraw, Attorney for the Estate

NOTICE IS HEREBY GIVEN that Letters Testamentary in the **ESTATE OF SHIRLEEN HANIS**, late of the City of Scranton, 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: BETSY K. MEAD, CO-EXECUTOR, DAVID W. KELLERMAN, CO-EXECUTOR, BRENDA D. COLBERT, Esquire, COLBERT & GREBAS, P.C., 210 Montage Mountain Road – Suite A, Moosic, PA 18507. Date of Death: November 10, 2023

RE: **ESTATE OF PAUL HARTE** late of Scranton, Lackawanna County, Pennsylvania (died January 14, 2024). Notice is hereby given that Letters Testamentary for the Estate have been issued to Marilee Sweeney, Executrix of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to the EXECUTRIX, or to John J. McGovern, Jr., Attorney for the Estate, 321 Biden Street - Suite 201, Scranton, PA 18503.

Letters of Testamentary have been granted in the following Estate of decedent to the personal representative named, who requests all persons having claims or demands against the estate of the said decedent to make known the same in writing to his attorney, and all persons indebted to the said decedent are requested to make payment without delay: **ESTATE OF ETHEL A. NEARY A/K/A ETHEL A. HEEN**, Deceased, of Clarks Summit, PA. No. 35-24-00139. Executor: Jeremy G. Morris, 1649 Falls Road, Clarks Summit, PA 18411, or to Attorney John F. Morris, Esquire, Voelker & Morris LLC, 310 Grant Street, Suite 1220, Pittsburgh, PA 15219.

LACKAWANNA JURIST

ESTATE OF WILLIAM HOLMES, late of the City of Scranton died 04/24/2023 Letters Testamentary granted to Robert Holmes, Sean 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 Executors' name.

NOTICE IS HEREBY GIVEN that Letters of Administration in the **ESTATE OF ROBERT J. KROMKO, SR.**, late of Dalton, Lackawanna County, Pennsylvania, who died on February 15, 2010, have been granted to Robert J. Kromko, Jr., Administrator. All persons indebted to said Estate are requested to make payment and those having claims or demands are requested to present the same without delay to: David E. Schwager, Esquire, 183 Market Street, Suite 100, Kingston, PA 18704-5444.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted to John Lewis, Executor of the **ESTATE OF JAY D. LEWIS**, late of Scranton, Lackawanna County, Pennsylvania, who died on December 30, 2023. All persons indebted to said Estate are required to make payment and those having claims to present the same without delay to the Executor or to Joseph O. Haggerty, Jr. of Haggerty Hinton & Cosgrove LLP, 1401 Monroe Avenue, Suite 2, Dunmore, PA 18509.

ESTATE OF MICHAEL R MCLALUD, ESTATE NUMBER 35 2024 98, DECEASED, LATE OF SCRANTON, LACKAWANNA COUNTY, PA: DIED JULY 19, 2023. 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 DENISE MCLAUD, 2207 PITTSTON AVENUE, SCRANTON, PA 18505

ESTATE OF HENRYKA MINAJEW late of Olyphant, Lackawanna County, PA (died December 27, 2023). 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 Dorota Conti, Executor of the Estate, 653 E Pine Street, Olyphant, PA 18447 or to Jane M. Carlonas, Esquire, 1212 S. Abington Road, Clarks Summit, PA 18411.

ESTATE OF WIKTOR VICTOR MINAJEW late of Olyphant, Lackawanna County, PA (died May 15, 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 Dorota Conti, Administrator of the Estate, 653 E Pine Street, Olyphant, PA 18447 or to Jane M. Carlonas, Esquire, 1212 S. Abington Road, Clarks Summit, PA 18411.

ESTATE OF JACOB NOGI AKA JACOB I NOGI, late of the Borough of Clarks Summit, died 12/04/2023 Letters of Testamentary granted to Eugene R Nogi and Jennifer Nogi, Terrence 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 Executor's name.

Notice is hereby given that Letters of Administration 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 the same without delay to the Administrator named. **ESTATE OF DEBORAH PARKER a/k/a DEBORAH RENEE PARKER**, Scranton, PA. Colin Parker, Administrator; Christopher J. Szweczyk, Esquire, Attorney, 321 Biden Street, Suite 201, Scranton, PA 18503. CHRISTOPHER J. SZWECZYK, ESQUIRE, ATTORNEY FOR THE ESTATE

ESTATE OF JOHN R. STEDINA, DECEASED. LATE OF THROOP, PENNSYLVANIA (DIED NOVEMBER 28, 2023). All persons indebted to said Estate are required to make payment, and those having claims or demands to present the same, without delay, to Karen Bracey, 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 ROSEMARI H. STEPHENS, a/k/a ROSEMARI STEPHENS**, Deceased, 185 Shadyside Drive, Greenfield Township, Lackawanna County, Pennsylvania 18407, who died on January 15, 2024. 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 the Executrix, Beth Komar, 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.

ARTICLES OF INCORPORATION

Notice is hereby given that Articles of Incorporation have been filed with the Department of the Commonwealth of Pennsylvania on 2/10/2024 under the Domestic Business Corporation Law, for STAFURSKY PAVING CO., INC., and the addr. of the registered office is 411 Deer Run Dr., Archbald, PA 18403, Lackawanna County. T-1 2/23/24

ARTICLES OF INCORPORATION NONPROFIT

NOTICE is hereby given that Articles of Incorporation were filed with the Commonwealth of Pennsylvania on January 26, 2024. The name of the corporation is Julia Hockey Mazur Foundation. The purpose of the corporation is providing support to those in need and battling illness. The corporation has been organized under the provisions of the Nonprofit Corporation of Law of 1988. T-1 2/23/24

CORPORATE DISSOLUTION

NOTICE IS HEREBY GIVEN that the shareholders of **DELTA MEDIX, P.C.**, a Pennsylvania corporation, with an address of The Forum Plaza, 225 Penn Avenue, Scranton, PA 18503, (Lackawanna County), have unanimously approved a proposal that the corporation voluntarily dissolve and is now engaged in winding up and settling affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended. T-1 2/23/24

LACKAWANNA JURIST

ARTICLES OF DISSOLUTION

Pursuant to the requirements of section 1975 of the Pennsylvania Business Corporation Law of 1988, notice is hereby given that Goody's Tobacco Co., Inc. is currently in the process of voluntarily dissolving.

Toczylowski Law Office
723 North Main St.
Archbald, PA 18403 T-1 2/23/24

NOTICE

TO: Unknown Father

RE: Adoption of L.A.G., Luzerne County Court of Common Pleas, Orphans Court Division, No. A-9579

A petition has been filed asking the Court to put an end to all rights you have to your child, L.A.G., born on March 17, 2017, biological child of Samantha Jean Guyette. The Court has set a hearing to consider ending your rights to your child. That hearing will be held on March 6, 2024, at 9:30 a.m. at the Judge Bernard C. Brominski Building, Third Floor, 113 West North Street, Wilkes-Barre, PA. 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 child 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.

Northern Pennsylvania Legal Services, Inc.
33 North Main Street
Pittston, PA 18640
570-299-4100 T-1 2/23/24

NOTICE

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

IN THE COURT OF COMMON PLEAS OF LACKAWANNA COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW
NO.: 2022-CV-5074

Newrez LLC d/b/a Shellpoint Mortgage Servicing, LLC
vs.
Unknown Heirs, Successors and Assigns and all Persons Claiming Right, Title and Interest from or Under Lou Ann Naughton, Deceased
TO: Unknown Heirs, Successors and Assigns and all Persons Claiming Right, Title and Interest from or Under Lou Ann Naughton, Deceased

You are hereby notified that Plaintiff, Mortgage Assets Management, LLC, filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of Philadelphia County, Pennsylvania, docketed to No. 2022-CV-5074, seeking to foreclose the mortgage secured by the real estate located at 410 S. Washington Street, Taylor, PA 18517.

You have been sued in court. If you wish to defend against the claims in this notice, you must take action within twenty (20) days after this publication, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

LAWYER REFERRAL SERVICE
Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
P.O. Box 186
Harrisburg, PA 17108
(800) 692-7375 T-1 2/23/24

LACKAWANNA JURIST

MUNLEY LAW PC
The Forum Plaza, 227 Penn Avenue
Scranton, PA 18503
(570) 346-7401

SEAN CALLAHAN	:	IN THE COURT OF COMMON PLEAS
	:	OF LACKAWANNA COUNTY
Plaintiff	:	
v.	:	
	:	CIVIL ACTION - LAW
MARIS LAZAR and	:	JURY TRIAL DEMANDED
1654333 ONTARIO, INC. d/b/a	:	
MARIS TRANSPORT	:	
Defendants	:	No. 22 CV 4094

TO: MARIS LAZAR and 1654333 ONTARIO, INC. d/b/a MARIS TRANSPORT: Be advised that Plaintiff, Sean Callahan, has instituted an action against you for injuries sustained in a motor vehicle accident on November 21, 2003.

NOTICE

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take action within 20 days after this complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Northern PA Legal Services, Inc.
33 North Main Street, Suite 200
Pittston, PA 18640
570-299-4100
570-969-9161

Pennsylvania Lawyer Referral Service
Lackawanna Bar Association Lawyer Referral Service
233 Penn Avenue
Scranton, PA 18503