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, *NOVEMBER 6, 2026 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

SALE 1

By virtue of a Writ of Execution filed to No. 664-Civil-2026 - NBT Bank, NA, successor-in-interest to Pennstar Bank, a division of NBT Bank, NA vs. Michael P. Cron, Executor of the Estate of Sandra K. Cron, a/k/a, Sandra Cron, owner of property situate in the City of Scranton, Lackawanna County, Pennsylvania, being: 1813 Ash Street. Scranton, PA 18510.
60 X 66
Assessed Map#: 15707-010-009
Assessed Value figure: $109,000
Improvements thereon: Residential Dwelling
Attorney: Nicholas D. Gregory, Esq
Sheriff to collect: $35,485.77

SALE 2

By virtue of a Writ of Execution filed to No. 00280-Civil-2026 NBT Bank, N.A., Successor-in-Interest to Pennstar Bank, a division ofNBT Bank, N.A. vs. Philip B. Jewell, owner of property situate in Roaring Brook Town bjp, Lackawanna County, Pennsylvania, being: 501 Blue Shutters Road, Roaring Brook Township, PA 18444.
250 X 140 X 250 X 137
Assessed Map#: 18901-030-018
Assessed Value figure: $167,640.00
Improvements thereon: Residential Dwelling
Attorney: Nicholas D. Gregory, Esq
Sheriff to collect: $109,452.66

SALE 3

By virtue of a Writ of Execution filed to No. 2026-01798, CitiMortgage, Inc. v. Owen A. Baillie Defendants/owners of property situate in the City of Scranton, Lackawanna, PA being 1319 Olive Street, Scranton, PA 18510-1824.
Front: Depth:
Property ID#: 157.05-030-024
Assessed Value figure: $0.00

Improvements thereon: Residential Real Estate
Attorney: Steven P. Kelly, Esq (308573) Matthew Fleck, Esq (330498)
Jessica N. Manis, Esq (318705) Matthew C. Fallings, Esq (326896) Daniel P. Jones, Esq (321876) Caroline P. Helton, Esq (329932)
Sheriff to collect: $70,945.36

SALE 4
By virtue of a Writ of Execution No. 26 CV 3159, ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. vs. DAVID ZAHORSKY, owner(s) of property situate in the OLD FORGE BOROUGH, LACKAWANNA County, PA, being 125 CORCORAN STREET, OLD FORGE, PA 18518.
Tax ID#: 17512060040 A/K/A 17512-060-040 A/K/A 175.12-060-040
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: $104,676.86
Attorneys for Plaintiff
Brock & Scott, PLLC

SALE 5
By virtue of a Writ of Execution filed to No. CASE # 2025-09620, First National Bank of America vs. Ana Recio, Angel Mejia Vizcaino, 515 Lenepe Ln, Old Forge, PA 18518. Ana Recio and Angel Mejia Vizcaino, owners of property situate in BOROUGH OF OLD FORGE, being 515 Lenepe Lane, Old Forge, PA 18518.
8965 sq ft
Property ID#: 17519020005
Assessed Value figure: $320,420
Improvements thereon: Residential Dwelling
Attorney: Benjamin Hoen, Esq, PA ID# 312786
Weltman, Weinberg & Reis Co., L.P.A.
Sheriff to collect: $318,342.34

SALE 6
By virtue of a Writ of Execution filed to No. 24 CV 8453, First Heritage Financial LLC vs. Holly Yvonne Bogaski, owner(s) of property situated in City of Scranton, Lackawanna County, PA, being 522 New Street, Scranton, PA 18509.
0.1361
Assessment Map#: 14661020023
Assessed Value figure: $122,980.00
Improvement thereon:
A residential dwelling
Attorney: LOGS Legal Group LLP

SALE 7
BY VIRTUE OF A WRIT OF EXECUTION, filed to Docket No. 2026-CV-00210, The Dime Bank vs. Robert W. Farber, as Successor Trustee of the William F. Farber Revocable Trust, et al. Robert W. Farber, As a Successor Trustee of the William F. Farber Revocable Trust u/a/d October 3, 1997, f/b/o Robert Farber, and William F. Farber, Jr., as a Successor Trustee of the William F. Farber Revocable Trust u/a/d October 3, 1997 f/b/a William F. Farber, Jr., are the owners of the property situate in the Township of Fell, County of Lackawanna, and Commonwealth of PA, more specifically known as a street address of: 317 Crystal Lake Road, Fell Township, PA 18407.

Assessment Map/Parcel/Plate#: 01501 010 00901
Instrument#: 201820241
Assessed Value Figure: $60,000.00
Improvements Thereon: 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: $616,882.31
(plus accrued interest, attorney's fees, and costs)

SALE 8
By virtue of Writ of Execution No. 24-3643, US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST v LORRAINE RIZZI, KNOWN HEIR OF JOSEPH M. MCGOWAN, KELLY RUSSELL, KNOWN HEIR OF JOSEPH M. MCGOWAN, ANTHONY ANGELO, KNOWN HEIR OF JOSEPH M. MCGOWAN, MARK ANGELO, KNOWN HEIR OF JOSEPH M. MCGOWAN, JOHN TRENTLY, KNOWN HEIR OF JOSEPH M. MCGOWAN, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOSEPH M. MCGOWAN, DECEASED.
Docket#: 24-CV-3643
Property to be sold is situated in the Borough of Mayfield, County of Lackawanna and Commonwealth of PA. Commonly known as: 705 Hill Street, Mayfield, PA 18433.
Parcel#: 0740506000800
Improvements thereon of the residential dwelling or lot (if applicable):
Residential Dwelling
Judgment Amount: $92,992.30
Attorneys for the Plaintiff:
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100
By: Danielle Johnson, Esq. (334703)

SALE 9
By virtue of Writ of Execution No. 25-8860, TVC Funding IV, LLC vs. 644 Elm St, LLC.
Docket#: 2025-08860
Property to be sold is situated in the City of Scranton, County of Lackawanna and Commonwealth of PA. Commonly known as: 515 North Decker Court, Scranton, PA 18504.
Parcel#: 1451408003401
Improvements thereon of the residential dwelling or lot (if applicable):
Residential Dwelling
Judgment Amount: $82,505.27
Attorneys for the Plaintiff:
1325 Franklin Avenue
Suite 160
Garden City, NY 11530
(212) 471-5100

By: Jacqueline McNally, Esq. (201332)

SALE 10

By virtue of Writ of Execution No. 26-253, Morgan Stanley Residential Mortgage Loan Trust 2025-NQM3 vs. Midland Simpson Rental LLC, Ireneusz J. Bednarz.
Docket#: 2026-00253
Property to be sold is situated in the City of Scranton, County of Lackawanna and Commonwealth of PA.
Commonly known as: 211 Harrison Avenue Rear, Scranton, PA 18510.
Parcel#: 15754010026
Improvements thereon of the residential dwelling or lot (if applicable):
Residential Dwelling
Judgment Amount: $196,812.37
Attorneys for the Plaintiff:
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100
By: Jacqueline McNally, Esq. (201332)

SALE 11

BY VIRTUE OF A WRIT OF EXECUTION, filed to Docket No. 2024-CV-3459, Wilmington Savings Fund Society, FSB d/b/a Christina Trust, not in its individual capacity but solely in its capacity as Certificate Trustee for NNPL Trust Series 2012-1, now by assignment, Interim Capital, LLC, vs. Ted J. Kalinowski.
Ted J. Kalinowski is the owner of ALL THOSE CERTAIN lots, pieces or par el of land, situate lying and being in the Borough of Dunmore, County of Lackawanna and Commonwealth of PA, bounded and described as follows, to wit: Being a street address of: 602 E. Drinker Street, Dunmore, PA 18512.
PARCEL I: 14652 020 04701
PARCEL II: 14652 020 048
Assessed Value Figure: $3,000.00 (Land)
Assessed Value Figure: $10,000.00 (Land and Building)
Instrument#: 200630413
Improvements Thereon: improved real estate consisting of: Mixed use (3rd floor attic, 2nd floor apartments, bar on street level)
Attorney: JAMES T. SHOEMAKER, ESQ
HOURIGAN, KLUGER & QUINN, PC
600 Third Avenue
Kingston, PA 18704
jshoemaker@hkqlaw.com
(570) 287-3000
Sheriff to collect: $119,572.29 (plus accrued interest, attorney's fees, and costs)

SALE 12

By virtue of a Writ of Execution filed to No. 2025-08931, Freedom Mortgage Corporation vs. Richard D. Klingel. Richard D. Klingel, owner(s) of property situate in Newton Township, Lackawanna County, PA, being 1501 Forest Acres Drive, Clarks Summit, PA.
Residential dwelling and land totaling 1.15 acres
Property ID#: 1100103000301
Assessed Value figure: $234,180
Improvements thereon: Residential dwelling

Attorney: McCalla Raymer Leibert Pierce, LLP c/o Dylan Chase, Esq
Sheriff to collect: $

SALE 13
BY VIRTUE of a Writ of Execution filed to No. 26-CV-2670, PENNSYLVANIA HOUSING FINANCE AGENCY, vs. VICTORIA C. HERNANDEZ. Real Estate: 1305 BLUCHER AVENUE L-6 SCRANTON, PA 18505
Municipality: 19th Ward - City of Scranton Lackawanna County, PA
Dimensions:
See Instrument: 2024-06049
Assessment Map: 16704030018
Assessed Value: $212,070
Improvements thereon:
A residential dwelling house
Attorney: Leon P. Haller, Esq
Purcell, Krug & Haller
Sheriff to collect: $225,745.28 (Total amount of Judgment)*
*With costs, interest, late charges and taxes, etc. as may accrue.

SALE 14
BY VIRTUE of a Writ of Execution filed to No. 26-CV-196, PA HOUSING FINANCE AGENCY, vs. RAYMOND TINSLEY. Real Estate: 1727 BULWER STREET SCRANTON, PA 18504
Municipality: 21st Ward - City of Scranton Lackawanna County, PA
Dimensions: 40 X 112
See Instrument: 2023-17373
Assessment Map: 13418050045
Assessed Value: $12,000
Improvements thereon:
A residential dwelling house
Attorney: Leon P. Haller, Esq
Purcell, Krug & Haller
Sheriff to collect: $245,218.91 (Total amount of Judgment) *
*With costs, interest, late charges and taxes, etc. as may accrue.

SALE 15
Property of: LEO J. DOBRINSKI Execution No. 2025-09089
Judgment Amount: $38,131.86
ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF LEO J. DOBRINSKI, IN AND TO THE FOLLOWING DESCRIBED PROPERTY: ALL OF THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE TWP SOUTH ABINGTON, COUNTY OF LACKAWANNA AND COMMONWEAL TH OF PENNSYLVANIA, HAVING ERECTED THEREON A DWELLING BEING KNOWN AND NUMBERED AS 306 SKYLINE DRIVE N., SOUTH ABINGTON, PA 18411, CONVEYED AND GRANTED FROM GEORGE DOBRINSKI, SR A/K/A GEORGE DOBRINKSI, SR. AND LEONA DOBRINSKI TO LEO J. DOBRINSKI 47961182 BY CERTAIN DATED DECEMBER 16, 2013 AND RECORDED ON DECEMBER 20, 2013 IN THE RECORDER OF DEEDS OF LACKAWANNA COUNTY AT INSTRUMENT # 2013-25967.
PARCEL#: 10004-020-021

Improvements: Residential Structure commonly known as 306 SKYLINE DRIVE, N., SOUTH ABINGTON TWP., PA 18411.
ATTORNEY: David W. Raphael, Corporate Counsel
ADDRESS: FIRST NATIONAL BANK OF PA
626 Washington Place
25TH FLOOR
PITTSBURGH, PA 15219
PHONE: 412-465-9718

SALE 16
By virtue of a Writ of Execution No. 2024-07000, Jefferson Township Sewer Authority vs. Gregory F. Gentile Bridget Gentile. Gregory F. Gentile and Bridget Gentile, owner(s) of property situate in Jefferson Township, Lackawanna County, PA, being: 2131 Moosic Lake Road.
75 ft X 225 ft
Property ID#: 14902-030-002
Assessed Value Figure: $326,830.00
Improvements thereon:
Attorney: Portnoff Law Assoc., Ltd.
(866) 211-9466
Sheriff to Collect: $11,101.74

NOTICE
TO ALL PARTIES IN INTEREST AND CLAIMANTS:
A SCHEDULE OF DISTRJBUTION OF ONLY ***HIGH BID SALES*** WILL BE FILED BY THE SHERJFF NOT LATER THAN **DECEMBER 6, 2026** AND THAT DISTRJBUTION 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:
CPL. BOB MOORE
REAL ESTATE DEPUTY SHERIFF'S OFFICE SCRANTON, PA. 18503
AUGUST 3, 2026

ESTATE

First Notice

CATHERINE ANN ALU, late of Dickson City, Lackawanna County, Pennsylvania, (died December 13, 2024). Notice is hereby given that Letters Testamentary have been issued to Donato Cataldo Alu, Jr., Executor of the Estate. Marianne M. Stivala, Esquire, Cali Law, 103 East Drinker Street, Dunmore, Pennsylvania 18512.

ESTATE OF JOHN A. ANTOGNOLI, late of South Abington Township, Pennsylvania (died August 23, 2026). Notice is hereby given that Letters Testamentary for the Estate of John A. Antognoli have been issued to Sara Antognoli Lochner, 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 8 Chatham Hill Circle, Clarks Summit, PA 18411 or to Robert T. Kelly, Jr., Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Biden Street, Suite 200, Scranton, PA 18503.

RICHARD BYRON, late of Dickson City, Lackawanna County, Pennsylvania, (died September 7, 2026). Notice is hereby given that Letters Testamentary have been issued to Michele Hazelton and Leigh Ann Sawyer, Co-Executrixes of the Estate. Marianne M. Stivala, Esquire, Cali Law, 103 East Drinker Street, Dunmore, Pennsylvania 18512.

ESTATE OF DORIS M. COYER, late of the Borough of Dunmore, Lackawanna County, Pennsylvania, 18512, who died on August 15, 2026. Letters of Administration have been granted to Bruce L. Coyer. All persons indebted to the Estate are required to make payment and those having claims or demands to present the same without delay to Bruce L. Coyer, Attorney for the Estate, c/o O'Malley and Perry, P.C., 224 Wyoming Avenue, Suite 200, Scranton, Pennsylvania, 18503.

ESTATE OF JANET C. FLOWERS a/k/a JANET CAROL FLOWERS, late of Ransom Township, Pennsylvania (died September 21, 2026). Notice is hereby given that Letters Testamentary for the Estate of Janet C. Flowers a/k/a Janet Carol Flowers have been issued to James P. Flowers, 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 308 Venard Road, Clarks Green, PA 18411 or to Kris E. Fendrock, Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Biden Street, Suite 200, Scranton, PA 18503.

In the **ESTATE OF BARBARA J. GLIHA** of Borough of Vandling, Lackawanna County, Commonwealth of Pennsylvania. Letters Testamentary in the above Estate have been granted to Saundra L. Murphy. 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 MARIE K. KARAM, late of Clarks Summit, Pennsylvania (died June 27, 2026). Notice is hereby given that Letters Testamentary for the Estate of Marie K. Karam have been issued to Kathryn A. Karam, 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 16 Oakford Circle, Clarks Summit, 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 CLARA LOUISE KOZLOSKY A/K/A CLARA L. KOZLOSKY, late of Greenfield Township, Lackawanna County, Pennsylvania (died August 15, 2026). 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 Karen Sewack, Executor, 491 Rt 247, Greenfield Township, Pennsylvania 18407 or to Virginia Speicher Barrett, of Oliver, Price & Rhodes, LLP, Attorney for the Estate, 1212 South Abington Road, Clarks Summit, Pennsylvania 18411.

ESTATE OF NEIL A. PHILLIPS, late of Clarks Summit, Pennsylvania (Died July 13, 2026). Letters Testamentary have been granted to Mr. Phillip W. Higginbottom, Executor. 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.

ESTATE OF JOHN SCHLAMP, late of Mayfield, Pennsylvania, died on September 15, 2026. All persons having claims against the Estate shall present same to Executors, Jill Proscia and Giuseppe Proscia c/o Donald W. Jensen, Esquire, 538 Biden Street, Suite 730, Scranton, Pennsylvania 18503.

NOTICE IS HEREBY GIVEN that Letters Administration in the **ESTATE OF DORIS M. SCHROETER**, late 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: Doris M. Schroeter, c/o Alexander B. Russin, Esquire, 1516 Wyoming Avenue, Forty Fort, PA 18704, Date of Death: 08/13/2024.

ESTATE OF JOHANNA MARY SOKIRKA, late of Olyphant, Pennsylvania (Died: September 8, 2026). John Sokirka, Executor or Albert E. Nicholls, Jr., Attorney for the Estate, 1421 E. Drinker Street, Dunmore, Pennsylvania 18512.

Second Notice

NOTICE is hereby given that Letters of Administration have been granted in the **ESTATE OF ILONA CONWAY**, late of Dunmore, Lackawanna County, PA, who died August 1, 2025. All persons indebted to said Estate are requested to make payment and those having claims to present the same, without delay to the Administrator, Michael M. Conway, Executor and his Attorney. JOSEPH KALINOWSKI, ESQUIRE, 410 JEFFERSON AVENUE SCRANTON, PA 18510.

Estate of **WILFRED L. COOMBS**, late of Taylor, Lackawanna County, Pennsylvania (died August 16, 2026). Notice is hereby given that Letters of Testamentary for the Estate have been issued to Susan G. Bloom and Robert T. Coombs, Co-executors 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 CO-EXECUTORS, or to John J. McGovern, Jr., Attorney for the Estate, 321 Biden Street - Suite 201, Scranton, PA 18503.

ESTATE OF WILLIAM J. FETSKO, ESTATE NO.35-26-01039, Deceased, late of Scranton, Lackawanna County, PA died on June 26,2026. Notice is hereby given that Letters of 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 the Executor Elizabeth F. Salva % Attorney James T. Mulligan, 3703 Birney Ave. Moosic, PA 18507.

Estate of **JOHN GARVEY**, late of Dunmore, Lackawanna County, Pennsylvania (died March 11, 2025). Notice is hereby given that Letters of Administration for the Estate have been issued to Shannon Garvey, Administratrix 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 ADMINISTRATRIX, or to John J. McGovern, Jr., Attorney for the Estate, 321 Biden Street - Suite 201, Scranton, PA 18503.

ESTATE OF LORI ANN HAWK, late of Carbondale, Lackawanna County, Pennsylvania (died October 24, 2025). 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 Edward F. Hawk, Administrator, 9 Pleasant Avenue, Carbondale, Pennsylvania 18407 or to Jenna Kraycer Tuzze, of Oliver, Price & Rhodes, LLP, Attorney for the Estate, 1212 South Abington Road, Clarks Summit, Pennsylvania 18411.

Notice is hereby given that Letters Testamentary have been granted in the **ESTATE OF JOHN MICKIEWICZ,** deceased, late of the Borough of Moosic, Lackawanna County, Pennsylvania, who died on March 14, 2026, Letters to Leon J. Mickiewicz, Administrator. All claims against the Estate or indebted to the Estate should make a presentment or payment to Donald J. Frederickson, Jr., Esquire, attorney for the Estate, at 435 Main Street, Moosic, PA 18507.

ESTATE OF MARGARET MILLER a/k/a MARGARET A. MILLER, late of Madison Township, Lackawanna County, Pennsylvania, 18444 (died *October 21, 2015*). Letters 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 the said Decedent shall make payment, thereof, without delay, to Jennifer Schultz, Personal Representative, or to Joseph S. Toczydlowski, Jr., Esquire or the Toczydlowski Law Office, 723 N. Main Street, Archbald, PA 18403.

ESTATE OF JEANETTE A. RADZIKOWSKI, late of Dickson City, PA, who died August 7, 2026. 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 know and present them, and all persons indebted to said decedent shall make payment thereof without delay to: Carol Casacci, Administratrix, or Daniel L. Penetar, Jr., Esquire, 753 East Drinker Street, Dunmore, Pennsylvania.

Notice is hereby given that Letters Testamentary have been granted in the **ESTATE OF DEBBIE VOSBURG aka DEBBIE LYNN VOSBURG aka DEBBIE L. VOSBURG**, late of Blakely, Lackawanna County, Pennsylvania (died September 2, 2026). All persons indebted to the Estate are requested to make payment, and those having claims or demands are to present same, without delay, to Executor, Kimberly Cohick, or John J. Lawler, Jr., Attorney for the Estate, 25 North Main Street, Suite Two, Carbondale, Pennsylvania 18407.

Third Notice

ESTATE OF MARY ANN CHERKOSKI, a/k/a MARYANN CHERKOSKI, late of Scott Township, Lackawanna County, PA; died February 10, 2025; Selena Simmons, Executor; Patrick M. Rogan, Attorney for the Estate, 604 North State Street, Clarks Summit, PA 18411.

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted in the **ESTATE OF LEONARD DEMORELAND**, Deceased, late of Jefferson Townshpi, PA, who died on August 17, 2026 to Dawn Marie Moylan. 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 the Executor, Dawn Marie Moylan, or to Michael J. Krushinski, Esquire, Attorney for the Estate at 418 Main Street, Dickson City, PA 18519.

ESTATE OF ANN MARIE DONSON, late of the Borough of Dickson City, Lackawanna County, Pennsylvania, (died, August 22, 2026). Letters Testamentary were granted to Joanne M. Pesota. 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 JAMES F. FERRARIO, JR., late of the Township of South Abington, Pennsylvania (died May 5, 2026). Notice is hereby given that Letters of Testamentary on the above Estate have been granted to Eileen Burke, Waverly, Pennsylvania. All persons indebted to the said estate are required to make payment and those having claims to present the same without delay to the Personal Representative named herein, or to Nichoals D. Tellie, Esquire, Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

ESTATE OF CONSTANCE A. FLESCH, Late of Ransom Township, Lackawanna County, Pennsylvania. Letters Testamentary on the above Estate having been granted to Darlene Logan, 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.

JAY A. KOLLER, Dec'd. Roaring Brook Twp., Lackawanna Co., PA. DOD 8/17/26. Letters of Admin. on the above Estate have been granted to the undersigned, who request all persons having claims or demands against the estate of the decedent to make known the same and all persons indebted to the decedent to make payment without delay to Jay P. Koller & Tara Davies, Administrators, c/o Kristen L. Behrens, Esq., 1650 Market St., Ste. 1200, Phila., PA.

ESTATE OF JOSEPH F. LUBY, NUMBER 35-2026-1050, deceased, late of Scranton, PA, Lackawanna County, PA: died May 13, 2026. Notice is hereby given that Letters of 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 Carol A. Luby, 2125 Durkin Ave., Scranton, PA 18508.

ESTATE OF DAVID P. MATCHULAT, Late of the City of Covington Twp, Lackawanna County, Commonwealth of Pennsylvania, (died August 1, 2026) Co-Administrators, **JAMIE MATCHULAT, 401 O'Hara Road Springbrook Twp, PA 18444 and CINDY KANC, 782 Greenspring Road, Newville, PA 17241**, Smith & Smith Group, PLLC, Attorney for the Estate, 6870 Highland Lines Circle, Ft. Myers, Florida 33966. (570-815-5447).

ESTATE OF ROBERT MCLAINE, NUMBER 35-2026-1150. Deceased, late of Dunmore, PA, Lackawanna County, PA: died August 26, 2026. Notice is hereby given that Letters of Administration have been granted in the above Estate. All persons indebted to said Estate are required to make payments, and those having claims or demands are to present the same without delay to Shannon McClaine, 2 Kirkcaldy Drive, West Chester, PA 19382.

ESTATE OF PAULINE L. MILKO, late of Dickson City, PA, who died May 26, 2026. Letters Testamentary in the above estate having been granted, all persons having claims or demands against the estate of the decedent shall make them know and present them, and all persons indebted to said decedent shall make payment thereof without delay to: Lisa Boraske, Executrix, or Daniel L. Penetar, Jr., Esquire, 753 East Drinker Street, Dunmore, Pennsylvania.

ESTATE OF DEBRA A. MURPHY, late of Archbald, Lackawanna County, Pennsylvania, 18403 (died July 15, 2026). Letters 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 the said Decedent shall make payment thereof, without delay, to Eugene Murphy, Personal Representative, or to Joseph S. Tocsydlowski, Jr., Esquire of the Toczydlowski Law Office, 723 N. Main Street, Archbald, PA 18403.

Notice is hereby given that Letters of Administration have been granted to Diane M. Murray, in the **ESTATE OF HAROLD J. MURRAY**, late Of Scranton, Pennsylvania, who died on August 3, 2026, 2026. All persons indebted to the Estate are requested to make payment and those having claims or demand are to present the same without delay to Sean P. McDonough, Esquire, 459 Wyoming Avenue, Kingston, Pennsylvania 18704.

ESTATE OF DIANE OLSON, late of Lackawanna County, Pennsylvania (died April 11, 2026). Notice is hereby given that Letters Testamentary have been granted in the above Estate. All persons indebted to said Estate are required to make payment; and those having claims or demands are to present the same without delay to Thomas J. Kern, Jr., 106 White Tail Drive, Scranton, Pennsylvania 18504 and counsel for the Estate, Nancy M. Barrasse, Esquire, 224 Adams Avenue, Scranton, Pennsylvania 18503.

ESTATE OF HELEN A. SICONOLFI, late of Dunmore, Lackawanna County, Pennsylvania, (died December 12, 2025). Notice is hereby given that Letters Testamentary for the Estate of Helen A. Siconolfi have been issued to Rocco J. Siconolfi, Executor of the Estate. All those having claims or demands against the Estate or indebtedness to the Estate shall present claims or remit payment to Rocco J. Siconolfi, c/o John J. McGee, Esquire, P.O. Box 3298, Scranton, PA 18505.

ESTATE OF THOMAS F. SNYDER, late of Scranton, Lackawanna County, Pennsylvania (died September 7, 2026). Notice is hereby given that Letters Testamentary for the Estate have been issued to Francine A. Hazelton, 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 Patrick J. Lavelle, Attorney for the Estate, 345 Wyoming Avenue, Scranton, PA 18503.

ESTATE OF LEONARD J. ZAWACKI, late of the Borough of Dickson City, Lackawanna County, Pennsylvania, (died January 17, 2026). Notice is hereby given that Letters of Administration C.T.A. on the above Estate have been issued to Pamela Filarsky, Administratrix C.T.A. 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 C.T.A. or to Guy N. Valvano, Esquire, 117 W. Drinker Street, Dunmore, PA 18512, Attorney for the Estate.

Fictitious Name

Notice is hereby given that Jeffrey Slivinski & Katelyn Slivinski, 593 Railroad Ave, Peckville, PA, 18452, filed with the Secretary of the Commonwealth of Pennsylvania on September 15th, 2026, an application for Registration of the Fictitious Name**, "Miles Left"**. The principal place of business is located at 593 Railroad Ave, Peckville, PA, 18452.

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF LACKAWANNA
IN THE COURT OF COMMON PLEAS OF LACKAWANNA COUNTY
CIVIL ACTION – QUIET TITLE
No. 26-CIV-5328

GLENN MELNICK and NEALLY BELLAS, Plaintiffs,

v.

ANDREW YANCHEK, DECEASED; THE ESTATE OF MARIA a/k/a MARY YANCHEK; CELIA YANCHEK YAMIALKOWSKI, DECEASED; THE ESTATE OF JOAN YAMIALKOWSKI; THE ESTATE OF JOSEPH YANCHEK; THE ESTATE OF JUSTIN YANCHEK; THE ESTATE OF BARBARA A. YANCHEK; KRISTYN MAIKRANZ; KYLE ZINDELL; and DIANE YANCHEK MAIKRANZ; together with their heirs both known and unknown, successors in title, personal representatives or assigns and any other person, firm or entity claiming by, under, from or through the defendants, Defendants.

NOTICE OF ACTION TO QUIET TITLE

TO: Andrew Yanchek, Deceased; the Estate of Maria a/k/a Mary Yanchek; Celia Yanchek Yamialkowski, Deceased; the Estate of Joan Yamialkowski; the Estate of Joseph Yanchek; the Estate of Justin Yanchek; the Estate of Barbara A. Yanchek; and their unknown heirs, successors in title, personal representatives and assigns, and all other unknown persons, firms or entities claiming by, under, from or through them:

You are notified that Plaintiffs, Glenn Melnick and Neally Bellas, have commenced an action to quiet title against you in the Court of Common Pleas of Lackawanna County at No. 26-CIV-5328, which you are required to defend. By Order dated September 25, 2026, the Court authorized service upon you by publication. Plaintiffs ask the Court to declare that they own the property described below in fee simple, free of any right, title, lien or interest of the Defendants, and to forever bar the Defendants and all persons claiming by, under, from or through them from asserting any adverse claim to the property.

The property consists of Lackawanna County Tax Map Parcel Nos. 04507-060-001, 04507-060-002, 04507-060-003 and 04507-020-037, situated partly in the Township of Fell and partly in the City of Carbondale, Lackawanna County, Pennsylvania. It includes Lots Nos. 86, 87 and 88 of Block No. 7 on the map of the Belmont Land Company fronting on Levi Street, and an additional parcel in Fell Township. The property is commonly associated with Prospect Street addresses, including 105 Prospect Street, Carbondale, Pennsylvania. It is the same property conveyed to Plaintiffs by Carol Opalka, Administrator of the Estate of Jean D. Yamialkowski a/k/a Jean Yamialkowski, by deed dated June 19, 2026 and recorded June 24, 2026 in the Office of the Recorder of Deeds of Lackawanna County as Instrument No. 202610107.

Parcel No. 04507-020-037 (Lot No. 87) was formerly owned by Andrew Yanchek and Maria Yanchek, his wife, by deed recorded in Lackawanna County Deed Book 410, Page 320. It was sold at private tax sale to Marjer, Inc. by Tax Claim Bureau deed recorded as Instrument No. 200801009, and Marjer, Inc. quitclaimed it to the Estate of Jean D. Yamialkowski by deed recorded June 23, 2026 as Instrument No. 202610021.

You are required to plead to the Complaint within twenty (20) days after the date of this publication, or a judgment may be entered against you.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the 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 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.

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

North Penn Legal Services
33 N. Main Street, Suite 200, Pittston, PA 18640
(570) 299-4100

NOTICE OF NISI CONFIRMATION

The Tax Claim Bureau of Lackawanna County, Pennsylvania, hereby gives notice that it presented a Consolidated Return of Sale to the Court of Common Pleas of Lackawanna County, Pennsylvania, on September 30, 2026, of the Upset Tax Sales of real estate for delinquent taxes held by the Bureau on September 21, 2026, pursuant to due notices required by the Real Estate Tax Sale Law of 1947, as amended. The Court confirmed this Return *nisi* on October 6, 2026. Any owner or lien creditor may file exceptions or objections to the Return within thirty (30) days after October 6, 2026. If no exceptions or objections are filed by that date, the Return will be confirmed absolutely.

Tax Claim Bureau of Lackawanna County
By: Barbara Lynady, Director