

## 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, NOVEMBER 7, 2025 AT 10 AM** OF SAID DAY.

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

*For more information on Sheriff Sales and how they work, please visit:*

*[https://www.lackawannacounty.org/government/elected\\_officials/sheriff/sheriff\\_sales.php](https://www.lackawannacounty.org/government/elected_officials/sheriff/sheriff_sales.php)*

### **SALE 1**

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC, A Florida professional limited liability company.

ATTORNEYS FOR PLAINTIFF

133 GAITHER DRIVE, SUITE F

MT. LAUREL, NJ 08054

855-255-6906

NATIONSTAR MORTGAGE LLC vs. JUSTIN SCHUBACK

NO.: 2025-01700

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE BOROUGH OF OLD FORGE, LACKAWANNA COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 3 FOUNDRY ST OLD FORGE, PA 18518

BEING PARCEL#: 1750

DIMENSIONS: 365X0X330X 168

TOTAL VALUE: \$6,000

IMPROVEMENTS: RESIDENTIAL PROPERTY

By: Cierra Mendez, Esq. PA ID No. 334198

Attorney for Plaintiff

### **SALE 2**

By Virtue of a Writ of Execution filed to No. 2025-03028, NewRez LLC d/b/a Shellpoint Mortgage Servicing, Plaintiff vs. Hank Charles Reilly, Defendant.

Hank Charles Reilly, owner of the property situated in Borough of Blakely, County of Lackawanna, and Commonwealth of PA, being 403 Simpson Street, Peckville, PA 18452.

Containing an area of 2,614 Square Feet with an improved area of 1,195 Square Feet

Property ID#: 10413-020-044

Assessed Value Figure: \$5,000.00

Improvements thereon:

A Single-Family Residential Dwelling

Attorney: Jacqueline F. McNally, Esq.

### **SALE 3**

By virtue of a Writ of Execution filed to No. 25-CV-1962, U.S. Bank Trust Company, National Association. not in its individual capacity but solely in its capacity as Indenture Trustee of CIM Trust 2025-NRI vs. LOUIS DEMARCO a/k/a Louis De Marco, owner(s) of property situate in Covington Township, Lackawanna County, PA.

Being: 821 Drinker Turnpike f/k/a RRI Box 1134, Covington Township a/k/a Gouldsboro, PA 18424

Assessment Map#: 2120200034

Assessed Value Figure: \$17,000.00

Improvements thereon:

## LACKAWANNA JURIST

A Residential Dwelling  
Attorney: KML Law Group, P.C.  
Sheriff to collect: \$137,679.87

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

### SALE 4

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC, A Florida professional limited liability company.

ATTORNEYS FOR PLAINTIFF  
133 GAITHER DRIVE, SUITE F  
MT. LAUREL, NJ 08054  
855-255-6906

LONGBRIDGE FINANCIAL, LLC, Plaintiff, vs. ANTHONY J. BRUNO IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF LUCY C. BRUNO; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE AND INTEREST FROM OR UNDER LUCY C. BRUNO, Defendant.

NO.: 2024-00746

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE Old Forge Borough OLD FORGE, LACKAWANNA COUNTY, PA:

BEING KNOWN AS: 228 ALICIA STREET OLD FORGE, PA 18518 BEING PARCEL#: 17520040006  
TOTAL VALUE: \$16,000

IMPROVEMENTS:

RESIDENTIAL PROPERTY

By: Queen Stewart, Esq. PA ID No. 328662

Attorney for Plaintiff

### SALE 5

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC, A Florida professional limited liability company.

ATTORNEYS FOR PLAINTIFF  
133 GAITHER DRIVE, SUITE F  
MT. LAUREL, NJ 08054  
855-255-6906

NATIONSTAR MORTGAGE LLC, Plaintiff, vs. JOHN R. HORVATH JR. A/K/A JOHN R. HORVATH A/K/A JOHN ROBERT HORVATH JR.; MARY HUNSINGER, Defendant(s).

NO.: 2024-06758

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

BEING KNOWN AS: 3032 1/2 DIVISION ST SCRANTON, PA 18508, BEING PARCEL #: 1440105001301.  
DIMENSIONS: 102X246X196X251

TOTAL VALUE: \$16,000

IMPROVEMENTS:

RESIDENTIAL PROPERTY

By: Danielle R. Dreier, Esq. PA ID No. 335063

Attorney for Plaintiff

### SALE 6

By virtue of a Writ of Execution filed to No. 2014-CV-9005, Dunmore Properties, Inc. vs. Carlyle Brathwaite, owner of property situate in Scranton, Lackawanna County, PA, being 1307 Amherst Street, a property being forty (40) feet by one hundred twenty-five (125) feet.

PIN: 15516-020-05201

Assessed Value: \$6,251.00

Improvements thereon:

Single-Family Home

Attorney: Gazda Penetar, P.C.

Sheriff to Collect: \$53,357.42

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### SALE 7

Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee for Ibis Holdings A Trust v 919 Sanderson LLC.

Docket #: 24-CV-6396

Property to be sold is situated in the borough/township of Scranton, County of Lackawanna and State of PA. Commonly known as: 919 Sanderson Avenue, Scranton, PA 18509.

Parcel #: 14512050002

Improvements thereon of the residential dwelling or lot (if applicable):

Residential Dwelling

Judgment Amount: \$174,541.74

Attorneys for the Plaintiff:

1325 Franklin Avenue, Suite 160 Garden City, NY 11530

(212) 471-5100

By: Robert Flacco, Esq. (325024)

### SALE 8

By virtue of a Writ of Execution filed to No. 2025-01629 USAA Federal Savings Bank (Plaintiff) v Dominic Navarro; Emanuel Robinson (Defendant(s), owners of property situate in City of Scranton, Lackawanna County, PA, being 618 620 Gibbons Street, Scranton, PA 18505.

40X160

Property ID#: 16714070026

Assessed Value Figure: \$13,000.00

Improvements thereon:

Multi family dwelling

Attorney: Ed E. Qaqish, Esq, Meredith H. Wooters, Kimberly J. Hong, Michael E. Carleton, Cristina L. Connor & Katherine M. Wolf

Sheriff to collect: \$67,2541.03

### SALE 9

J.P. Morgan Mortgage Trust 2022-DSC1 c/o Citibank, N.A. as Delaware Trustee vs. 946 Clay LLC.

Docket #: 2025-00161

Property to be sold is situated in the City of Scranton, County of Lackawanna and Commonwealth of PA.

Commonly known as: 946 Clay Avenue, Scranton, PA 18510

Parcel #: 14618020025

Improvements thereon of the residential dwelling or lot (if applicable):

Residential Dwelling

Judgment Amount: \$175,676.66

Attorneys for the Plaintiff:

1325 Franklin Avenue, Suite 160 Garden City, NY 11530

(212) 471-5100

By: Robert Flacco, Esq. (325024)

### SALE 10

By Virtue of a Writ of Execution filed to No. 2025-02171 TH MSR Holdings LLC vs. William Greco, Donna Greco Defendants. William Greco and Donna Greco, owners of the property situated in Borough of Taylor, County of Lackawanna, and Commonwealth of PA being 216 West Atherton Street, Taylor, PA 18517.

Containing an area of 7,500 Square Feet.

Property ID#: 16618-020-020

Assessed Value Figure: \$8,000.00

Improvements thereon:

A Single-Family Residential Dwelling

Attorney: Jacqueline F. McNally, Esq.

### SALE 11

Plaintiff, Interim Capital, LLC, as assignee from Interim Holdings, LLC, v. Defendant, Ted J. Kalinowski.

Ted J. Kalinowski is the owner of ALL THAT CERTAIN lot, piece or parcel 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:

## LACKAWANNA JURIST

Being a street address of: 600 E. Drinker Street, Dunmore, PA 18512.

Map/Parcel/Plate: 14652 020 047

Instrument No.: 200704580

Assessed Value Figure: \$8,800.00

Improvements Thereon:

Improved real estate consisting of:

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: \$85,802.00 (plus accrued interest, attorney's fees, and costs)

### SALE 12

By virtue of a Writ of Execution filed to No. CASE# 2025-03738.

Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as the Trustee of ADMT 2023-NQM3 (Plaintiff) vs. Colin Texrica Scott, 313 Creamery Road, Rear, Jermyn, PA 18433 (Defendant), owners of property situate in TOWNSHIP OF GREENFIELD, being 313 Creamery Road, Rear, Jermyn, PA 18433.

37.400 Acres

Property ID#: 01204010004

Assessed Value figure: \$432,960

Improvements thereon:

Residential Dwelling

Attorney: Benjamin Hoen, Esq., PA ID# 312786

Weltman, Weinberg & Reis Co., L.P.A.

Sheriff to collect \$364,633.69

### SALE 13

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC, A Florida professional limited liability company.

ATTORNEYS FOR PLAINTIFF

133 GAITHER DRIVE, SUITE F

MT. LAUREL, NJ 08054

855-255-6906

MORTGAGE ASSETS MGMT, LLC Plaintiff v. KENNETH T. F. SMALL; DIANN L. SMALL, Defendant(s).

NO.: 2025-01658

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP OF CLIFTON,

LACKAWANNA COUNTY, PA:

BEING KNOWN AS: 401 PACKANACK DR GOULDSBORO, PA 18424.

PROPERTY ID#: 23304180025

DIMENSIONS: 100 X 218

TOTAL VALUE: \$19,000

IMPROVEMENTS: RESIDENTIAL PROPERTY

By: Danielle R. Dreier, Esq. PA ID No. 335063

### SALE 14

By virtue of a Writ of Execution filed to No. 2025-02312, PNC Bank, National Association (Plaintiff) v Joseph J. Buckshon, Jr.; Robyn D. Buckshon (Defendant(s), owners of property situate in Borough of Jessup, Lackawanna County, PA, being 510 Hill Street, Jessup, PA 18434.

66X201X65X189

Property ID#: 11507010016

Assessed Value Figure: \$6,500.00

Improvements thereon:

Single family dwelling

Attorney: Ed E. Qaqish, Esq.; Meredith H. Wooters, Kimberly J. Hong, Michael E. Carleton, Cristina L. Connor

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& Katherine M. Wolf  
Sheriff to collect: \$17,261.98

### SALE 15

By virtue of a Writ of Execution No. 24-CV-2675, NEW AMERICAN FUNDING, LLC FKA BROKER SOLUTIONS, INC., DBA NEW AMERICAN FUNDING v. JOSEPH F EIBLE AKA JOSEPH EIBLE, owner(s) of property situate in JEFFERSON TOWNSHIP, LACKAWANNA COUNTY, COMMONWEALTH OF PA, being: 2070 MOOSIC LAKE ROAD. JEFFERSON TOWNSHIP. PA 18436.  
Parcel #: 1490204000104  
Seized and sold as property of 1  
Improvements thereon: RESIDENTIAL DWELLING  
Judgment Amount: \$297,073.79  
Attorneys for Plaintiff  
FEIN, SUCH, KAHN & SHEPARD, P.C.

### SALE 16

BY VIRTUE of a Writ of Execution filed to No. 23-CV-3918, PA Housing Finance Agency, Plaintiff, vs. Tara A. Blaine and Timothy A. Blaine (Defendants).  
Real Estate: 53 Debbie Drive, Jefferson Township, PA 18436  
Municipality: Jefferson Township, Lackawanna County, PA  
Dimensions: 175x228x95x187x70x100x25x175  
See Instrument: 2006-09120  
Assessment Map: 15004-010-03308  
Assessed Value: \$24,400 x 16.13 = \$393,572  
Improvements thereon:  
A residential dwelling house  
Attorney: Leon P. Haller, Esq.  
Purcell, Krug & Haller  
Sheriff to collect: \$172,504.31 (Total amount of Judgment)\*  
\*With costs, interest, late charges and taxes, etc. as may accrue.

### SALE 17

By virtue of a Writ of Execution filed to No. 3740-CV-2025, The Honesdale National Bank vs. 5 Parkplace LLC and Michael J. Farley, owner(s) of property situate in City of Carbondale, Lackawanna County, PA, being 5 Park Place.  
23x60  
Property ID#: 04577 030 014  
Assessed Value figure: 18,000  
Improvements thereon:  
Building Combo Commercial / Residential  
Attorney: Kimberly D. Martin  
Sheriff to collect: \$197,793.46

### SALE 18

By virtue of a Writ of Execution No.2023-50076, Jefferson Township Sewer Authority (Plaintiff) vs. Patricia M. Trygar (Defendant/s). Patricia M. Trygar, owner(s) of property situate in Jefferson Township, Lackawanna County, PA, being: 9 Lake Spangenberg Road.  
131x235x103x75x267  
Property ID#: 13904-020-00610  
Assessed Value Figure: \$16,000.00  
Attorney: Portnoff Law Associates, Ltd.  
(866) 211-9466  
Sheriff to Collect: \$8,507.73

### SALE 19

By virtue of a Writ of Execution No. 2020-51048, Riverside School District (Plaintiff) vs. Richard C. Lisowski and Alicia J. Lisowski (Defendant/s), owner(s) of property situate in Taylor, Lackawanna County, PA, being: 316 W. Grove Street

**LACKAWANNA JURIST**

50x150

Property ID#: 16614-070-033

Assessed Value Figure: \$12,000.00

Attorney: Portnoff Law Associates. Ltd.

(866) 211-9466

Sheriff to Collect: \$6,284.20

**SALE 20**

By virtue of a Writ of Execution No. 2021-53897, Riverside School District (Plaintiff) vs. William Francis and Lisa Francis (Defendant/s), owner(s) of property situate in Taylor, Lackawanna County, PA, being: 220 W. Taylor Street, L 120.

40x150

Property ID#: 16618-030-012

Assessed Value Figure: \$7,000.00

Attorney: Portnoff Law Associates. Ltd.

(866) 211-9466

Sheriff to Collect: \$5,263.28

**SALE 21**

By virtue of a Writ of Execution No. 2022-51320, North Pocono School District (Plaintiff) vs. John R. Cook and Joan T. Cook (Defendant/s), owner(s) of property situate in Madison Township, Lackawanna County, PA, being: 170 Cherrywood Lane, L 16.

3.65A

Property ID#: 119201-010-00616

Assessed Value Figure: \$24,000.00

Attorney: Portnoff Law Associates. Ltd.

(866) 211-9466

Sheriff to Collect: \$8,562.88

**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 **DECEMBER 7, 2025** 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:

**CPL. BOB MOORE**  
**REAL ESTATE DEPUTY**  
**SHERIFF'S OFFICE**  
**SCRANTON, PA. 18503**

**AUGUST 4, 2025**

LACKAWANNA JURIST

JUDICIAL OPINION

CASE NAME AND NUMBER: LBM Scranton, LLC v. Richardson, et al. -  
**2025 WL 2443294** (Lacka. Co. 2025)

DATE OF DECISION: August 22, 2025

JUDGE: Terrence R. Nealon

ATTORNEYS INVOLVED: Armand E. Olivetti, Jr., Esquire  
*Counsel for Plaintiff*  
Joseph A. O'Brien, Esquire  
*Counsel for Defendant*  
Frank Bolock, Esquire  
Mark E. Kozar, Esquire  
*Counsel for Garnishees*

SUMMARY OF OPINION:

An original liquor licensee entered into an agreement to sell her liquor license to the garnishee, and in October 2018, the garnishee filed a UCC-1 financing statement to perfect its security interest in the license and also paid the full purchase price to the licensee. Almost two years later, the plaintiff obtained a non-jury monetary award against the licensee, and although the court record did not reflect that the award was ever reduced to a judgment, the plaintiff filed a writ of execution more than 20 months after the non-jury decision seeking to levy against the license. The garnishee filed a sheriff's interpleader claiming ownership to the license and opposing any levy upon it, and following an evidentiary hearing, the sheriff concluded that ownership of the license was not a proper subject of a sheriff's interpleader since it was not "tangible" personal property, that the sale and transfer of the license was governed by the state liquor control board, and that the sheriff's sale of the license was canceled. Plaintiff filed an objection to the sheriff's determination under Pa.R.Civ.P. 3206, and sought a ruling "to allow the sheriff's sale to proceed against the license now held in the name of the garnishee" following the state liquor control board's approval of the license transfer.

Since the plaintiff's objection was filed 12 days after "the date of mailing" of the sheriff's determination, it was untimely under Pa.R.Civ.P. 3206(b). Regardless of the timeliness of the objection, it is well-settled that a perfected secured creditor such as the garnishee had priority to secured collateral over any judgment creditor who sought to execute on that collateral after the perfection of the security interest. Since the garnishee perfected its security interest in the liquor license more than 43 months before the plaintiff filed his writ of execution seeking to levy against it, a sheriff's sale of the license could not be conducted, particularly since the state liquor control board approved the transfer of that license more than 32 months ago. Consequently, in light of the garnishee's ownership of the liquor license, the plaintiff's objection to the sheriff's determination was overruled and denied.

LACKAWANNA JURIST

JUDICIAL OPINION

CASE NAME AND NUMBER: Richard Mellow Corporation v. Lace  
Building Affiliates, L.P. - **2025 WL 2771666**  
(Lacka. Co. 2025)

DATE OF DECISION: September 11, 2025

JUDGE: Terrence R. Nealon

ATTORNEYS INVOLVED: Colin J. Butler, Esquire  
*Counsel for Plaintiff*  
Nicholas F. Kravitz, Esquire  
*Counsel for Defendant*

SUMMARY OF OPINION:

After an electrical contractor filed a mechanics' lien claim against a property owner for electrical work performed as a "contractor," the owner filed a preliminary objection asserting immunity under Section 505 of the Mechanics' Lien Law, 49 P.S. § 1505, based upon waivers and releases that the contractor had executed pursuant to 49 P.S. § 1401. The right to file a mechanics' lien may be waived by agreement between the contractor and the owner, and the burden of establishing immunity is upon the party claiming it based upon a release which must be construed strictly and state the parties' intention with the greatest particularity. When examining such a waiver or release, the court must interpret it so as to discharge only those rights intended to be relinquished.

The releases at issue were executed by the electrical contractor only in its capacity as a "subcontractor" for other contractors, and concerned subcontracted work that was commenced after the electrical contractor had already completed its earlier work for the owner as a "contractor." A release or waiver is effective under 49 P.S. § 1401(b)(1) only if it was "given in consideration for payment for the work, services, materials or equipment provided and only to the extent that such payment is actually received." Since the materials submitted for review did not establish that it was clear and free from doubt that the electrical contractor waived its mechanics' lien rights as a contractor for the owner, as opposed to a subcontractor for other contractors, or that it actually received payment from the owner for the work, the preliminary objection was overruled.

## LACKAWANNA JURIST

### ESTATE

### Second Notice

#### First Notice

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 her attorney, and all persons indebted to the said decedent are requested to make payment without delay: **ESTATE OF FELICIA BOCAN**, Deceased, of Dunmore, PA. No-35-25-01268. Executor: Jeffrey J. Bocan, 103 Exeter Circle, Old Forge, PA 18518, or to Attorney John F. Morris, Esquire, Voelker & Morris LLC, 310 Grant Street, Suite 1220, Pittsburg, PA 15219.

**ESTATE OF NELLIE G. CAVAGE A/K/A NELLIE CAVAGE**, late of Carbondale, Pennsylvania (died July 22, 2025). Notice is hereby given that Letters of Administration on the above Estate have been granted to David Cavagem or Wellsboro, PA. All persons indebted to the said estate is required to make payment and those having claims to present the same without delay to the personal Representative named herein, or to Patrick N. Coleman, Esquire, Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

**ESTATE OF STEPHANIE P. GATES**, late of Scranton, Lackawanna County, PA (died August 29, 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 Joseph Dunstone, III, 137 Lake Avenue, Greenfield Twp, PA 18407, Administrator of the Estate, or to William F. Dunstone, Esquire, 1212 S. Abington Road, Clarks Summit, PA 18411.

**ESTATE OF KATHLEEN M. LYONS A/K/A KATHLEEN LYONS**, late of South Abington, Pennsylvania (died May 25, 2025). Notice is hereby given that Letters of Administration on the above Estate have been granted to Veronica Dende, of Clarks Summit, PA. All persons indebted to the said Estate is required to make payment and those having claims to present the same without delay to the personal Representative named herein, or to Patrick N. Coleman, Esquire, Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

NOTICE IS HEREBY GIVEN that Letters of Administration in the **ESTATE OF LINDA PAGNOTTI**, late of the Borough of Old Forge, 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: Brittany Rhodes, Administratrix. Brenda D. Colbert, Esquire, Colbert & Grebas, P.C., 210 Montage Mountain Road – Suite A, Moosic, PA 18507.

**ESTATE OF SERAFINO APRILE**, late of Scranton, Lackawanna County, PA (February 17, 2025). Notice is hereby given that Letters Testamentary on the above Estate have been granted to Gina Troianiello. 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 Timothy B. Fisher II, Esquire, Fisher & Fisher Law Offices LLC, Attorneys for the Estate, 525 Main Street, PO Box 396, Gouldsboro, PA 18424.

Notice is hereby given that Letters of Administration have been granted in the **ESTATE OF IRENEUSZ J. BEDNARZ**, deceased, late of Thornhurst Township, Lackawanna County, Pennsylvania, who died on May 6, 2025, Letters were issued to Aneta M. Dys, 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 DONALD ELWOOD BROWN**, late of Scranton, Pennsylvania (Died August 25, 2025). Letters of Administration have been granted to Ms. Dianne E. Brown, Administratrix. All persons having claims against the Estate or indebted to the Estate shall make payment or present claims to Douglas P. Thomas, Attorney for the Estate, 345 Wyoming Avenue, Suite 200, Scranton, PA 18503.

**ESTATE OF TIMOTHY C. CALPIN**, late of Scranton, PA, (died September 10, 2025), Erin Calpin, Executrix. Paul A Kelly, Jr., Esq. – Attorney, 201 Lackawanna Avenue, Suite 306, Scranton, PA 18503.

**ESTATE OF THOMAS N. CARLUCCI ESTATE NO.** 35-25-01178, late of the Borough of Dunmore, Lackawanna County, PA (died June 9, 2025). Notice is hereby given that Letters Testamentary for the Estate of Thomas N. Carlucci have been issued to Deborah Ann Carlucci, 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: Executor Deborah Ann Carlucci, c/o Atty. Corey D. O'Brien, O'BRIEN LEGAL, 72 Glenmaura National Boulevard, Suite 104, Moosic PA 18507.

Notice is hereby given that Letters of Testamentary have been granted to Jesse Thome, Executor of the Estate of **AMBROSE DOMBROSKI**, Deceased, late of the City of Scranton, County of Lackawanna, Pennsylvania. Date of death: July 15, 2025. Creditors are to present claims and debtors are to make payments to Jesse Thome, Estate Executor or to P. Timothy Kelly, Esquire, Attorney for the Estate, 240 Penn Avenue, Suite 202, Scranton, PA 18503.

Estate of **JOSEPH P. FALKOWSKI**, late of Archbald, Pennsylvania, died on September 3, 2025. All persons having claims against the Estate shall present same to Administratrix, Eileen L. Falkowski, c/o Donald W. Jensen, Esquire, 538 Biden Street, Suite 730, Scranton, Pennsylvania 18503.

## LACKAWANNA JURIST

Estate of **FRANCES DURKIN KEATING a/k/a FRANCES BURKE DURKIN**, late of Waverly Township, Pennsylvania, (Died: August 17, 2025). Notice is hereby given that Letters Testamentary on the above Estate have been granted to Joseph T. Healey, Executor. All persons indebted to the said Estate are required to make payment and those having claims to present the same without delay to the Executor named herein, or to Lawrence A. Durkin, Esquire, Durkin MacDonald, LLC, Attorney for this Estate, 536 East Drinker Street, Dunmore, Pennsylvania 18512.

**CHARLES E. FRIESE**, late of South Abington Township, Lackawanna County, Pennsylvania, (died February 3, 2025). Notice is hereby given that Letters Testamentary have been issued to Diane Friese, Executrix of the Estate. Marianne M. Stivala, Esquire, Cali Law, 103 East Drinker Street, Dunmore, Pennsylvania 18512.

**ANDREW W. GAWLICK** late of Scranton, Lackawanna County, Pennsylvania, (died July 23, 2025). Notice is hereby given that Letters Testamentary have been issued to Erin Gawlik and Andrew W. Gawlik, Co-Executors of the Estate. Marianne M. Stivala, Esquire, Cali Law, 103 East Drinker Street, Dunmore, Pennsylvania 18512.

**ESTATE OF MAUDE HEIN-KLARA, a/k/a MAUDE M. HEIM-KLARA**, late of South Abington Township, Lackawanna County, Pennsylvania (died June 27, 2025). 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 Linda Magnotta, PO Box 256, Tafton, Pennsylvania 18464 and counsel for the Estate, Nancy M. Barrasse, Esquire, 224 Adams Avenue, Scranton, Pennsylvania 18503.

**JOANNE R. KOHANSKI**, late of Dunmore, Lackawanna County, Pennsylvania (died July 28, 2025). Notice is hereby given that Letters Testamentary have been issued to Rosar Cantafio, Executor of the Estate. Marianne M. Stivala, Esquire, Cali Law, 103 East Drinker Street, Dunmore, Pennsylvania 18512.

**ESTATE OF JOSEPH J. KOIZEN, a/k/a JOSEPH JAMES KOIZEN, Sr., JOSEPH KOIZEN**, late of Roaring Brook Township, Lackawanna County, Pennsylvania (died April 3, 2025). 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 Joseph James Koizen, 3617 Country White Lane, Austin, Texas 78749 and counsel for the Estate, Nancy M. Barrasse, Esquire, 224 Adams Avenue, Scranton, Pennsylvania 18503.

**MARIAN P. KOLIBOB**, late of Jefferson Township, Lackawanna County, Pennsylvania (died August 24, 2025). Notice is hereby given that Letters Testamentary have been issued to Michael W. Zabatta, Executor of the Estate. Marianne M. Stivala, Esquire, Cali Law, 103 East Drinker Street, Dunmore, Pennsylvania 18512.

Estate of **JAMES J. KONISZEWSKI a/k/a JAMES KONISZEWSKI** (died August 27, 2025) formerly of Peckville, Pennsylvania. All persons indebted to the estate shall make payment and those having claims or demands are to present same without delay to the Co-Administrators, John E. Koniszewski and Cathy Zuzzio, or Richard A. Fanucci, Attorney for the Estate, 1711 Main Street, Blakely, PA 18447.

**ESTATE OF WILLIAM GERARD MCNULTY, NUMBER 35-25-1154**, deceased, late of Clarks Summit, PA, Lackawanna County, PA: Died June 18, 2025. 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 Shannon McNulty, 85 Livingston St #40, Brooklyn, NY 11201.

**ESTATE OF JOSEPH HUBERT MUNLEY, JOSEPH H. MUNLEY, NUMBER 35-2025-1211**, deceased, late of Archbald, PA, Lackawanna County, PA: Died August 20, 2025. 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 Ann Marie Munley, 25 Lakeside Drive, South Abington TWP, PA 18411.

**ESTATE OF JULIE RENEE NESTOR a/k/a JULIE NESTOR**, late of Borough of Jessup, Lackawanna County, PA (August 26, 2025). Notice is hereby given that Letters Testamentary on the above Estate have been granted to Tiffany Crolly. All persons indebted to the said Estate are required to make payment and those having claims to present the same without delay to the Executrix named above or to Timothy B. Fisher II, Esquire, Fisher & Fisher Law Offices LLC, Attorneys for the Estate, 525 Main Street, PO Box 396, Gouldsboro, PA 18424.

**ESTATE OF DONALD P. ORAVIC, JR.**, late of the Borough of Moosic, Lackawanna County, PA. Cheryl Ann Oravic, c/o Alexander M. Gusikoff, Esq., Friedman Schuman Layser, P.C., 275 Commerce Dr., Suite 210, Ft. Washington, PA 19034, Administrator. Friedman Schuman Layser, P.C., 275 Commerce Dr., Suite 210, Ft. Washington, PA 19034

Estate of **LISENA ROMITELLI, DECEASED**, late of 150 Edella RD., S. Abington TWP., PA 18411, (Died August 21, 2025). Patricia Condella, Executrix; Dante A. Cancelli, Esquire, Suite 260, 125 North Washington Ave., Scranton, Pennsylvania 18503, Attorney.

**WALTER E. SACK**, late of Dunmore, Lackawanna County, Pennsylvania, (died August 28, 2025). Notice is hereby given that Letters Testamentary have been issued to Mary Ellen Prince and Robyn Symons, Co-Executrices of the Estate. Marianne M. Stivala, Esquire, Cali Law, 103 East Drinker Street, Dunmore, Pennsylvania 18512.

**JAMES JOHN SMITH**, late of Covington Township, Lackawanna County, Pennsylvania, (died July 25, 2025). Notice is hereby given that Letters Testamentary have been issued to Ann Marie DeCarli, Executrix of the Estate. Marianne M. Stivala, Esquire, Cali Law, 103 East Drinker Street, Dunmore, Pennsylvania 18512.

## LACKAWANNA JURIST

Estate of **THOMAS P SPOTT**, late of Scranton, Lackawanna County, Pennsylvania (died September 19, 2025). Notice is hereby given that Letters of Testamentary for the Estate have been issued to **JOHN MCGOVERN JR.** All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to **John J. McGovern, Jr., Attorney for the Estate, 321 Biden Street - Suite 201, Scranton, PA 18503.**

Estate of **BARBARA A. STOLTEN a/k/a BARBARA STOLTEN** (died November 10, 2024) formerly of Scranton, Pennsylvania. All persons indebted to the estate shall make payment and those having claims or demands are to present same without delay to the Administratrix, **Barbara Masko, or Richard A. Fanucci, Attorney for the Estate, 1711 Main Street, Blakely, PA 18447.**

**NOTICE OF REVOCABLE TRUST PURSUANT TO 20 Pa.C.S. § 7755(c).** NOTICE is hereby given of the administration of **THE TOM AND DEB LIVING TRUST DATED MAY, 9 2024.** **THOMAS NICHOLAS CARLUCCI**, a grantor of the trust, Borough of Dunmore, Lackawanna County, PA, died on June 9, 2025. All those having claims or demands against Thomas Nicholas Carlucci shall present those claims or remit payment without delay to: Trustee **Deborah Ann Carlucci, c/o Atty. Corey D. O'Brien, O'BRIEN LEGAL, 72 Glenmaura National Boulevard, Suite 104, Moosic PA 18507.**

### Third Notice

**DONALD A. BONAVOGLIA**, late of Dunmore, Lackawanna County, Pennsylvania, who died June 11, 2020, Letters of 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 **Susan Bonavoglia, Executor, c/o Attorney Scott Lynett, The Law Office of Scott Lynett, 237 Penn Avenue, Scranton, Pennsylvania 18503.**

ESTATE OF **PAUL ANTHONY BRENNAN, III a/k/a PAUL A. BRENNAN**, late of South Abington Township, Pennsylvania (Died August 23, 2025). Notice is hereby given that Letters Testamentary on the above estate have been granted to **Mary Donna Brennan**. 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 **Ernest A. Sposto, Jr., Esquire, Attorney for the Estate, SNB Plaza, Suite 401, 108 North Washington Avenue, Scranton, PA 18503.**

ESTATE OF **GILBERT CAROZZI**, Deceased, late of Scranton, Pennsylvania (Died July 28, 2025). All persons indebted to said Estate are required to make payment, and those having claims or demands to present the same, without delay, to **Alicia Scher, Testatrix, c/o Attorney Joseph F. Gaughan, 1107 Oram Street, Scranton, PA 18504.**

Estate of **JOHN DYBACH**, late of South Abington Township, Lackawanna County, Pennsylvania (died August 10, 2025). 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 **Kish Bank, Executor, or to Travis M. Eckersley, Esquire, Oliver, Price & Rhodes, Attorneys for the Estate, 1212 South Abington Road, Clarks Summit, Pennsylvania 18411.**

Notice is hereby given that Letters Testamentary have been granted to **Timothy M. Finnerty and John P. Finnerty**, in the **ESTATE OF ANN MARIE FINNERTY, a/k/a NANCY FINNERTY**, late of Scranton, Pennsylvania, who died on June 7, 2025. 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 **John P. Finnerty, Esquire, 459 Wyoming Avenue, Kingston, Pennsylvania 18704.**

ESTATE OF **WILLIAM JOHN KALINICH III a/k/a WILLIAM J. KALINICH JR.** (died August 18, 2025) formerly of Taylor, Pennsylvania. All persons indebted to the estate shall make payment and those having claims or demands are to present the same without delay to the Administratrix, **Rachel Skoranski, or Richard A. Fanucci, Attorney for the Estate, 1711 Main Street, Blakely, PA 18447.**

Estate of **ELEANOR J. KEMPA**, late of Scranton, Lackawanna County, Pennsylvania (died August 31, 2025). Notice is hereby given that Letters of Administration for the Estate have been issued to **RAYMOND KEMPA** administrator of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to the administrator, or to **John J. McGovern, Jr., Attorney for the Estate, 321 Biden Street - Suite 201, Scranton, PA 18503.**

Estate of **CHARLES W. KIPP a/k/a CHARLES WILLIAM KIPP** (died August 20, 2025) formerly of Dunmore, Pennsylvania. All persons indebted to the estate shall make payment and those having claims or demands are to present same without delay to the Executor, **David Drozdiz, or Richard A. Fanucci, Attorney for the Estate, 1711 Main Street, Blakely, PA 18447.**

ESTATE OF **HELEN V. KOPACK**, late of Scranton, Pennsylvania (Died June 2, 2025). Letters Testamentary has been granted to **Ms. Deborah Jean Kopack, Executrix**. 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 **JOSEPH B KOZLOWSKI**, late of Archbald, Lackawanna County, Pennsylvania (died August 15, 2025). Notice is hereby given that Letters of Administration for the Estate have been issued to **DANIEL KOZLOWSKI** administrator of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to the administrator, or to **John J. McGovern, Jr., Attorney for the Estate, 321 Biden Street - Suite 201, Scranton, PA 18503.**

## LACKAWANNA JURIST

Estate of **EUGENE L. MARIOTTI**, Old Forge, Lackawanna County, PA, died July 1, 2025, 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 Jean Mariotti, Executrix, or to Caputo & Mariotti, P.C., 730 Main Street, Moosic, PA 18507.

Estate of **LEILA EMILY MILES**, late of Scott Township, Lackawanna County, Pennsylvania (died August 22, 2025). 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 Ronald Miles, Executor, or to James W. Reid, Esquire, Oliver, Price & Rhodes, Attorneys for the Estate, 1212 South Abington Road, Clarks Summit, Pennsylvania 18411.

Notice is hereby given that Letters Testamentary have been granted to Joseph A. Paradise and Michael J. Paradise, Co-Executors, of the Estate of **IRENE K. PARADISE a/k/a IRENE PARADISE**, late of Moosic, PA, who died on September 3, 2025. 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 Co-Executors or to Raymond C. Rinaldi, II, Esquire, Rinaldi & Poveromo, P.C., P.O. Box 826, Scranton, PA, 18501.

**ESTATE OF ROBERT PUGH, a/k/a ROBERT E. PUGH**, late of the City of Scranton, Lackawanna County, Pennsylvania, 18510, died September 8, 2025. All persons having claims against the Estate or indebted to the Estate shall make payment or present claims to Kevin Pugh, Executor, 100 Carriage Lane, Clarks Summit, PA 18411 or J. Joseph Grady, Esquire, Attorney for the Estate, 2333 North Washington Avenue, Scranton, PA 18509.

Estate of **PEARL M. RAVINSKAS**, late of South Abington Township, Lackawanna County, Pennsylvania (died July 17, 2025). Letters Testamentary in the above estate having been granted, all persons having claims or demands against said estate shall make them known and present them, and all persons indebted to said estate shall make payment thereof without delay to Lisa Lomeo, Executrix, or to James W. Reid, Esquire, Oliver, Price & Rhodes, Attorneys for the Estate, 1212 South Abington Road, Clarks Summit, Pennsylvania 18411.

Estate of **JOAN M. SMOLKO a/k/a JOAN SMOLKO, DECEASED**, late of 118 Handley St. Eynon, PA 18403. (Died August 22, 2025). **JOHN HUGO SMOLKO**, Executor; Dante A. Cancelli, Suite 260, 125 North Washington Ave., Scranton, Pennsylvania 18503, Attorney.

**ELAINE T. WEINBERG**, late of South Abington Township, Lackawanna County, Pennsylvania, who died August 6, 2025, Letters of 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 Eric M. Weinberg, Executor, c/o Attorney Scott Lynett, The Law Office of Scott Lynett, 237 Penn Avenue, Scranton, Pennsylvania 18503.

**DIANE H. YOUNG**, late of Scranton, Lackawanna County, Pennsylvania, who died November 22, 2024, Letters of Administration in the above Estate having been granted, all persons having claims or demands against the Estate of the decedent shall make them known, and present them, and all persons indebted to said decedent shall make payment thereof without delay to Cindy Mickavicz, Administrator, c/o Attorney Scott Lynett, The Law Office of Scott Lynett, 237 Penn Avenue, Scranton, Pennsylvania 18503.

## Articles of Incorporation

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania on September 26, 2025, for the purpose of incorporating Mathews of Peckville, Inc., under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended..

## Change of Name

In the Court of Common Pleas, Lackawanna County, Pennsylvania, Civil Division:

In Re: In the Matter of the Petition of Lina Letizia Caldara for Change of Name to Lina Letizia Magliocchi. Notice is hereby given that on July 31, 2025, the Petition for Change of Name was filed in the above Court, requesting an Order to change Petitioner's name to Lina Letizia Magliocchi. The Court has fixed the 21<sup>st</sup> day of November, 2025, at 1:30 p.m. in Courtroom A at the Lackawanna County Government Center located at 123 Wyoming Avenue in Scranton, PA 18503 as the time and place for the hearing of said petition for name change, when and where all persons interested may appear and show cause, if any they have, why the prayer or said Petition should be granted.

In the Court of Common Pleas, Lackawanna County, Pennsylvania, Civil Division:

In Re: In the Matter of the Petition of Gino Robert Caldara for Change of Name to Gino Robert Magliocchi. Notice is hereby given that on July 31, 2025, the Petition for Change of Name was filed in the above Court, requesting an Order to change Petitioner's name to Gino Robert Magliocchi. The Court has fixed the 21<sup>st</sup> day of November, 2025, at 1:30 p.m. in Courtroom A at the Lackawanna County Government Center located at 123 Wyoming Avenue in Scranton, PA 18503 as the time and place for the hearing of said petition for name change, when and where all persons interested may appear and show cause, if any they have, why the prayer or said Petition should be granted.

TO: H&S Realty Corporation, et al

RE: Action to Quiet Title, Lackawanna County 2025-  
CV-2696

Order has been entered by the Court to all the named Defendants as captioned in the above civil suit for quiet title providing that unless you file a complaint for ejection within 30 days of the Court's order final judgement will be entered against you.