

LACKAWANNA JURIST

ESTATE

First Notice

ESTATE OF ROMAYNE R. BUCK, Late of Greenfield Township, Pennsylvania (Died November 9, 2025). Letters Testamentary have been granted to Shirley Griffiths and David Buck, Executors. 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 M. BURANICH, IV, late of Ransom, Pennsylvania, died on December 21, 2025. All persons having claims against the Estate shall present same to Executor, John M. Buranich, III, c/o Donald W. Jensen, Esquire, 538 Biden Street, Suite 730, Scranton, Pennsylvania 18503.

ESTATE OF ELIZABETH CALLIS late of Taylor, Pennsylvania (died March 15, 2017). Notice is hereby granted that Letters of Administration on the above Estate have been granted to David Callis, of Dickson City, PA. 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 Patrick N. Coleman, Esquire, Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

ESTATE OF JAMES F. CARDEN a/k/a JAMES CARDEN, late of Carbondale, Pennsylvania. Letters Testamentary in the above-referenced 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: Tamara Dougher, Personal Representative, c/o Geff Blake, Esquire, Blake & Walsh, LLC, 436 Jefferson Avenue, Scranton, Pennsylvania 18510, Attorney for the Estate.

ESTATE OF LEE ARTHUR CLIFFORD a/k/a LEE CLIFFORD (died December 25, 2025) formerly of Olyphant, 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-Executrices, Tara Lynn Clifford and/or Kristal Clifford O'Donnell, or Richard A. Fanucci, Attorney for the Estate, 1711 Main Street, Blakely, PA 18447.

ESTATE OF JOHN E. CONKLIN a/k/a JOHN CONKLIN (died December 24, 2025) formerly of Dalton, Pennsylvania. All persons indebted to the estate shall make payment and those having claims or demands are to present same without delay to the Executrix, Christine Smith, or Richard A. Fanucci, Attorney for the Estate, 1711 Main Street, Blakely, PA 18447.

ESTATE OF CONNIE H. DAILEY, late of Scranton, Pennsylvania (died September 22, 2025). Notice is hereby given that Letters of Administration for the Estate of Connie H. Dailey have been issued to Linda J. Landi, 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 at 514 Wedge Drive, Scranton, PA 18519 or to Kris E. Fendrock, Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Biden Street, Suite 200, Scranton, PA 18503.

NOTICE IS HEREBY GIVEN that Letters of Administration have been issued to Lisa Tomcykoski, Administratrix of the **ESTATE OF LOLA EGLESIA, a/k/a LOLA EGLASIAS, a/k/a LOLA GAGLIO, a/k/a LOLA E. GAGLIO, a/k/a LOLA EGLESIA GAGLIO, a/k/a LOLITA EGLESIA, a/k/a LOLA EGLESIAS**, Deceased, who died on January 10, 2025, late of Jefferson Township, Lackawanna County, Pennsylvania. All creditors are requested to present their claims and all persons indebted to the decedent will make payment to the aforementioned Administratrix or her attorney, Rosenn, Jenkins & Greenwald, LLP, 15 South Franklin Street, Wilkes-Barre, PA 18711-0075.

ESTATE OF BERNIECE GIGLIOTTI, late of South Abington Township, Lackawanna County, Pennsylvania. Letters Testamentary on the above Estate having been granted to Kimberly Barrows, 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.

ESTATE OF JOSEPH E. LISIEWSKI aka JOSEPH LISIEWSKI, late of Scranton, PA (died November 10, 2025) Stanley Lisiewski, Executor, Chester M. Bistrycki, Jr., Attorney for the Estate, Law Offices of Chester M. Bistrycki, Jr., 135 Phinney Street, Scranton, PA 18505.

ESTATE OF GLORIA J. MAKOWSKI, late of Scranton, PA, died 12-7-25. Letters Testamentary granted on 1-16-26 to Christine L. Patrick. All persons indebted to the said Estate are required to make payments and those having claims to present the same without delay to the Executrix named above of to Robert J. Murphy, Esq., 208 Chestnut Street, Dunmore, PA 18512.

ESTATE OF MARY E. McDONALD (AKA MARY EAGEN McDONALD), DOD: 11/20/2025 , Late of Scranton, Co-Executors: Katherine Thornton & Michael J. McDonald, Counsel: Stevens & Lee, P.C. C/O Jay R. Wagner, Esq. 111 N. Sixth Street, Reading, PA 19601.

NOTICE is hereby given that Letters Testamentary have been granted in the **ESTATE OF ANTHONY J. MUCCILO**, late of the Borough of Old Forge, Lackawanna County, who died October 23, 2025. All persons indebted to said Estate are requested to make payment and those having claims to present the same, without delay, to the Executrices, Anita L. Mucciolo and Maria E. Smallcombe, and their Attorneys, Saporito, Falcone & Watt, 48 South Main Street, Pittston, PA 18640.

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ESTATE OF DOLORES PISARSKI, Late of Scranton, Lackawanna County, Pennsylvania. Letters Testamentary on the above Estate having been granted to Robert Simms, all persons indebted to the said Estate are requested to make payment, and those having claims to present the same without delay to him c/o Joseph Kosierowski, Esq., 400 Broad Street, Milford, Pennsylvania 18337.

ESTATE OF JOSEPH J. SERAFIN, JR. a/k/a JOSEPH J. SERAFIN (died December 3, 2025) formerly of Dickson City, Pennsylvania. All persons indebted to the estate shall make payment and those having claims or demands are to present same without delay to the Administrator, Ann Marie Serafin, or Richard A. Fanucci, Attorney for the Estate, 1711 Main Street, Blakely, PA 18447.

ESTATE OF KEITH TUCKER, late of Roaring Brook Township, Lackawanna County, Pennsylvania (died December 24, 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 Megan Tucker, Co-Executor, Brian Tucker, Co-Executor, or to Virginia Speicher Barrett, Esquire, Oliver, Price & Rhodes, Attorneys for the Estate, 1212 South Abington Road, Clarks Summit, Pennsylvania 18411.

Second Notice

Notice is hereby given that Letters Testamentary have been granted in the **ESTATE OF JAMES JOSEPH BARBOUR**, late of Jermyn, Lackawanna County, Commonwealth of Pennsylvania (died October 24, 2025). All persons indebted to the Estate are requested to make payment and all those having claims or demands are to present the same, without delay to Charles Barbour, Executor of the Estate or Sean P. McGraw, Esquire, Attorney for the Estate, 41 N. Main Street, 4th Floor, Carbondale, PA 18407.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF WALTER J. BENDOWSKI a/k/a WALTER J. BENDOWSKI, SR.**, late of the City of Scranton, Lackawanna County, Pennsylvania, who died on November 9, 2025, to Walter J. Bendowski, Executor. All persons indebted to said Estate are requested to make payment and those having claims or demands to present same to said Executor in care of the undersigned. John J. Gill, Jr., Esq., Gallagher, Brennan & Gill, 220 Pierce Street, Kingston, PA 18704-4655.

ESTATE OF PAUL J. BRZOSTOWSKI, late of Scranton, Pennsylvania (died December 06, 2025). Notice is hereby given that Letters of Administration on the above Estate have been granted to Lynette Laino-Keeley, Scranton, PA. 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 Nicholas D. Tellie, Esquire, Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

In the **ESTATE OF KENNETH CLUNE** of Scranton, Lackawanna County, Commonwealth of Pennsylvania. Letters of Administration in the above estate have been granted to John W. Clune. 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 ALICE T. COLEMAN, late of Archbald, Lackawanna County, Pennsylvania, 18403 (died December 3, 2025). 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 William McNulty, Personal Representative, or to Joseph S. Toczydlowski, Jr., Esquire of the Toczydlowski Law Office, 723 N. Main Street, Archbald, PA 18403.

ESTATE OF JOAN DENNEBAUM, Estate No. 35-25-01591, Deceased, late of Scranton, Lackawanna County, PA, died October 24, 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 the Executor Paul J. Dennebaum, c/o Atty. Paul J. LaBelle, 3703 Birney Avenue, Moosic, PA 18507.

ESTATE OF ANTHONY J. DESCIPIO, SR., late of the Township of Eimhurst, Pennsylvania (died 12/09/2025). Notice is hereby given that Letters of Testamentary on the above Estate have been granted to Joseph DeScipio, Roaring Brook Township, 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 Nicholas D. Tellie, Esquire, Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

Notice is hereby given that Letters Testamentary have been granted in the **ESTATE OF CAROL L. DOBISHINSKY**, late of Dunmore, Lackawanna County, Commonwealth of Pennsylvania (died December 24, 2025). All persons indebted to the Estate are requested to make payments and all those having claims or demands are to present the same, without delay to Mary Amico, Executrix of the Estate or Jeffrey W. Nepa, Esquire, Attorney for the Estate, 41 N. Main Street, 4th Floor, Carbondale, PA 18407.

ESTATE OF LINDA P FORTUNA late of Scranton, Lackawanna County, PA (December 9, 2025). Letters Testamentary granted to ANTHONY FORTUNA; all persons indebted thereto shall make payment and all creditors shall present their claims without delay to them c/o Paul Keeler, Esq., 415 S. State St., Clarks Summit, PA 18411.

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ESTATE OF KEITH L. HARRIS, Estate No. 35-201590, Deceased, late of Old Forge, Lackawanna County, PA, died December 3, 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 the Administrator Keith F. Harris, c/o Atty. Paul J. LaBelle, 3703 Birney Avenue, Moosic, PA 18507.

In the **ESTATE OF JAMES G. REDDINGTON** of Olyphant, Lackawanna County, Commonwealth of Pennsylvania. Letters Testamentary in the above Estate have been granted to Pamela J. Dunning. 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.

BARBARA A. SMITH, late of Archbald, Lackawanna County, Pennsylvania, (died November 13, 2025). Notice is hereby given that Letters Testamentary have been issued to Marie A. Batzel, Executrix of the Estate. Marianne M. Stivala, Esquire, Cali Law, 103 Drinker Street, Dunmore, Pennsylvania 18512.

ESTATE OF CAROLANN M. SYLVESTER, late of Jermy, PA (died December 25, 2025), Joanne E. Hirschler, Administratrix. Paul A. Kelly, Jr., Esq. – Attorney, 201 Lackawanna Avenue, Suite 306, Scranton, PA, 18503.

JOHANNA T. THOMAS, late of Archbald, Lackawanna County, Pennsylvania, (died October 14, 2025.) Notice is hereby given that Letters Testamentary have been issued to Lisa C. Thomas and Linda J. Thomas-Hemak, Co-Executrices of the Estate. Marianne M. Stivala, Esquire, Cali Law, 103 East Drinker Street, Dunmore, Pennsylvania 18512.

ESTATE OF JOHN J. TURI aka REVEREND JOHN J. TURI aka JOHN FRANCIS TURI late of Dunmore, Lackawanna County, PA (died December 28, 2025). 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 Martin Roche, 1025 Fisk Street, Scranton, PA 18509, Mary Ellen Pasqualichio, 1304 Fords Pond Road, Clarks Summit, PA 18411, Co-Executors of the Estate or to Jane M. Carolonas, Esquire, 1212 S. Abington Road, Clarks Summit, PA 18411.

ESTATE DAVID F. WILLIAMS JR, ESTATE NO. 35-26-00014, late of Dunmore, Lackawanna County, PA (died November 9, 2025). Notice is hereby given that Letters Testamentary for the Estate of David F. Williams Jr. have been issued to David Williams, 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 David Williams, c/o Atty. Corey D. O'Brien, O'BRIEN LEGAL, 72 Glenmaura National Boulevard, Suite 104, Moosic PA 18507.

ESTATE MARY ELLEN WILLIAMS, ESTATE NO. 35-26-00013, late of Dunmore, Lackawanna County, PA (died October 12, 2025). Notice is hereby given that Letters Testamentary for the Estate of Mary Ellen Williams have been issued to David Williams, 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 David Williams, c/o Atty. Corey D. O'Brien, O'BRIEN LEGAL, 72 Glenmaura National Boulevard, Suite 104, Moosic PA 18507.

Third Notice

Estate of **GIRARD J. ALBRECHT**, late of Scranton, Lackawanna County, Pennsylvania (died December 7, 2025). Notice is hereby given that Letters Testamentary for the Estate have been issued to Joanne A. Keppley, 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.

Estate of **NANCY C. BARRETT**, late of Dunmore, Pennsylvania (died October 29, 2025). Notice is hereby given that Letters Testamentary for the Estate of Nancy C. Barrett have been issued to Laurie C. Barrett-Valunas, 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 1721 Madison Avenue, Dunmore, PA 18509 or to Robert T. Kelly, Jr., Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Biden Street, Suite 200, Scranton, PA 18503.

Notice is hereby given that Letters Testamentary have been granted in the **ESTATE OF MARY A. FRYER** late of Carbondale, Lackawanna County, Commonwealth of Pennsylvania (died September 21, 2025). All persons indebted to the Estate are requested to make payments and all those having claims or demands are to present the same, without delay to Mary Louise O'Hara, Executrix of the Estate or Sean P. McGraw, Esquire, Attorney for the Estate, 41 N. Main Street, 4th Floor, Carbondale, PA 18407.

NOTICE IS HEREBY GIVEN that Letters of Administration in the **ESTATE OF MARY A. PAONE, a/k/a MARY PAONE**, late of the Borough of Archbald, Lackawanna County, Pennsylvania, who died on December 3, 2015, were issued to David Solomon, on December 18, 2025. All persons indebted to said Estate are requested to make payment, and those having claims or demands, to present the same without delay to the Administrator or his Attorney. Carl E. Frank, Esquire, FARRELL & FRANK, 8 West Market Street – Suite 1110, Wilkes-Barre, PA 18701-1801, (570) 826-1115.

Estate of **IRENE SHEBAUGH** (died August 22, 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 Executor, John Shebaugh, Jr., or Richard A. Fanucci, Attorney for the Estate, 1711 Main Street, Blakely, PA 18447.

LACKAWANNA JURIST

Articles of Incorporation

DK Trading Incorporated has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended. Tellie & Coleman, P.C., 310 E. Drinker St., Dunmore, PA 18512.

Connor M. Harrison Esquire P.C. has been incorporated under the provisions of Chapter 29 of the Pennsylvania Business Corporation law of 1988 as a Professional Corporation, as amended. The Mattioli Law Firm, 425 Biden Street, Suite 300, Scranton, PA 18503.

Notice is hereby given that Articles of Incorporation—Nonprofit were filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on December 4, 2025, for **Joseph J. Bridy Foundation, Inc.** The said corporation has been incorporated under the provisions of the Nonprofit Corporation Law of 1988 of the Commonwealth of Pennsylvania. Joel M. Wiest, Esquire, Wiest, Wiest Benner & Rice, LLC, 5 North Second Street, Sunbury, PA 17801

LACKAWANNA JURIST

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	:	P
Plaintiff,	:	COUNTY
	:	
vs.	:	CIVIL ACTION—
	:	LAW IN DIVORCE
	:	
	:	21 Robyn Guerra
Defendant	:	

NOTICE TO DEFEND AND CLAIM RIGHTS

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, then you must take prompt action. You are warned that if you fail to do so, then the case may proceed without you and a decree of divorce or annulment may be entered against you by the court. A judgment may also be entered against you for any other claim or relief requested in these papers by the plaintiff. You may lose money or property or other rights important to you, including custody or visitation of your children.

IF YOU DO NOT FILE A CLAIM FOR ALIMONY, DIVISION OF PROPERTY, ATTORNEY'S FEES OR EXPENSES BEFORE A DIVORCE OR ANNULMENT IS GRANTED, THEN YOU MAY LOSE THE RIGHT TO CLAIM ANY OF THEM.

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

North Penn Legal Services, Inc.
33 N. Main St., Suite 200
Pittston, PA 18640
(580)299-4100

Lawyer Referral Service
338 N. Washington Ave., 3rd floor
Scranton, PA 18503
(570)-969-9600

LACKAWANNA JURIST

SMITH & SMITH GROUP, PLLC
10491 Ben C. Pratt/6 Mile Cypress Parkway, Box 256
Fort Myers, Florida 33966
Counsel for PLAINTIFF: MARIA SHELOKOVA

MARIA SHELOKOVA :
3260 Coney Island Ave., Apt B1 : IN THE COURT OF COMMON
Brooklyn, New York 11235 : PLEAS OF LACKAWANNA
: COUNTY, PENNSYLVANIA
:
PLAINTIFF : CIVIL ACTION - LAW
vs. :

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS :
AND ALL PERSONS, FIRMS OR :
ASSOCIATIONS CLAIMING RIGHT, :
TITLE OR INTEREST FROM OR UNDER : ACTION TO QUIET TITLE
PATRICK M. MICHELETTI AND :
FLORA MARY MICHELETTI :
[HUSBAND AND WIFE] :
or their Estates :
as they may be DECEASED :
With the Last Known Address of :
Record being :
C/O/ Calderon Gil :
33 Robinson Ave :
Valley Stream, New York 11580 :
:
Defendants : 8783-CV- 2025

Plaintiff has filed an ACTION TO QUIET TITLE to divest you of any possible interest in Campsite **Lot (s) No. 129** as shown on the Map of Section R3 of Eagle Lake, as recorded in the Office of the Recorder of Deeds in and for Lackawanna County in Map Book No. 6A at Page 644 at Tax Parcel # 22702 080 129.

YOU HAVE BEEN SUED IN COURT. IF YOU WISH TO DEFEND AGAINST THE CLAIMS OUTLINED IN THE FOLLOWING PAGES, YOU MUST TAKE ACTION WITHIN TWENTY (20) DAYS AFTER THE COMPLAINT AND NOTICE ARE SERVED, BY ENTERING A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY MAILING IN WRITING TO 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 OR CAN NOT 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 St., Pittston, PA 18640
(570) 299-4100

PA Lawyer Referral Service
Lackawanna Bar Assoc.
338 North Washington Ave. Scranton, PA 18503
(570) 969-9600

John R. Williams joined by Linda Williams,
his wife, as to her marital interest

Plaintiff

vs.

Estate of Dwight J. Beardslee, Margaret C.
Beardslee, Executrix and Heir, Ruth I.
Beardslee, Margaret Usher, Louise B. Holder
and Pamela Holder Beynon and their
respective heirs, estates, personal
representatives, successors and assigns, and
any and all parties claiming by, through or
under the said Dwight J. Beardslee and his
Estate

Defendants

IN THE COURT OF COMMON PLEAS
OF LACKAWANNA COUNTY

CIVIL ACTION
ACTION TO QUIET TITLE

2025-CV-10338 _____

ACTION TO QUIET TITLE

TO THE ABOVE NAMED DEFENDANTS: TAKE NOTICE that on January 8, 2026 an Order of Publication was signed by the Honorable Judge directing that service of this action be by publication upon each and all of the Defendants as recited in the Complaint, pursuant to PA Rule of Civil Procedure 430. The subject of the Action to Quiet Title is Property in Blakely Borough, Lackawanna County, Pennsylvania, to wit:

The subject of the Action to Quiet Title is property as defined in that Action to Quiet Title and more specifically Lots 56 and 57 of the Hill Park Map situate in the Borough of Blakely, Lackawanna County, Pennsylvania. Each lot being 40' in width, 40' in rear and 120' in depth and situate on Grandview Street of the aforesaid Blakely Borough on the aforesaid Plot of D. J. (Dwight J) Beardslee, Hill Park. Said Map being recorded in the Office of the Recorder of Deeds of Lackawanna County as prepared by Stephenson and Knight. The aforesaid is the legal description of the subject property

The Plaintiff is the owner of the subject property by deed of equitable interest therein in the chain of title and by continuing and exclusive adverse possession, presence, custody and control of the above property since acquisition of title since November 1, 1967.

The Action to Quiet Title Order seeks relief that the Court declare the Defendants and its successors, assigns and any other party who may claim by, through or under the Defendants, forever barred from asserting any right, title, interest, fee or estate in and to the subject Property inconsistent with the Plaintiff; thereby divesting the above Defendants and their successors from fee simple and vesting fee simple good and marketable title in the Plaintiff.

The Defendants are to file a responsive pleading to the above Complaint filed in this action within twenty (20) days from date of last publication of the newspaper of general circulation of Lackawanna County and the legal journal of Lackawanna County.

Further, Notice to Defend is recited in and attached to the Complaint filed in the Clerk of Judicial Records.

Service by this publication is of the same effect as if personal service by the Lackawanna County Sheriff upon the Defendant.

Brigid E. Carey, Esquire
Attorney for Plaintiffs

Padgett Law Group
William Miller, Esquire (308951)
700 Darby Road, Suite 100
Havertown, PA 19083
TELEPHONE: (850) 422-2520
FACSIMILE: (850) 422-2567
E-mail: william.miller@padgettlawgroup.com
Attorney for Plaintiff

KIAMI FUNDING INC.,

Plaintiff

v.

317 NORTHERN LLC,
Defendant

**IN THE COURT OF COMMON PLEAS
FOR LACKAWANNA COUNTY,
PENNSYLVANIA**

Civil Action Number: 2024-0766

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: 317 Northern LLC
317 Northern Boulevard
South Abington, PA 18411
(Property address)

317 Northern LLC
179 Wallabout Street
Brooklyn, NY 11206
(Business address)

Your real estate at 317 Northern Boulevard, South Abington, PA 18411 is scheduled to be sold at the Lackawanna County Sheriff's sale at 200 North Washington Avenue, Scranton, PA 18509 on March 6th, 2026, at 10:00 A.M. to enforce the court judgment of \$113,111.79 obtained by Kiavi Funding, Inc. against you.

NOTICE OF OWNER'S RIGHTS YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be canceled if you pay Plaintiff the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call Padgett Law Group at (850) 422-2520.
2. You may be able to stop the sale by filing a Petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney).
**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS
EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.**

1. If the Sheriff's sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling Padgett Law Group at (850) 422-2520.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays that Sheriff the full amount due in the sale. To find out if this has happened you may call Padgett Law Group at (850) 422-2520.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money bid which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after the sale date. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of said schedule. You should check with the Sheriff's Office by calling (570) 963-6719 to determine the actual date of the filing of said schedule.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

**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 LISTED BELOW
TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

**Lackawanna County Lawyer's Referral
Lackawanna Bar Association
233 Penn Avenue
Scranton, PA 18503**