

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, JUNE 5, 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

Property of: YOLANDA WEEKS

Execution #: 2025-09698

Judgment Amount: \$31,433.70

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF YOLANDA WEEKS, IN AND TO THE FOLLOWING DESCRIBED PROPERTY: ALL OF THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE BORO JESSUP, COUNTY OF LACKAWANNA AND COMMONWEALTH OF PA, HAVING ERECTED THEREON A DWELLING BEING KNOWN AND NUMBERED AS 115 OLGA ST., JESSUP, PA 18434, BY A CERTAIN DEED FROM VERONICA ONDA DANYO, WIDOW, TO YOLANDA WEEKS DATED SEPTEMBER 22, 2016 AND RECORDED ON SEPTEMBER 22, 2016 IN THE RECORDER OF DEEDS OF LACKAWANNA COUNTY AT INSTRUMENT # 2016-15134.

PARCEL #: 10414-060-030

Improvements:

Residential Structure

Commonly known as 115 OLGA STREET, JESSUP, PA 18434.

ATTORNEY: David W. Raphael, Corporate Counsel

FIRST NATIONAL BANK OF PA,

626 Washington Place

25TH FLOOR,

PITTSBURGH, PA 15219

PHONE: 412-465-9718

LACKAWANNA JURIST

SALE 2

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 COMMONWEALTH 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 DOBRINSKI, 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

FIRST NATIONAL BANK OF PA

626 Washington Place

25TH FLOOR,

PITTSBURGH, PA 15219

PHONE: 412-465-9718

SALE 3

By virtue of Writ of Execution No. 25-CV-1991, FREEDOM MORTGAGE CORPORATION v. JOHN RANDY HILL. JOHN RANDY HILL, owner(s) of property situate in the BOROUGH OF CLARKS SUMMIT, LACKAWANNA COUNTY, COMMONWEALTH OF PA, being: 318 THURSTON ST, CLARKS SUMMIT, PA 18411.

Parcel #: 0901501003600

Seized and sold as property of JOHN RANDY HILL

Improvements thereon: RESIDENTIAL DWELLING

Assessed Value: \$21,150.00

Judgment Amount: \$105,390.05

Attorneys for Plaintiff:

ROSS POLOWY LLC

SALE 4

By virtue of a Writ of Execution filed to No. 2025-09079, The Bank of New York Mellon, formerly known as The Bank of New York, not in its individual capacity but solely as Trustee on behalf of the holders of the CIT Mortgage Loan Trust, 2007-1 Asset-Backed Certificates, Series 2007-1 vs. Anna J. Burnett; John Burnett, owner(s) of property situated in City of Scranton, Lackawanna County, PA, being 520 East Elm Street, Scranton, PA 18505.

40 x 95 Bldg & Land

Assessment Map #: 15619050014

Assessed Value figure: \$173,330.00

Improvement thereon: a residential dwelling

Attorney: LOGS Legal Group LLP

SALE 5

By virtue of a Writ of Execution filed to No. 9833-2025-CIVIL, The Honesdale National Bank vs. John D. Cure, Jr., owner(s) of property situate in Scott Township, Lackawanna County, PA, being 1771 Lakeland Drive aka 1699 Heart Lake Rd.

330x60x149x140x170

Lakeland Road

Property ID#: 1. 04204 040 001 / 2. 04204 040 002

Assessed Value figure: 1. 127,680 / 2. 1254 acres

Improvements thereon: 1. Bldg / 2. Vacant land

Attorney: Kimberly D. Martin, Esq.

Sheriff to collect: \$276,791.24

LACKAWANNA JURIST

SALE 6

By virtue of a Writ of Execution filed to No. 24CV9155, Guild Mortgage Company LLC vs. Leuris N. Almonte Mendoza, AKA Leuris Almonte Mendoza, owner(s) of property situate in City of Scranton, Lackawanna County, PA, being 103 North Merrifield Avenue, AKA 2402 Jackson Street, L 21, Scranton, PA 18504.

50x120

Property ID#: 14412040049

Assessed Value Figure: \$7,000.00

Improvements thereon:

single family dwelling

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

Sheriff to collect: \$112,142.44

SALE 7

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

A Florida professional limited liability company.

ATTORNEYS FOR PLAINTIFF

133 GAITHER DRIVE, SUITE F

MT. LAUREL, NJ 08054

855-225-6906

CARRINGTON MORTGAGE SERVICES, LLC, vs. JOHN SALANSKY; KENDRA SALANSKY.

COURT OF COMMON PLEAS

LACKAWANNA COUNTY

NO.: 2025-08092

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP OF BENTON, LACKAWANNA COUNTY, PA: BEING KNOWN AS: 180 FRANKLIN VALLEY RD, DALTON, PA 18414 PARCEL #: 04004020009

IMPROVEMENTS: RESIDENTIAL PROPERTY

By: Kevin E. Cordero, Esq

PA ID# 329340

Attorney for Plaintiff

SALE 8

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

A Florida professional limited liability company.

ATTORNEYS FOR PLAINTIFF

133 GAITHER DRIVE, SUITE F

MT. LAUREL, NJ 08054

855-225-6906

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S.

BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL

ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS

TRUSTEE FOR ABFC 2002-SBI TRUST, ABFC ASSET-BACKED CERTIFICATES, SERIES 2002-SBI, vs. KIMBERLY A. PRICE.

COURT OF COMMON PLEAS

LACKAWANNA COUNTY

NO.: 2025-09077

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE CITY OF SCRANTON, LACKAWANNA COUNTY, PA: BEING KNOWN AS: 33613THAVE, SCRANTON, PA 18504.

PARCEL #: 15605030009

IMPROVEMENTS: RESIDENTIAL PROPERTY

By: Kevin E. Cordero, Esq

PA ID# 329340

Attorney for Plaintiff

LACKAWANNA JURIST

SALE 9

By virtue of a Writ of Execution filed to No. 2025-1462, The Honesdale National Bank vs. Dustin L., owner(s) of property situate in Greenfield Twp, Lackawanna County, PA, being 187 Pierce Rd. 1.27 ac
Property ID#: 02302020013
Assessed value figure: 70,590
Attorney: Stephen G. Bresset
Sheriff to collect: \$20,420.24

SALE 10

By virtue of Writ of Execution No. 2025-01589, MetLife Securitization Trust 2018-1, Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Indenture Trustee vs. Angelina Padden, Gina Bambas, Jessica Falvo, John S. Wheeler, Michelle Bamdas, Rosemary Padden and Stephanie Coolbaugh, as Surviving Heirs of John Lasky, Deceased and Unknown Surviving Heirs of John Lasky, Deceased.
Property Address: 1027 Crown Avenue, Scranton, PA 18505
Parcel ID#: 16708050002
Improvements thereon consist of a residential dwelling
Judgment Amount: \$66,849.74
Attorney for Plaintiff:
Hladik, Onorato & Federman, LLP
298 Wissahickon Avenue
North Wales, PA 19454

SALE 11

By virtue of a Writ of Execution - Case No. 2025-CV-7076, Peoples Security Bank & Trust Company vs. Eileen J. Marrazzo. ALL that certain lot, piece or parcel of land situate, lying and being in the Borough of Moosic, County of Lackawanna, and Commonwealth of PA, more fully described and bounded and described as follows, to wit:
IMPROVED PROPERTY BEING KNOWN AS: 1 Twain Close, Moosic, PA 18507
IMPROVEMENTS THEREON CONSIST OF:
Residential single-family home
PROPERTY ID# OF THE ABOVE-DESCRIBED PARCEL: 194.01-010-058
LUZERNE COUNTY INSTRUMENT#: 201322899
HOURIGAN, KLUGER & QUINN, P.C.

SALE 12

By virtue of a Writ of Execution - Case No. 2025-CV- 7531, Peoples Security Bank & Trust Company, successor in interest to FNCB Bank vs. Colvin Property Investments, LLC.
FIRST PARCEL: ALL the surface and right of soil only of and to, and SECOND PARCEL: ALL those certain premises situate in the 23rd Ward of the City of Scranton, Lackawanna County, Commonwealth of PA, and ALL the surface or right of soil only of that certain lot of land in the First Ward of Scranton, Lackawanna County, Commonwealth of PA, more specifically known as 520-522 Grace Street, Scranton, PA 18509.
IMPROVED PROPERTY BEING KNOWN AS: 520-522 Grace Street, Scranton, PA 18503
IMPROVEMENTS THEREON CONSIST OF: Single-family residence consisting of one building, the store and home with a detached garage in the rear, all on the same parcel
PROPERTY ID# OF THE ABOVE-DESCRIBED PARCEL: 13510 050 046
LUZERNE COUNTY INSTRUMENT#: 202305760
HOURIGAN, KLUGER & QUINN, P.C.

SALE 13

By virtue of a Writ of Execution- Case No. 2025-CV-5430, NBT Bank, N.A., formerly Pennstar Bank, a division of NBT Bank, N.A. vs. John C. Masco and Catherine J. Masco.
ALL THAT lot, piece or parcel of land, with buildings and improvements thereon erected, situate in the City of Carbondale, County of Lackawanna, and Commonwealth of PA, bounded and described as follows to wit:
IMPROVED PROPERTY BEING KNOWN AS: 107 Fairview Street, Carbondale, PA 18407
IMPROVEMENTS THEREON CONSIST OF: Residential single-family home
PROPERTY ID#: 04509 010 030
LACKAWANNA COUNTY INSTRUMENT#: 200816683
HOURIGAN, KLUGER & QUINN, P.C.

LACKAWANNA JURIST

SALE 14

By virtue of a Writ of Execution filed to No. 2025-CV-8157, JAYR PROPERTY MANAGEMENT LLC, owners of property situate in the City of Carbondale, Lackawanna County, PA, being 42 Fallbrook Street, Carbondale, PA 18407.

Property ID#: 04513010018

Assessed Value Figure: \$185,480.00

Improvements Thereon: Residential Property

Attorney: Jill M. Fein, Esq

Hill Wallack, LLP

Sheriff to collect: \$197,452.41 plus interest at the per diem rate of \$55.81

SALE 15

By virtue of a Writ of Execution filed to No. 2025-06593

Property ID#: 1040701000724

Assessed Value Figure: \$20,500

Improvements Thereon: Residential Property

Attorney: Jill M. Fein, Esq

Hill Wallack, LLP

Sheriff to collect: \$84,591.70 plus interest at the per diem rate of \$8.82

ALL that Certain Piece, Parcel or lot of Land situate in the Borough of Archbald, County of Lackawanna and Commonwealth of PA, bounded and described as follows:

BEGINNING at point on the Southeasterly line of Margaret Avenue, said point also being the Northwesterly corner of Lot 10 as shown on Map of "Kennedy Estates"-Phase 2; thence along division line between Lots 10 and 11 South fifty-nine degrees thirty-three minutes East (S 59°33' E) one hundred nine and ninety-seven hundredths (109.97) feet to a point; thence along Northerly line of lots 21 and 20 South thirty-four degrees forty-seven minutes fifty-one seconds West (S34°47'51"W) ninety (90) feet to a point; thence along division line between Lots 11 and 12 North sixty-two degrees nineteen minutes West (N 62°19' W) one hundred seven and twenty-three hundredths (107.23) feet to a point on the Southeasterly line of Margaret Avenue; thence along South-easterly line of Margaret Avenue North thirty-two degrees fifty minutes fifteen seconds East (N 32°50'15"E) ninety-five (95) feet to the place of beginning.

Containing 10,007 square feet of land more or less. Comprising all of Lot 11 as shown on Map of "Kennedy Estates"-Phase 2 by Joseph Lednovich, Registered Surveyor.

BEING the same premises conveyed to James P. O'Brien by Quit Claim deed of James P. O'Brien and Susan O'Brien, his Wife, dated November 22, 2005, and recorded in the Office of the Recorder of Deeds in and for Lackawanna County in Lackawanna County Instrument No. 200534019.

SALE 16

By virtue of a Writ of Execution filed to No. 25-8087, Newrez LLC vs. Kelvin Green, owner(s) of property situate in Scranton, Lackawanna County, PA, being 706 Parrott Ave.

70x118

Property ID#: 1550802000206

Assessed Value figure: \$290,160.00

Improvements thereon:

Single Family

Attorney: Hill Wallack

Sheriff to collect: \$180,056.60

SALE 17

By virtue of a Writ of Execution filed to No. 2025-08767.

Property ID#: 10004020021

Assessed Value Figure: \$27,000

Improvements Thereon: Residential Property

Attorney: Jill M. Fein, Esq

Hill Wallack, LLP

Sheriff to collect: \$213,072.58 plus interest at the per diem rate of \$33.24

LACKAWANNA JURIST

SALE 18

By virtue of a Writ of Execution No. 25-CV-6320, GUILD MORTGAGE COMPANY LLC vs. EMARY GUZMAN, owner(s) of property situate in the CITY OF SCRANTON, LACKAWANNA County, PA, being 2650 JACKSON ST, SCRANTON, PA 18504.

Tax ID#: 14412030008 aka 14412-030-008

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$134,739.87

Attorneys for Plaintiff

Brock & Scott, PLLC

SALE 19

By virtue of a Writ of Execution No. 25CV9070 LAKEVIEW LOAN SERVICING, LLC vs. HARRY J RIVERA, owner(s) of property situate in the CITY OF SCRANTON, LACKAWANNA County, PA, being 1413 MONSEY AVE, SCRANTON, PA 18509.

Tax ID#: 13517030048 AKA 13517 030 048

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$194,396.05

Attorneys for Plaintiff

Brock & Scott, PLLC

SALE 20

By virtue of a Writ of Execution No. 2025-10348 FREEDOM MORTGAGE CORPORATION vs. ROBERT J. BASILE JR; ROSEMARY K. BASILE, owner(s) of property situate in the TOWNSHIP OF THORNHURST, LACKAWANNA County, PA, being 14 LILAC LN, THORNHURST, PA 18424.

Tax ID#: 24103050031

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$286,810.33

Attorneys for Plaintiff

Brock & Scott, PLLC

SALE 21

By virtue of a Writ of Execution No. 25 CV 8963 LAKEVIEW LOAN SERVICING, LLC vs. DAVID W. PERROTTA, owner(s) of property situate in the TOWNSHIP OF ROARING BROOK, LACKAWANNA County, PA, being 301 CIRCLE DR, ROARING BROOK TWP, PA 18444.

Tax ID#: 18003030004 aka 18003-030-004

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$458,271.17

Attorneys for Plaintiff

Brock & Scott, PLLC

SALE 22

By virtue of a Writ of Execution No. 25 CV 880, WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR IBIS HOLDINGS A TRUST vs. 1924 Washburn LLC, owner(s) of property situate in the City of Scranton, Lackawanna County, PA, being 1924 Washburn Street, Scranton, PA 18504.

Parcel#: 14513030037

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$246,724.27

Attorneys for Plaintiff:

Orlans Law Group PLLC

LACKAWANNA JURIST

SALE 23

By virtue of a Writ of Execution No. 24CV7987, WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR IBIS HOLDINGS A TRUST vs. 809 Moosic LLC, owner(s) of property situate in the City of Scranton, Lackawanna County, PA, being 809 Moosic Street, Scranton, PA 18505.

Parcel#: 15753030024

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$126,400.33

Attorneys for Plaintiff

Orlans Law Group PLLC

SALE 24

By virtue of a Writ of Execution filed to No. 2025-02491, U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST vs. Justin Mulligan and Kelly Mulligan NKJA Kelly L. Joyce Mulligan A/K/A Kelly L. Mulligan Defendants/owners of property situate in the City of Scranton, Lackawanna, PA, being 2705 Colliery Ave, Scranton, PA 18505.

Property ID#: 16713010014

Assessed Value figure: \$0.00

Improvements thereon:

Residential Real Estate

Attorney: Caroline P. Aprahamian, Esq (329932)

Sheriff to collect: \$159,007.36

SALE 25

By virtue of a Writ of Execution filed to No. 2025-05370, Mortgage Assets Management, LLC f/k/a Reverse Mortgage Solutions, Inc. v. Beverly J. Gedrimas Defendants/owners of property situate in the City of Scott Twp, Lackawanna, Pennsylvania being 1617 Lakeland Drive, Scott Twp, PA 18433.

Property ID#: 05202-010-00502

Assessed Value figure: \$0.00

Improvements thereon:

Residential Real Estate

Attorney: Caroline P. Aprahamian, Esq (329932)

Sheriff to collect: \$209,376.13

SALE 26

By virtue of a Writ of Execution filed to No. 2025-08164, AgFirst Farm Credit Bank v. Esther Moehrke a/k/a Esther Ogozaly, solely in her capacity as known Heir for Thomas J. Myers, deceased and Mark Myers, solely in his capacity as known Heir for Thomas J. Myers, deceased and Ruth Krok a/k/a Ruth Henshaw, solely in her capacity as known Heir for Thomas J. Myers, deceased and Sarah Gibbons, solely in her capacity as known Heir for Thomas J. Myers, deceased and The Unknown Heirs of Laura J. Myers and The Unknown Heirs of Thomas J. Myers Defendants/owners of property situate in the City of Carbondale, Lackawanna, PA, being 22 Clark Avenue, Carbondale, PA 18407.

Property ID#: 04510040022

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: \$84,824.35

LACKAWANNA JURIST

SALE 27

By virtue of a Writ of Execution filed to No. 16 CV 2515, U.S. Bank, N.A., successor trustee to LaSalle Bank National Association, on behalf of the holders of Bear Stearns Asset Backed Securities I Trust 2006-HE10, Asset-Backed Certificates Series 2006-HE10 v. Amie Santarsiero and Leonard Santarsiero Defendants/owners of property situate in the City of Clarks Summit, Lackawanna, PA, being 613 W. Grove Street, Clarks Summit, PA 18411.

Property ID#: 10011-030-00200

Assessed Value figure: \$0.00

Improvements thereon:

Residential Real Estate

Attorney: Steven P. Kelly, Esq (308573)

Sheriff to collect: \$198,009.51

SALE 28

By virtue of a Writ of Execution No. 2019-51068, Carbondale Area School District vs. Michael Yacinovich, Sr., Michael Yacinovich, Jr.

Michael Yacinovich, Sr. and Michael Yacinovich, Jr., owner(s) of property situate in Fell Township, Lackawanna County, PA, being: 60 Crystal Lake Road.

14.28A

Property ID#: 02403-020-006

Assessed Value Figure: \$38,200.00

Attorney: Portnoff Law Associates, Ltd.

(866) 211-9466

Sheriff to Collect: \$11,543.34

SALE 29

By virtue of a Writ of Execution No. 2023-51327, Riverside School District vs. Justin Michael Hewitt, Jennifer Lynn Hewitt. Justin Michael Hewitt and Jennifer Lynn Hewitt, owner(s) of property situate in Moosic, Lackawanna County, PA, being: 228 Walnut Street.

75x150

Property ID#: 1 8416-030-005

Assessed Value Figure: \$7,500.00

Attorney: Portnoff Law Associates. Ltd.

(866) 211-9466

Sheriff to Collect: \$4,927.44

SALE 30

By virtue of a Writ of Execution No. 2020-50045, Abington Heights School District vs. OK Holdings Co., LLP. OK Holdings Co., L.L.P., owner(s) of property situate in Clarks Summit, Lackawanna County, PA, being: 621 S. State Street 87x65x100x80x80x89x100

Property ID#: 1 0008-020-00402

Assessed Value Figure: \$46,100.00

Attorney: Portnoff Law Associates. Ltd.

(866) 211-9466

Sheriff to Collect: \$13,815.48

SALE 31

By virtue of Writ of Execution No. -----, Athene Annuity and Life Company vs. 540 Theodore LLC.

Docket#: 25CV4302

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

Commonly known as: 540 Theodore Street, Scranton, PA 18508.

Parcel#: 13411030004

Judgment Amount: \$127,696.01

Attorneys for the Plaintiff:

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212) 471-5100

By: Jacqueline F. McNally, Esq (201332)

LACKAWANNA JURIST

SALE 32

By virtue of Writ of Execution No. -----, Athene Annuity and Life Company vs. 615 Webster LLC.
Docket#: 25 CV 4393
Property to be sold is situated in the City of Scranton, County of Lackawanna and Commonwealth of PA.
Commonly known as: 615 South Webster Avenue, Scranton, PA 18505.
Parcel#: 15620050007
Judgment Amount: \$161,476.57
Attorneys for the Plaintiff:
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100
By: Jacqueline F. McNally, Esq (201332)

SALE 33

By virtue of Writ of Execution No. -----, Athene Annuity and Life Company vs. 2623 N Main LLC.
Docket#: 25CV4587
Property to be sold is situated in the First Ward of the City of Scranton, County of Lackawanna and Commonwealth of PA.
Commonly known as: 2623 North Main Avenue, Scranton, PA 18508.
Parcel#: 13501010024
Judgment Amount: \$160,451.03
Attorneys for the Plaintiff:
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100
By: Jacqueline F. McNally, Esq (201332)

SALE 34

By virtue of Writ of Execution No. -----, Athene Annuity and Life Company vs. 1942 Washburn LLC.
Docket#: 25CV4588
Property to be sold is situated in the Fifth Ward of the City of Scranton, County of Lackawanna and Commonwealth of PA.
Commonly known as: 1942 -1946 Washburn Street, Scranton, PA 18504.
Parcel#: 14513030030
Judgment Amount: \$292,557.07
Attorneys for the Plaintiff: 14513030030
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100
By: Jacqueline F. McNally, Esq (201332)

SALE 35

By virtue of Writ of Execution No. -----, U.S. Bank Trust Company, National Association, as Trustee, as successor-in-interest to U.S. Bank National Association, not in its individual capacity but solely as indenture Trustee, for the holders of the CIM Trust 2021-R2, Mortgage-Backed Notes, Series 2021-R2 v David J. Parfitt III A/KIA David John Parfitt, III, Ellajay Parfitt, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title, or Interest From or Under Ellajay Parfitt A/K/A Ella Jay Parfitt, Deceased
Docket#: 2023-02032
Property to be sold is situated in the City of Scranton, County of Lackawanna and Commonwealth of PA.
Commonly known as: 1611- 1613 Mulberry Street, Scranton, PA 18510.
Parcel#: 15710030018
Judgment Amount: \$96,970.63
Attorneys for the Plaintiff:
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100
By: Jacqueline F. McNally, Esq (201332)

LACKAWANNA JURIST

SALE 36

By virtue of Writ of Execution No. -----, Athene Annuity and Life Company vs. 143 Keyser LLC.

Docket#: 25CV7835

Property to be sold is situated in the Borough of Old Forge, County of Lackawanna and Commonwealth of PA.

Commonly known as: 143 South Keyser Avenue, Old Forge, PA 18518.

Parcel#: 16519040006

Judgment Amount: \$185,705.49

Attorneys for the Plaintiff:

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212) 471-5100

By: Nicole Francese, Esq. (332253)

SALE 37

By virtue of Writ of Execution No. -----, Athene Annuity and Life Company vs. 2113 Boulevard LLC.

Docket#: 25CV1284

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

Commonly known as: 2113-2115 Boulevard Avenue, Scranton, PA 18509.

Parcel#: 13510060005

Judgment Amount: \$309,251.88

Attorneys for the Plaintiff:

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212) 471-5100

By: Danielle Johnson, Esq (334703)

SALE 38

By virtue of Writ of Execution No. -----, Athene Annuity and Life Company vs. 122 Morr LLC.

Docket#: 2025-04228

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

Commonly known as: 122 Morris Avenue, Scranton, PA 18504.

Parcel#: 14513030016

Judgment Amount: \$171,863.46

Attorneys for the Plaintiff:

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212) 471-5100

By: Nicole Francese, Esq. (332253)

SALE 39

By virtue of Writ of Execution No. -----, Athene Annuity and Life Company vs. 628 Fig ST LLC.

Docket#: 25CV5180

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

Commonly known as: 628 Fig Street, Scranton, PA 18505.

Parcel#: 16711050016

Judgment Amount: \$339,688.38

Attorneys for the Plaintiff:

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212) 471-5100

By: Jacqueline McNally, Esq (201332)

LACKAWANNA JURIST

SALE 40

By virtue of Writ of Execution No. -----, Athene Annuity and Life Company vs. 955 Johler LLC.

Docket#: 25CV7838

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

Commonly known as: 955 Johler Avenue, Scranton, PA 18508.

Parcel Number: 14507060010

Judgment Amount: \$156,674.60

Attorneys for the Plaintiff:

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212) 471-5100

By: Jacqueline McNally, Esq (201332)

SALE 41

By virtue of Writ of Execution No. -----, Wilmington Trust, National Association, not in its individual capacity, but solely as trustee of MFRA Trust 2015-1 vs. Timothy M. Perry aka Timothy M. Perry aka Timothy Perry.

Docket#: 2025-07730

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

Commonly known as: 2325 Birney Avenue, Scranton, PA 18505.

Parcel#: 16714010014

Judgment Amount: \$259,284.92

Attorneys for the Plaintiff:

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212) 471-5100

By: Timothy A. Cirino, Esq. (326340)

SALE 42

By virtue of Writ of Execution No. -----, Athene Annuity and Life Company vs. 104 2nd LLC.

Docket#: 25CV3890

Property to be sold is situated in the Borough of Winton, now Jessup, County of Lackawanna and Commonwealth of PA.

Commonly known as: 104 2nd Avenue, Jessup, PA 18434.

Parcel#: 1041804044

Judgment Amount: \$160,627.83

Attorneys for the Plaintiff:

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212) 471-5100

By: Nicole Francese, Esq. (332253)

SALE 43

By virtue of Writ of Execution No. -----, National Cooperative Bank, N.A. v Kenneth L. Strausser Sr. as Administrator of the Estate of Kenneth Leroy Strausser, Jr., Deceased.

Docket#: 25CV6598

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

Commonly known as: 418 North Keyser Avenue, Scranton, PA 18504.

Parcel#: 14408050010

Judgment Amount: \$173,966.72

Attorneys for the Plaintiff:

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212) 471-5100

By: Jacqueline McNally, Esq. (201332)

LACKAWANNA JURIST

SALE 44

By virtue of Writ of Execution No. -----, Athene Annuity and Life Company vs. 754 Hyde Park LLC.

Docket#: 25CV6146

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

Commonly known as: 754 North Hyde Park Avenue, Scranton, PA 18504.

Parcel#: 14511010039

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

Residential Dwelling

Judgment Amount: \$186,491.11

Attorneys for the Plaintiff:

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212) 471-5100

By: Jacqueline McNally, Esq. (201332)

SALE 45

By virtue of a Writ of Execution filed to No. 2021-00067, U.S BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLEY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST vs. SALVATORE P. BURCHERI and CANDACE L BURCHERI., owner(s) of property situate in Township of Scott, Lackawanna County, PA.

Being: 155 Johnson Road aka 64 Johnson Road, Clarks Summit, PA 18411.

Assessment Map#: 07004020019

Assessed Value Figure: \$9,142.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$125,879.37

ALL THAT CERTAIN piece or parcel of land lying, being and situated in the Township of Scott, County of Lackawanna and Commonwealth of PA.

SALE 46

By virtue of a Writ of Execution filed to No. 25-CV-7955, United Wholesale Mortgage, LLC vs. ANNALISA KEWAL and KHALID YOUNTS, owner(s) of property situate in City of Carbondale, Carbondale City, Lackawanna County, PA.

Being: 23 Mannion Avenue, Carbondale, PA 18407.

Assessment Map#: 05412060022 05412060022

Assessed Value Figure: \$6000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$154,778.65

ALL that certain piece or parcel of land situate in the City of Carbondale, County of Lackawanna and State of PA.

SALE 47

By virtue of a Writ of Execution filed to No. 16-CV-4087, LAKEVIEW LOAN SERVICING, LLC vs. DAWN M. MEAD, owner(s) of property situate in Township of Fell, Lackawanna County, PA.

Being: 621 1ST Street, Richmondale, PA 18421.

Assessment Map#: 00719010016

Assessed Value Figure: \$12,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$176,344.94

ALL THAT CERTAIN lot, piece or parcel of land Situate, lying and being in the Village of Richmondale, Township of Fell, County of Lackawanna and State of PA.

LACKAWANNA JURIST

SALE 48

By virtue of a Writ of Execution filed to No. 2025-09063, PENNYMAC LOAN SERVICES, LLC vs. KIERSTEN MCLAUGHLIN, owner(s) of property situate in Newton Township, Lackawanna County, PA.

Being: 1918 Newton Ransom Boulevard, Clarks Summit, PA 18411.

Assessment Map#: 13101020017

Assessed Value Figure: \$6000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$215,709.90

ALL those certain pieces or parcels of land situate in the Township of Newton, County of Lackawanna, and state of PA.

SALE 49

By virtue of a Writ of Execution filed to No. 2023-01564, U.S. BANK TRUST NATIOAL ASSOCIATE. NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSRMFMH MASTER PARTICIPATION TRUST II vs. DONALD GURNARI and SHARON GURNARI, owner(s) of property situate in City of Scranton, Lackawanna County, PA.

Being: 1025 Mount Vernon Avenue, Scranton, PA 18508.

Assessment Map#: 14507040036

Assessed Value Figure: \$8,500.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$179,548.95

ALL the surface or right of soil of all those two certain lots of land, situate in the Twenty-first (21) Ward of the City of Scranton, County of Lackawanna and State of PA.

SALE 50

By virtue of a Writ of Execution filed to No. 2025-07647, PENNYMAC LOAN SERVICES, LLC vs. PAUL L. CODY and CARI SLATER, owner(s) of property situate in Township of Scott, Lackawanna County, PA.

Being: B2 Boyarsky Road, Scott Township, PA 18447.

Assessment Map#: 05104010006

Assessed Value Figure: \$11180.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$145,677.91

ALL that certain lot, piece or parcel of land situate, lying or being in the Township of Scott, County of Lackawanna and State of PA.

SALE 51

By virtue of a Writ of Execution filed to No. 2025-CV 07356, vs. KIEL M. SWEET, owner(s) of property situate in Thornhurst Township, Lackawanna County, PA.

Being: 133 Magnolia Drive, Thornhurst, PA 18424.

Assessment Map#: 24601020025

Assessed Value Figure: \$15000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$164,426.40

ALL THAT CERTAIN lot, piece or parcel of land situate in the Township of Thornhurst, formerly Lehigh Township, County of Lackawanna and Commonwealth of PA.

LACKAWANNA JURIST

SALE 52

By virtue of a Writ of Execution filed to No. 25 CV 5270, THE BANK OF NEW YORK, F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR REGISTERED HOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-12 C/O CARRINGTON MORTGAGE SERVICES, LLC v. Adair Chambers, Personal Representative of the Estate of Joanne Chambers, Deceased, owner(s) of property situate in City of Carbondale, Lackawanna County, Pennsylvania, being 77 Wyoming Avenue, Carbondale, PA 18407.

Size of Lot: 1,875 sq ft

Property ID#: 05505-010-033

Assessed Value figure: \$9,000.00

Improvements thereon: Residential property.

Attorney:

Law Office of Gregory Javardian, LLC

Sheriff to collect: \$60,108.93

SALE 53

By virtue of a Writ of Execution filed to No. 2025-08494, MidFirst Bank vs. William J. Sakosky, AKA William Sakosky; Sheri L. Patterson, AKA Sheri Patterson, owner(s) of property situate in City of Scranton, Lackawanna County, PA, being 1615 Ash Street, Scranton, PA 18510.

.1843 acreage

Property ID#: 14618080024

Assessed Value Figure: \$158,960.00

Improvements thereon:

Single family dwelling

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

Sheriff to collect: \$58,749.04

SALE 54

All that certain piece or parcel or Tract of land situate in the City of Scranton, Lackawanna County, PA, and being known as 304 North Evans Court, Scranton, PA 18504.

TAX MAP AND PARCEL#: 14514060028

THE IMPROVEMENTS THEREON ARE:

Residential Dwelling

REAL DEBT: \$27,633.62

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Ralph Taylor, McCabe, Weisberg & Conway, LLC

1420 Walnut Street, Suite 1105

Philadelphia, PA 19102

SALE 55

By virtue of Writ of Execution filed to No. 25 CV 5264, Loan Funder LLC, Series 40116 vs. 217 Market LLC, owner of the property situate in the Second Ward, City of Scranton, Lackawanna County, PA, being 217 West Market Street, Scranton, PA 18508.

Approximately 871.20 sq. ft. lot

Property ID#: 13412060033

Assessed Value figure: \$7,500

Improvements thereon:

Multi Family residential dwelling

Attorney: Sarah A. Elia, Esq.,

Weber Gallagher

2000 Market Street, 13th Floor,

Philadelphia, PA 19103

(267) 295-3364

Sheriff to collect: \$134,949.91

LACKAWANNA JURIST

SALE 56

By virtue of a Writ of Execution filed to No. 2025-05336, MEB Loan Trust VIII, Plaintiff, v. Matthew Robert Calderone and Tristen Calderone. Matthew Robert Calderone and Tristen Calderone, owners of the property situated in Dunmore Borough, Lackawanna County, PA, being 523 Sherwood Ave, Dunmore, PA 18512.

0.984 acres building and land

Property ID#: 14705020044

Assessed Value figure: \$7,500

Improvement thereon:

A residential dwelling

Attorneys: Robert P. Wendt, Esq.; Nicholas J. Kiger, Esq.

Sheriff to collect: \$92,614.66

SALE 57

By virtue of a Writ of Execution filed to No. 2025-04678, SERVIS ONE, INC. OBA BSI FINANCIAL SERVICES vs. Janet Gibbons and Brenda K. Gibbons. Janet Gibbons, owner of property situate in City of Scranton, Lackawanna County, PA, being 1015 Paul Avenue, Scranton, PA, 18510.

6,000 sq ft residential dwelling

Property ID#: 14619040015

Assessed Value figure: \$9,000

Improvements thereon:

Residential dwelling

Attorney: McCalla Raymer Leibert Pierce LLP

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 **JULY 5, 2026** 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

MARCH 9, 2026 (LAST DAY TO FILE FOR THE SALE)

LACKAWANNA JURIST

JUDICIAL OPINION

CASE NAME AND NUMBER: Pennsylvania Game Commission v. Coleman, et al. - 2026 WL 973463 (Lacka. Co. 2026)

DATE OF DECISION: April 8, 2026

JUDGE: Terrence R. Nealon

ATTORNEYS INVOLVED: Andrew Lock, Esquire, *Counsel for Plaintiff*
Penny Coleman, as successor in interest to Eugene Coleman, Deceased, *Self-Represented*
Joseph G. McGraw, Esquire and John M. Hart, III, Esquire, *Counsel for Defendant*,
Health Reimbursement Systems, Inc.

SUMMARY OF OPINION:

The Commonwealth agency responsible for managing state game lands and protecting wildlife habitats filed this quiet title action seeking to be decreed the owner of 60 acres of rural land that it purchased from a local bank in 1986, and to have declared void the two recorded deeds upon which the corporate defendant claimed ownership of the same land. The agency bore the burden of proving, by a fair preponderance of the evidence, that it had superior title to the subject property, and of establishing, by clear and convincing evidence, that defendant's supporting deeds from 2009 and 2010 were forged or fraudulent instruments.

The credible evidence demonstrated that the agency possessed superior title to the parcel in dispute as a result of judgments entered in a 1973 quiet title action, a 1984 mortgage foreclosure proceeding, and a 1986 quiet title action, as well as a recorded deed of conveyance to it dated July 7, 1986. The testimonial and documentary evidence clearly and convincingly established that the 2009 deed relied upon by defendant contained the forged signatures of three putative grantors and the forged signature and fraudulent notarial attestation and seal of a notary public. The credible evidence also clearly and convincingly proved that the 2010 recorded deed, which allegedly conveyed the property at issue to defendant, was a fraudulent instrument bearing a forged notarial attestation and signature. The 2009 and 2010 deeds, serving as the bases for defendant's ownership claim, were both void *ab initio* as forged and fraudulent instruments, and were wholly inoperative to transfer any title or interest to property, regardless of whether defendant was an innocent or bona fide purchaser. Therefore, the agency was decreed the owner of fee simple absolute title to the land in dispute, the 2009 and 2010 recorded deeds were declared void from their inception, and defendants were forever barred from asserting any title or interest in the subject parcel which was inconsistent with the fee simple absolute title of the agency.

LACKAWANNA JURIST

JUDICIAL OPINION

CASE NAME AND NUMBER: *BIRCHWOOD ESTATES REALTY, LLC V. LACKAWANNA COUNTY BOARD OF ASSESSMENTS, ET AL.*, 2021-CV-1823

DATE OF DECISION: April 22, 2026

JUDGE: MARK POWELL

ATTORNEYS INVOLVED: Michael G. Gallacher, Esquire
Counsel for Appellants
Noah E. Katz, Esquire
Counsel for Old Forge S.D.
William J. Rinaldi, Esquire
Counsel for Old Forge Borough
Brigid E. Carey, Esquire
Counsel for Lackawanna Assessment Appeals
Catherine A. Gallagher, Esquire
Counsel for Lackawanna County

SUMMARY OF OPINION:

The opinion makes clear that the pending appeal does not involve a legitimate privilege dispute but rather is the product of Appellants' persistent refusal to comply with a straightforward discovery obligation, which they have obscured through unfounded assertions of confidentiality and privilege over a period spanning 2022 through 2026. From the outset, the Court limited discovery to a single, well-defined category limited to rental income and expressly permitted redaction of any sensitive or identifying information. Despite that narrow scope, Appellants repeatedly characterized the request as one seeking wholesale disclosure of tax returns, financial statements, and other confidential materials, a position the Court finds directly contradicted by the record and prior rulings.

The Court rejects Appellants' privilege claims as legally deficient. It emphasizes that no recognized privilege shields rental income information, particularly where that information is central to valuation in a tax assessment appeal. Citing *T.M. Elwyn, Inc. v. Mount Carmel Area School District* and *Carlino East Brandywine, L.P. v. Brandywine Village Associates*, the Court reiterates that the burden to establish privilege rests with the party asserting it and must be supported by specific, particularized facts. Appellants, however, offered only generalized assertions of confidentiality, repeatedly conflating privacy with privilege. Such conclusory claims are insufficient as a matter of law and do not justify withholding otherwise discoverable information.

Even as to materials that may implicate privacy concerns, such as tax returns or financial records, the Court explains that those interests are qualified, not absolute. Under *Dougherty v. Heller* and *Kline v. Forman*, such materials may be subject to discovery upon a showing of relevance and need. Here, that showing is compelling. Appellants conceded they do not maintain complete rent rolls and that the only reliable source of rental income exists within

LACKAWANNA JURIST

the very financial documents they seek to shield. Under these circumstances, the Court properly required production of the relevant data through extraction or redaction, thereby balancing privacy concerns with the necessity of disclosure.

Applying the balancing framework articulated in *Stenger v. Lehigh Valley Hospital Center*, the Court concludes that the Taxing Authorities' need for accurate rental income to calculate an evaluation far outweighs any generalized privacy concerns, particularly where safeguards such as redaction and non-disclosure are in place. The Court further notes that discovery obligations extend to documents within a party's possession, custody, or control, including those obtainable from third parties, citing *Tribune-Review Publishing Co. v. Westmoreland County Housing Authority*. Appellants cannot avoid production by claiming the information resides in financial institutions or other entities.

Against this clear legal framework, the Court delivers a pointed rebuke of Appellants' conduct. It finds that, from 2022 through 2026, Appellants have repeatedly failed to comply with the August 2, 2022 Order directing production of rental income information, despite multiple opportunities to do so. Rather than complying, Appellants provided incomplete responses, produced only partial records, and continued to advance the same rejected objections grounded in generalized claims of confidentiality. This pattern of noncompliance necessitated four prior continuances of trial and has significantly impeded the orderly progression of the case. The Court characterizes these tactics as disingenuous and as serving only to obscure a narrow and well-defined discovery obligation while delaying adjudication.

The Court also notes that Appellants' reliance on the purported rights of non-parties is misplaced. Citing *Jones v. Faustand Cabot Oil & Gas Corp. v. Speer*, it explains that privacy rights are personal and cannot be asserted derivatively. Moreover, any legitimate concerns are fully addressed through redaction. Thus, Appellants' attempt to invoke non-party interests further underscores the absence of any genuine privilege issue.

Finally, the Court concludes that this appeal is interlocutory and does not satisfy the collateral order doctrine. Under *Smith v. Philadelphia Gas Works* and *Strain v. Simpson House*, discovery orders are not immediately appealable absent the compelled disclosure of privileged material. Because the Order here requires only non-privileged rental income information, and because Appellants' objections concern the manner of production rather than any true privilege, the appeal is premature. The Court further observes that the record remains incomplete as Appellants have failed, even as of 2026, to fully comply with the 2022 directives thereby reinforcing that appellate review at this stage would invite piecemeal litigation and further delay.

In sum, the opinion concludes that Appellants' position is untenable. Their reliance on generalized claims of confidentiality, unsupported assertions of privilege, and repeated mischaracterization of the discovery request cannot excuse years of noncompliance. The Discovery Order is narrowly tailored, legally sound, and well within the Court's discretion, and the appeal reflects not a legitimate legal dispute but a continued effort, spanning 2022 through 2026, to avoid producing plainly discoverable rental income information despite four prior trial continuances necessitated by that failure.

LACKAWANNA JURIST

ESTATE

First Notice

Notice is hereby given that Letters Testamentary have been granted on March 26, 2026 in the **ESTATE OF SAMUEL P. CERMINARO**, late of Scranton, Lackawanna County, Pennsylvania (died on January 15, 2026). All persons indebted to the Estate are requested to make payments and all those having claims or demands are to present same, without delay, to Ann Costanzi, Executrix of the Estate or Maria Marsili, Esq., Attorney for the Estate – 169 Wagner Blvd, Greenfield Twp, PA 18407.

SHARON CHLUDZINSKI, late of Scranton, Lackawanna County, Pennsylvania, who died December 19, 2025, 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 Lisa Lavelle, Executrix, c/o Attorney Scott Lynett, The Law Office of Scott Lynett, 237 Penn Avenue, Scranton, Pennsylvania 18503.

ESTATE OF MARTIN J. DWYER a/k/a MARTIN DWYER, late of Scranton, Pennsylvania (died March 25, 2026). All creditors are requested to present their claims and all persons indebted to the decedent will make payment to Evelyn Fontanella, Executrix; or to John J. Brazil, Jr., attorney for the Estate, 712 Main Street, Suite 1, Moosic, Pennsylvania 18507.

ESTATE OF RICHARD GNALL, A/K/A RICHARD L. GNALL, late of Scranton, Pennsylvania (Died April 6, 2026). All persons indebted to said Estate are required to make payment, and those having claims or demands to present the same, without delay, to Linda Toole Costa, Administratrix, c/o Attorney Joseph F. Gaughan, 1107 Oram Street, Scranton, PA 18504.

In the Matter of **THE ESTATE OF VALERIE H. HITE**, late of Carbondale Township, Lackawanna County, Pennsylvania, Deceased. Letters Testamentary on the above Estate having been granted to the undersigned, all persons indebted to the Estate are requested to make payment, and those having claims to present the same, without delay, to: Deborah A. Clark, 33 Greenleaf Drive, Manalapan, NJ 07726 or to: Ryan A. Webber, Esquire, *Webber Law, PLLC*, 5000 Ritter Road, Suite 202, Mechanicsburg, PA 17055.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF JUDITH E. LARKIN**, Deceased, 341 Main Street, Carbondale Township, Lackawanna County, Pennsylvania 18407, who died on April 14, 2024. All persons indebted to the Estate are requested to make payment and those having claims or demands are to present the same, without delay, to the Executor, John F. Larkin or Michael N Krisa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447.

ESTATE OF MICHAEL P. MAIRA, a/k/a MICHAEL MAIRA late of Dunmore, Lackawanna County, Pennsylvania (died January 1, 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 Joseph Giumento, 1512 Madison Avenue, Dunmore, PA 18509 and counsel for the Estate, Nancy M. Barrassé, Esquire, 224 Adams Avenue, Scranton, Pennsylvania 18503.

ESTATE OF LUCRETIA LOU TALLMAN, late of South Abington Twp., Lackawanna County, Pennsylvania, (died February 22, 2026). Notice is hereby given that Letters Testamentary have been issued to Judy Miller. All persons indebted to the said Estate are required to make payment and those having claims to present the same without delay to Eugene J. Doud, Esquire, Attorney for the Estate, 1418 Main St., Suite 206A, Peckville, PA 18452.

ESTATE OF MARILYN J. VICTOR, late of Dalton, Lackawanna County, Pennsylvania (died April 2, 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 the Executor, Paul E. Victor, Jr., 6804 S. Wilcox Lane, Spokane, WA 99206, or to the attorney for the estate, John M. Price of Oliver, Price & Rhodes, LLP, 1212 South Abington Road, Clarks Summit, Pennsylvania 18411.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF WILLIAM G. WORMUTH, SR. aka WILLIAM G. WORMUTH**, late of Carbondale, Lackawanna County, Pennsylvania (died March 23, 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 Executrix, Melissa Sue Wormuth Durst, or to John J. Lawler, Jr., Attorney for the Estate 25 North Main Street, Suite Two, Carbondale, Pennsylvania 18407.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted to Ryan Worsnick in the **ESTATE OF SARAH WORSNICK a/k/a SARAH R. WORSNICK**, late of Scranton, PA (died October 23, 2024). All persons indebted to said Estate are requested to make payment, and creditors to present their claims without delay to the Executor c/o Ernest A. Sposto Jr., Esq., 108 North Washington Avenue, Suite 401, Scranton, PA 18503, Attorney for the Estate.

Second Notice

NOTICE is hereby given that Letters of Administration have been given in the **ESTATE OF VINCENT F. BARON**, late of Old Forge, Lackawanna County, Pennsylvania, who died January 30, 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 the Administratrix, Maria Baron, c/o Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704.

LACKAWANNA JURIST

ESTATE OF ERNEST A. BIANCO, late of Dunmore, Pennsylvania, (Died: January 14, 2026). Notice is hereby given that Letters Testamentary on the above Estate have been granted to Debra Ann Lonstein, 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, LL, Attorney for this Estate, 536 East Drinker Street, Dunmore, Pennsylvania 18512.

ESTATE OF INGRID A. CARDEN a/k/a INGRID A. BRACE and INGRID 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.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted to Taryn N. Crepeau, Executor of the **ESTATE OF ALBERT J. CREPEAU, JR.**, deceased, who died on March 16, 2026, late of South Abington Township, Pennsylvania. All persons indebted to the estate are required to make payment, and those having any claims or demands are to present the same, without delay, to the Executor Taryn N. Crepeau, c/o her attorney Carlo A. LaMonica, Esquire, LaMonica Law Firm LLC, 1252 Church Street, Moscow, PA 18444.

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted in the **ESTATE OF RONALD J. FILIPKOSKI**, late of the City of Scranton, Lackawanna County, Pennsylvania, who died on February 17, 2026. All persons indebted to said estate are requested to make payment and those having claims or demands to present the same without delay to Bryon R. Filipkoski, c/o Kizis Law P.C., 601 Wyoming Ave., Suite 2, Kingston, PA 18704.

RUTH HOAR, a/k/a RUTH S. HOAR, Deceased, late of Township of Elmhurst, Lackawanna County, Pennsylvania, who died March 08, 2026. Letters Testamentary having been granted in said Estate, all persons indebted thereto shall make payment and all creditors shall present their claims without delay to Walker & Walker, P.C., Michael D. Walker, Esquire, Attorney for the Estate, P.O. Box 747, Hamlin, Pennsylvania 18427.

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted in the **ESTATE OF JOHN KOLLRA, a/k/a JOHN G. KOLLRA**, Deceased, 1338 Dartmouth Street, Scranton, Lackawanna County, Pennsylvania 18504, who died on March 28, 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 the Administrator, Joseph F. Kollra, or Michael N. Krisa, Attorney for the Estate, 397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447.

ESTATE OF PAUL J. LABELLE, ESTATE NO. 35-26-00211, Deceased, late of Waverly Township, Lackawanna County, PA, died February 4, 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 the Co-Administrators Paul J. LaBelle, Clark LaBelle or Laurence LaBelle, c/o ATTY. Paul J. LaBelle, 3703 Birney Avenue, Moosic, PA 18507.

Letters Testamentary have been granted in the **ESTATE OF DIANE L. MCTAGUE**, late of the Township of Roaring Brook, County of Lackawanna, to Robert Eric McTague, Executor. All persons having claims against the Estate are requested to present them in writing and all persons indebted to the Estate are to make payment to the Estate in care of James J. Powell, III, Esquire, Powell Zero Mundy, 527 Linden Street, Scranton, PA 18503.

ESTATE OF JOHN PALUZZI, late of Dalton, Lackawanna County, Pennsylvania (died October 31, 2024). 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 Jessica Donaldson, 1802 Piccadilly Circle, Allentown, PA 18103 and counsel for the Estate, Nancy M. Barrasses, Esquire, 224 Adams Avenue, Scranton, Pennsylvania 18503.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF JANICE M. PATTERSON**, late of the Borough of Moosic, Lackawanna County, Pennsylvania, who died on December 12, 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 Corey Potomis, Executor, c/o Kizis Law P.C., 601 Wyoming Ave., Suite 2, Kingston, PA 18704.

ESTATE OF HELGA PFAU, late of South Abington Township, Lackawanna County, Pennsylvania (died March 31, 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 Mona Sheppard, Executor, 810 West Grove Street, Clarks Summit, Pennsylvania 18411 or to Virginia Speicher Barrett, of Oliver, Price & Rhodes, LLP, Attorney for the Estate, 1212 South Abington Road, Clarks Summit, Pennsylvania 18411.

ESTATE OF MARY ELLEN RYCZAK also known as **MARY E. RYCZAK** and **MARY RYCZAK**, late of Scott Township, Lackawanna County, Pennsylvania. Any person or persons having claim against or indebted to Estate present same to: Ronald Paul Ryczak, 139 Gorham Avenue, Mayfield, PA 18433; Attorney for the Estate: Zachary Jennings, Esquire, 303 Tenth Street, Honesdale, Pennsylvania, 18431.

LACKAWANNA JURIST

ESTATE OF HELEN SEMON, late of South Abington Township, Pennsylvania (died March 14, 2026). Letters Testamentary in the above estate having been granted, all persons having claims or demands against the estate of decedent shall make them known and present them, and all persons indebted to said estate shall make payment thereof without delay to Joseph R. Semon, Executor, 110 Jermyrn Drive, Clarks Summit, PA 18411; or to Paul D. Horgor, Oliver, Price & Rhodes, LLP, Attorney for the Estate, 1212 South Abington Road, Clarks Summit, Pennsylvania 18411.

ESTATE OF FRANCIS J. TARTELLA, ESTATE NO. 35-26-00367, Deceased, late of Dunmore, Lackawanna County, PA died February 9, 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 Francis M. Tartella, c/o ATTY. Paul J. LaBelle, 3703 Birney Avenue, Moosic, PA 18507.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF PHYLLIS THOMAS**, Deceased, 10 Hart Place, Carbondale, Lackawanna County, Pennsylvania 18407, who died on March 1, 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 the Executrix, Anne Zembroski, or Michael N. Krisa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447.

ESTATE OF PATRICK J. WELK aka PATRICK WELK, late of Clarks Summit, Lackawanna County, PA (March 16, 2026). Notice is hereby given that Letters Testamentary on the above Estate have been granted to Patrick J. Welk aka Patrick Welk. 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 MARYANN WEST, late of Scranton, Lackawanna County, Pennsylvania (died December 4, 2025). Notice is hereby given that Letters Administration for the Estate have been issued to William West, III., 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.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted to Ryan Worsnick in the **ESTATE OF SARAH WORSNICK A/K/A SARAH R. WORSNICK**, late of Scranton, PA (died October 23, 2024). All persons indebted to said estate are requested to make payment, and creditors to present their claims without delay to the Executor c/o Ernest A. Sposto Jr., Esq., 108 North Washington Avenue, Suite 401, Scranton, PA 18503, Attorney for the Estate.

Third Notice

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted to Richard P. Abbott in the **ESTATE OF DONALD F. ABBOTT**, late of Scranton, PA (died January 28, 2026). All persons indebted to said Estate are required to make payment, and creditors to present their claims without delay to the Administrator c/o Ernest A. Sposto Jr., Esq., 108 North Washington Avenue, Suite 401, Scranton, PA 18503, Attorney for the Estate.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF JAMES G. BURKE**, Deceased, 110 School Street, Carbondale, Lackawanna County, Pennsylvania 18407, who died on March 24, 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 the Executor William F. Lewis, Jr., or Michael N. Krisa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447.

ESTATE OF JOSEPH J. BUSSELLI, Late of Old Forge, Lackawanna County, Pennsylvania. Letters Testamentary on the above Estate having been granted to Bonnie L. Buzzelli, 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.

Notice is hereby given that Letters Testamentary have been granted in the **ESTATE OF JUNE CUMMINGS**, late of Carbondale, Lackawanna County, Commonwealth of Pennsylvania (died September 14, 2025). All persons indebted to the Estate are requested to make payments and all those having claims or demands are to present same, without delay to Barbara Manley, Administratrix of the Estate or Jeffrey W. Nepa, 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 DOMINICK MICHAEL ESGRO, JR.**, late of Greenfield Twp., Lackawanna County, Commonwealth of Pennsylvania (died January 28, 2026). All persons indebted to the Estate are requested to make payments and all those having claims or demands are to present same, without delay to Debra Ann Esagro, Executrix of the Estate or Jeffrey W. Nepa, 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 DOROTHY A. HERRON**, Deceased, late of Clarks Summit, Lackawanna County, Pennsylvania 18411, who died on January 11, 2026. All persons indebted to the Estate are required to make payment and those having claims or demands are to present same, without delay, to the Executrix, Darlene Carr or Scott R. Sanderson, Attorney for the Estate – 1 Terrace Drive, Olyphant, Pennsylvania 18447.

LACKAWANNA JURIST

ESTATE OF KAREN M. HOLMES, a.k.a. KAREN M. (ZENKER) HOLMES, a.k.a. KAREN M. ZENKER late of the City of Scranton, Lackawanna County, Pennsylvania, died on January 3, 2021. Letters of Administration having been granted to Terrance P. Hopkins. Creditors shall make demands and debtors shall make payment without delay to Thomas J. Jones, Jr., Esquire, Attorney for the Estate, Thomas J. Jones, Jr., PC, Jones Building, 410 Biden Street, Suite 301, Scranton, PA 18503.

ESTATE OF FRANK LACOE late of Dickson City, Lackawanna County, Pennsylvania, 18519 (died December 2, 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 Saige E. LaCoe, Personal Representative, or to Joseph S. Toczydlowski, Jr., Esquire of the Toczydlowski Law Office, 723 N. Main Street, Archbald, PA 18403.

Estate of KNEWELL MILLER, late of Clarks Summit, Lackawanna County, Pennsylvania (died March 6, 2026). Notice is hereby given that Letters Testamentary for the Estate have been issued to Denise Miller and Melanie Jascoviez, Executrixes 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 EXECUTRIXES, or to John J. McGovern, Jr., Attorney for the Estate, 321 Biden Street - Suite 201, Scranton, PA 18503.

ESTATE OF JOHN J. MIARECKI, JR. a/k/a JOHN J. MIARECKI, deceased, late of Lackawanna County Pennsylvania. Date of Death November 15, 2025. Any and all persons indebted to the said Estate are required to make payment and those having claims or demands to present the same without delay to the Executor, in care of Christopher E. Farrell, Esquire, P.O. Box 312, Waymart, PA 18472.

JOHN A. ORAVEC, deceased, Late of Jessup, Lackawanna County, Pennsylvania (Died December 31, 2025). Letters Testamentary having been granted, creditors shall make demands and debtors shall make payment to Daniel T. Cherney, 531 Goers Hills, Archbald, PA 18403 or to Edward A. Monsky, Esq., Attorney for the Estate, Munley Law PC, 227 Penn Ave., Scranton, PA 18503.

Letters of Administration on the **ESTATE OF WILLIAM J. PARENTE SR. A/K/A WILLIAM PARENTE**, Deceased, who died on November 12, 2025, late of the Borough of Dunmore, Pennsylvania having been granted, all persons indebted to said Estate are requested to make payment and those having claims present the same without delay to: Thomas Patrick Hogan, Esq., Law Office of Thomas A. O'Connor, P.C., 211-A East Main Street, Plymouth, PA 18651.

Notice is hereby given that Letters Testamentary have been granted in the **ESTATE OF DAVID W. RACHT**, late of Dickson City, Lackawanna County, Commonwealth of Pennsylvania (died September 5, 2025). All persons indebted to the Estate are requested to make payments and all those having claims or demands are to present same, without delay to Edwin Racht, Administrator of the Estate or Jeffrey W. Nepa, Esquire, Attorney for the Estate, 41 N. Main Street, 4th Floor, Carbondale, PA 18407.

NOTICE IS HEREBY GIVEN that Letters of Administration have been issued to Jill Ann Stacchiotti, Administratrix of the **ESTATE OF JAMES MARIO STACCHIOTTI a/k/a JAMES STACCHIOTTI a/k/a JAMES MARTIN STACCHIOTTI**, Deceased, late of the Borough of Old Forge, Lackawanna County, Pennsylvania, who died December 24 2025. All persons indebted to said Estate are required to make payment, or those having claims or demands, to present the same without delay to the Administratrix above named or her attorneys. Robert E. Marsh, Jr., Esquire, Marsh & Associates, LLC, 140 Maffet Street, Plains, Pennsylvania 18705, 570-826-1810.

ESTATE OF WESLEY R. TOLLEY, late of Carbondale, Lackawanna County, PA (March 13, 2026). Letters Testamentary granted to Cora L. Tolley; all persons indebted thereto shall make payment and all creditors shall present their claims without delay to her c/o Paul Keeler, Esq., 415 S. State St., Clarks Summit, PA 18411.

ESTATE OF JANET B. WIDZBELL, late of Scranton, Lackawanna County, Pennsylvania (died June 5, 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 Kristen L. DiVito, Executor, 57 Bogart Avenue, Port Washington, New York 11050 or to James J. Gillotti, of Oliver, Price & Rhodes, LLP, Attorney for the Estate, 1212 South Abington Road, Clarks Summit, Pennsylvania 18411.

LACKAWANNA JURIST

Articles of Amendment

NOTICE IS HEREBY GIVEN THAT Articles of Amendment were filed and approved by the Pennsylvania Department of State on May 1, 2026, in accordance with the provisions of the Business Corporation Law of December 21, 1988, as amended, for change of corporation name from Ronald McDonald House of Scranton, Inc. to **Ronald McDonald House Scranton, Inc.**

Articles of Dissolution

NOTICE is hereby given that **Walsh Sheet Metal, Inc.**, a corporation organized under the laws of the Commonwealth of Pennsylvania, is winding up its affairs and formally dissolving. The Board of Directors joined by the Shareholders has approved the complete liquidation and dissolution. All business operations have ceased as of March 31, 2024. Creditors, Claimants and all other parties having claims against the Corporation must present their claims to the undersigned. The deadline in light of the publication of this legal advertisement will be no later than June 4, 2026. Claims should be submitted to: Walsh Sheet Metal, Inc., Attn: Leonard Walsh, Dissolution Officer, 1325 Fig Street, Scranton, PA 18505. Failure to submit a claim within the specified time frame may result in the claim being voided. After settling all claims and liabilities, any remaining assets to be distributed to the shareholders.

Articles of Incorporation

Notice is hereby given that Articles of Incorporation-Nonprofit were filed on February 19, 2026 with the Department of State of the Commonwealth of Pennsylvania, in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988 for the incorporation of **FRIENDS OF ABINGTON HEIGHTS BOYS SOCCER, INC.**

Notice is hereby given that Articles of Incorporation-Nonprofit were filed on February 19, 2026 with the Department of State of the Commonwealth of Pennsylvania, in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988 for the incorporation of **FRIENDS OF ABINGTON HEIGHTS SOCCER GIRLS.**

NOTICE IS HEREBY GIVEN that Articles of Incorporation, Domestic for Profit Business Corporation, for **FIG PHARM INC** were filed and approved by the Department of State of the Commonwealth of Pennsylvania on April 27, 2026 in accordance with the provisions of the Pennsylvania Business Corporation Law of December 21, 1988, P.L. 1444, Number 177, as amended, and supplemented.

Certificate of Organization

NOTICE IS HEREBY GIVEN THAT a Certificate of Organization for a **CAGG, LLC** was filed with the Department of State of the Commonwealth of Pennsylvania and approved on March 25, 2026, pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Fictitious Name

Notice is hereby given that an Application for Registration of Fictitious Name has been filed with the Pennsylvania Department of State for the conduct of a business under the name of **Yanisko Mechanical** located at 710 Cooney Street, Dunmore, Pennsylvania 18512. The name and address of the party interested in the business is: **C&A HVAC**, 710 Cooney Street, Dunmore, Pennsylvania 18512.

NOTICE is hereby given pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed in the office of the Department of State of the Commonwealth of Pennsylvania on May 2, 2026, for the conduct of a business under the fictitious name of **Dark Bloom Tattoo**, with its principal office or place of business at 2431 Shoppes Boulevard, Suite 127, Moosic, Pennsylvania 18507. The names and addresses of all persons who are parties to the registration are: Amanda Greenhouse, 1019 Tresslarville Road, Lake Ariel, Pennsylvania 18436. This is filed in compliance with 54 Pa.C.S. § 311.

LACKAWANNA JURIST

TO: ALEXUS SWINGLE
(Whereabouts Unknown)

NOTICE

A petition has been filed asking the Court to put an end to all rights you have to your child, **A.F., born on 8/2/2023 in Lackawanna County and the biological male child of Alexis Swingle**. The Court has set a hearing to consider ending your rights to your children. That hearing will be held on June 3rd, 2026 at 10:30 A.M. in Courtroom #5 located on the 3rd Floor of the Lackawanna County Courthouse, 200 N. Washington Avenue, Scranton, Pennsylvania, 18503. If you do not appear at this hearing, the Court may decide that you are not interested in retaining your rights to your child and your failure to appear may affect the Court's decision on whether to end your rights to your child. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your children may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer.

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

Northern Pennsylvania Legal Services, Inc.
33 North Main Street, Suite 200
Pittston, PA 18640
(570) 299-4100

TO: ALEXUS SWINGLE
(Whereabouts Unknown)

NOTICE

A petition has been filed asking the Court to put an end to all rights you have to your child, **E.F., born on 12/2/2021 in Lackawanna County and the biological male child of Alexis Swingle**. The Court has set a hearing to consider ending your rights to your children. That hearing will be held on June 3rd, 2026 at 10:30 A.M. in Courtroom #5 located on the 3rd Floor of the Lackawanna County Courthouse, 200 N. Washington Avenue, Scranton, Pennsylvania, 18503. If you do not appear at this hearing, the Court may decide that you are not interested in retaining your rights to your child and your failure to appear may affect the Court's decision on whether to end your rights to your child. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your children may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer.

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33 North Main Street, Suite 200
Pittston, PA 18640
(570) 299-4100

LACKAWANNA JURIST

TO: ALEXUS SWINGLE
(Whereabouts Unknown)

NOTICE

A petition has been filed asking the Court to put an end to all rights you have to your child, **J.F., born on 8/16/2000 in Lackawanna County and the biological male child of Alexis Swingle**. The Court has set a hearing to consider ending your rights to your children. That hearing will be held on **June 3rd, 2026 at 10:30 A.M.** in Courtroom #5 located on the 3rd Floor of the Lackawanna County Courthouse, 200 N. Washington Avenue, Scranton, Pennsylvania, 18503. If you do not appear at this hearing, the Court may decide that you are not interested in retaining your rights to your child and your failure to appear may affect the Court's decision on whether to end your rights to your child. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your children may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer.

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Northern Pennsylvania Legal Services, Inc.
33 North Main Street, Suite 200
Pittston, PA 18640
(570) 299-4100

TO: ALEXUS SWINGLE
(Whereabouts Unknown)

NOTICE

A petition has been filed asking the Court to put an end to all rights you have to your child, **K.F., born on 10/1/2019 in Lackawanna County and the biological male child of Alexis Swingle**. The Court has set a hearing to consider ending your rights to your children. That hearing will be held on **June 3rd, 2026 at 10:30 A.M.** in Courtroom #5 located on the 3rd Floor of the Lackawanna County Courthouse, 200 N. Washington Avenue, Scranton, Pennsylvania, 18503. If you do not appear at this hearing, the Court may decide that you are not interested in retaining your rights to your child and your failure to appear may affect the Court's decision on whether to end your rights to your child. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your children may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer.

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

Northern Pennsylvania Legal Services, Inc.
33 North Main Street, Suite 200
Pittston, PA 18640
(570) 299-4100

LACKAWANNA JURIST

NOTICE IN THE COURT OF COMMON PLEAS OF LACKAWANNA COUNTY, PENNSYLVANIA CIVIL ACTION – MORTGAGE FORECLOSURE

NEW AMERICAN FUNDING LLC F/K/A BROKER SOLUTIONS INC. D/B/A KIND
LENDING

Plaintiff

vs.

COREY DEGILIO

Mortgagor and Real Owner

Defendant

COREY DEGILIO, MORTGAGOR AND REAL OWNER, DEFENDANT whose last known address is 816 SPRING STREET, JESSUP, PA 18434.

THIS FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT.

You are hereby notified that Plaintiff NEW AMERICAN FUNDING LLC F/K/A BROKER SOLUTIONS INC. D/B/A KIND LENDING, has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Lackawanna County, Pennsylvania, docketed to No. 2025 CV 10347 wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 816 SPRING STREET, JESSUP, PA 18434. whereupon your property will be sold by the Sheriff of Lackawanna.

NOTICE

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after the Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claim in the Complaint of 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 CANNOT AFFORD ONE, 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.
COMMUNITY LEGAL SERVICES, INC.

Lawyer Referral Service Lackawanna County
338 N Washington Ave Ste 301
Scranton, PA 18503
570-969-9600

Ashleigh Levy Marin, Esq.
Attorney for Plaintiff
FEIN, SUCH, KAHN & SHEPARD, P.C.
7660 Imperial Way, Suite 121
Allentown, PA 18195
(610) 395-3535