

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, OCTOBER 9, 2026 AT 10 AM** OF SAID DAY.

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

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

https://www.lackawannacounty.org/government/elected_officials/sheriff/sheriff_sales.php

SALE 1

By virtue of a Writ of Execution No. 25-CV-3781

NEW AMERICAN FUNDING, LLC FIK/A BROKER SOLUTIONS, INC., D/B/A NEW AMERICAN FUNDING v. THOMAS DOUGHER owner(s) of property situate in the Borough of Archbald, Lackawanna County, PA, being: 282 HOLLY LANE, OLYPHANT, PA 18447.

Parcel #: 0930402003102

Seized and sold as property of THOMAS DOUGHER, ISALAH HOXIE, TIFFANY A. EVARTS, AND CRYSTAL M. DOUGHER.

Improvements thereon: RESIDENTIAL DWELLING

Sale No. _____

Judgment Amount: \$223,198.66

Attorneys for Plaintiff

FEIN, SUCH, KAHN & SHEPARD, P.C.

SALE 2

By virtue of a Writ of: Execution filed to No. 26-CV-1267 Soluzioni Immobiliari, LLC (Plaintiff), vs Toby Watson and Natalia Watson, his wife (Defendant). Toby Watson and Natalia Watson, his wife, owner(s) of property situate in the Borough of Clarks Summit Lackawanna County, PA being 314 Melrose Avenue, Clarks Summit, PA 18411, described as Lot Number 611, 612, 613 & 614 on a map of lots calls "Summit Park Annex."

Property ID#: 090.18-030-015.00 & 090.18-030-016.00

Assessed Value figure: \$10,530 and \$266,860

Improvements thereon: A two-story frame dwelling house and out buildings

Attorney: Carl J. Poveromo, Esq

Sheriff to collect: \$160,713.32

SALE 3

By virtue of a Writ of Execution filed to No. 25-4233, PennMac Loan Services vs. Devin Heath & Amber Wydeen, owner(s) of property situate in Carbondale, Lackawanna County, PA, being 1 Maple Drive.

9x66x13x100x15x54x14x100

Property ID#: 04518070019

LACKAWANNA JURIST

Assessed Value Figure: \$188,760.00
Improvements thereon: Single Family
Attorney: KML Law Group
Sheriff to collect: \$86,119.63

SALE 4

By virtue of a Writ of Execution filed to No. 2025-08916, Athene Annuity and Life Company v. 219 Moran LLC Defendants/owners of property situate in the City of Scranton, Lackawanna, PA being 217-219 Moran Court, Scranton, PA 18505.

Front: Depth:
Property ID#: 15641010036
Assessed Value figure: \$0.00
Improvements thereon: Residential Real Estate
Attorney: Steven P. Kelly, Esq (308573)
Sheriff to collect: \$252,921.09

SALE 5

BY VIRTUE OF A WRIT OF EXECUTION, filed to Docket No. 2025-CV-8235, Plaintiff, Community Bank, N.A., successor in interest to First Liberty Bank & Trust, vs. Defendants, Any and All Unknown Heirs of Alberta Kendricks. Any and All Unknown Heirs of Alberta Kendricks are the owners of the property situate in the City of Scranton, County of Lackawanna, and Commonwealth of PA, more specifically known as: 1409 Vine Street, Scranton, PA 18510.

Being a street address of: 1409 Vine Street, Scranton, PA 18510

Assessment Map/Parcel/Plate#: 15709 050 025
Instrument# 2000016919 Deed Book 289, Page 770, et seq.
Assessed Value Figure: \$9,000.00

Improvements Thereon: Residential single-family home

Attorney: JAMES T. SHOEMAKER, ESQ

HOURIGAN, KLUGER & QUINN, PC

600 Third Avenue

Kingston, PA 18704

jshoemaker@hkqlaw.com

(570) 287-3000

Sheriff to collect: \$6,134.65 (plus accrued interest, attorney's fees, and costs)

SALE 6

By virtue of a Writ of Execution filed to No. 2024-CV-07048, Citizens Savings Bank vs. Christopher A. Admire, Executor of the Estate of Barbara Ann Admire, aka Barbara Admire, Deceased, owner of property situated in Scranton, Lackawanna County, PA, being 316 South 9th Avenue.

Dimensions of Parcel: 50X90X25X95X25X1 87 BLDG & LAND

Property ID#: 15606050034

Assessment Value: \$8,000.00

Improvements thereon:

Single Dwelling

Attorney: David K. Brown, Esq

KREDER BROOKS HAILSTONE LLP

220 Penn Avenue, Suite 200

Scranton, PA 18503

LACKAWANNA JURIST

Assessed Value Figure: \$188,760.00
Improvements thereon: Single Family
Attorney: KML Law Group
Sheriff to collect: \$86,119.63

SALE 4

By virtue of a Writ of Execution filed to No. 2025-08916, Athene Annuity and Life Company v. 219 Moran LLC Defendants/owners of property situate in the City of Scranton, Lackawanna, PA being 217-219 Moran Court, Scranton, PA 18505.

Front: Depth:
Property ID#: 15641010036
Assessed Value figure: \$0.00
Improvements thereon: Residential Real Estate
Attorney: Steven P. Kelly, Esq (308573)
Sheriff to collect: \$252,921.09

SALE 5

BY VIRTUE OF A WRIT OF EXECUTION, filed to Docket No. 2025-CV-8235, Plaintiff, Community Bank, N.A., successor in interest to First Liberty Bank & Trust, vs. Defendants, Any and All Unknown Heirs of Alberta Kendricks. Any and All Unknown Heirs of Alberta Kendricks are the owners of the property situate in the City of Scranton, County of Lackawanna, and Commonwealth of PA, more specifically known as: 1409 Vine Street, Scranton, PA 18510.

Being a street address of: 1409 Vine Street, Scranton, PA 18510

Assessment Map/Parcel/Plate#: 15709 050 025
Instrument# 2000016919 Deed Book 289, Page 770, et seq.
Assessed Value Figure: \$9,000.00

Improvements Thereon: Residential single-family home

Attorney: JAMES T. SHOEMAKER, ESQ

HOURIGAN, KLUGER & QUINN, PC

600 Third Avenue

Kingston, PA 18704

jshoemaker@hkqlaw.com

(570) 287-3000

Sheriff to collect: \$6,134.65 (plus accrued interest, attorney's fees, and costs)

SALE 6

By virtue of a Writ of Execution filed to No. 2024-CV-07048, Citizens Savings Bank vs. Christopher A. Admire, Executor of the Estate of Barbara Ann Admire, aka Barbara Admire, Deceased, owner of property situated in Scranton, Lackawanna County, PA, being 316 South 9th Avenue.

Dimensions of Parcel: 50X90X25X95X25X1 87 BLDG & LAND

Property ID#: 15606050034

Assessment Value: \$8,000.00

Improvements thereon:

Single Dwelling

Attorney: David K. Brown, Esq

KREDER BROOKS HAILSTONE LLP

220 Penn Avenue, Suite 200

Scranton, PA 18503

LACKAWANNA JURIST

SALE 10

By virtue of a Writ of Execution filed to No. 2026-01369, PENNYMAC LOAN SERVICES, LLC vs. DIANDRA TICKLE SANCHEZ, owner(s) of property situate in the City of Carbondale, Lackawanna County, PA.

Being: 117 South Main Street, Carbondale, PA 18407

Assessment Map#: 05509050017

Assessed Value Figure: \$12000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$134,800.92

ALL THAT CERTAIN lot of land situate in the City of Carbondale, County of Lackawanna, Commonwealth of PA.

SALE 11

By virtue of Writ of Execution filed to No. 2026-01472, FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR FREDDIE MAC SLST 2024-1 PARTICIPATION INTEREST TRUST (Plaintiff) vs. JAMES YUSKIEWICZ (Defendant). JAMES YUSKIEWICZ owner (s) of property situate in City of Scranton, Lackawanna County, PA, being 1308 STAFFORD AVENUE, SCRANTON.PA 18505.

27X77X40X112 BLDG & LAND

Property ID#: 16712020048

Assessed Value figure: 95,850

Improvement thereon: RESIDENTIAL PROPERTY

Attorney: LaVanda K. Harris, Esq / Robertson. Anschutz, Schneid, Crane & Partners, PLLC - Attorneys for Plaintiff

Sheriff to Collect: \$67,749.52

SALE 12

By virtue of a Writ of Execution filed to No. 2025-01010, CSMC 2017-2 Trust, Plaintiff, v. Paula A. Thompson and Richard C. Thompson, Jr., Defendants, Paula A. Thompson and Richard C. Thompson, Jr., owners of the property situated in Newton Township, Lackawanna County, PA being 1714 Falls Rd, Clarks Summit, PA 18411.

1.67 acres building and land

Assessment Map#: 1090301000201

Assessed Value figure: \$8,150

Improvement thereon:

A residential dwelling

Attorney: Robert P. Wendt, Esq., PA Bar ID No. 89150

Sheriff to collect: \$24,536.05

SALE 13

By virtue of a Writ of Execution filed to No. 2025-04324, Wells Fargo Bank, N.A. (Plaintiff) vs. Stanley W. Chmielewski (Defendant(s), owner(s) of property situate in City of Scranton, Lackawanna County, PA, being 1171 West Elm Street, Scranton, PA 18504.

0.0592 acreage & 0.0592 acreage

Property ID#: 15609050004 15609050005

Assessed Value Figure: \$350,970.00

LACKAWANNA JURIST

Improvements thereon: single family dwelling

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

Sheriff to collect: \$58,685.52

SALE 14

By virtue of Writ of Execution No. 25-9429, U.S. Bank National Association, not in its individual capacity but solely as Trustee for the BINOM Securitization Trust 2021-INV1 vs. 539 Hemlock Street LLC.

Docket#: 2025-09429

Property to be sold is situated in the City of Scranton, County of Lackawanna and Commonwealth of PA. Commonly known as: 539 Hemlock Street, Scranton, PA 18505.

Parcel#: 15660030001

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

Judgment Amount: \$106,173.27

Attorneys for the Plaintiff:

1325 Franklin Avenue

Suite 160

Garden City, NY 11530

(212) 471-5100

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

SALE 15

BY VIRTUE of a Writ of Execution filed to No. 25-CV-9216, PENNSYLVANIA HOUSING FINANCE AGENCY Plaintiff: vs. THALIA THOMPSON Defendant.

Real Estate: 45 JUNE BERRY DRIVE, COVINGTON TWP, PA 18424.

(aka 45 Juneberry Drive, Thornhurst, PA 18424)

Municipality: TOWNSHIP OF THORNHURST Lackawanna County, PA

Dimensions: Lot 42 - Lots of Pocono Resorts Enterprises, Inc. Map Book 17, page 36

See Instrument: 202313017

Assessment Map: 24601010017

Assessed Value: \$20,000

Improvements thereon:

A residential dwelling house

Attorney: Leon P. Haller, Esq

Purcell, Krug & Haller

Sheriff to collect: \$266,683.04 (Total amount of Judgment) *

*With costs, interest, late charges and taxes, etc. as may accrue.

SALE 16

By virtue of Writ of Execution No. 25-7538, Citibank, N.A., not in its individual capacity but solely as Owner Trustee for Barclays Mortgage Loan Trust 2022-INV1 v 942 Monroe LLC, 1053 Lincoln Street LLC.

Docket#: 25CV7538

Property to be sold is situated in the Borough of Dickson City, County of Lackawanna and Commonwealth of PA. Commonly known as: 1053 Lincoln Street, Dickson City, PA 18519

Parcel#: 11413010002

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

Judgment Amount: \$155,065.90

Attorneys for the Plaintiff:

LACKAWANNA JURIST

1325 Franklin Avenue
Suite 160
Garden City, NY 11530
(212) 471-5100
By: Timothy A. Cirino, Esq. (326340)

SALE 17

By virtue of a Writ of Execution No. 25 CV 4042, Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as trustee for Ibis Holdings a trust vs. 1916 Brick, LLC, owner(s) of property situate in the City of Scranton, Lackawanna County, PA, being 1916-1920 Brick Avenue, Scranton, PA 18508.

Parcel#: 13408040034
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$280,959.78
Attorneys for Plaintiff:
Orlans Law Group PLLC

SALE 18

By virtue of a Writ of Execution No. 25 CV 4044, Wilmington Savings Fund Society, FSB, not in its individual capacity by solely as Owner Trustee of SG Alternative Title Trust 2025-NPLI vs. 644 Elm St LLC, owner(s) of property situate in the Borough of DICKSON CITY, Lackawanna County, PA, being 1029 - 1031 Main Street, Dickson City, PA 18519.

Parcel#: 11413-010-033
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$782,655.85
Attorneys for Plaintiff:
Orlans Law Group PLLC

SALE 19

By virtue of a Writ of Execution filed to No. 26CV258, Wilmington Savings Fund Society, FSB (Plaintiff) vs. Lopez Home Improvements LLC (Defendant). Lopez Home Improvements, LLC, owner(s) of property situate in Scranton City Lackawanna County, PA (Municipality), being 510 Schultz Court, Scranton, PA 18510.

.1466 (Dimensions of Parcel, square footage and/or acreage)
Property ID#: 15710020013
Assessed Value figure: 54,020
Improvements thereon:
Single Family Dwelling
Attorney: Jared M. Greenberg, Esq
Sheriff to collect: \$

SALE 20

By virtue of a Writ of Execution filed to No. 25-9217, Guild Mortgage Co. (Plaintiff) vs. Kendrix Fonts (Defendant), owner(s) of property situate in Scranton, Lackawanna County, PA, being 934 Oak St. 65x162x71x191
Property ID#: 12315040021

LACKAWANNA JURIST

Assessed Value figure: 187,930
Improvements thereon:
Single Family Dwelling
Attorney: Brock & Scott, PLLC
Sheriff to collect: \$169,991.52

SALE 21

By virtue of a Writ of Execution No. 2025-02190 LAKEVIEW LOAN SERVICING, LLC vs. CYNTHIA PILGRIM; DAVID L. PILGRIM, SR.; JAHLEEL RICHARDSON, owner(s) of property situate in the CITY OF SCRANTON, LACKAWANNA County, PA, being 997 FAIRFIELD ST, SCRANTON, PA 18509-1129.
Tax ID#: 1351007002101
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$280,152.62
Attorneys for Plaintiff
Brock & Scott, PLLC

SALE 22

BY VIRTUE of a Writ of Execution filed to No. 25-CV-684 Plaintiff: PENNSYLVANIA HOUSING FINANCE AGENCY vs. Defendants: KRISTEN CRISCI AND THOMAS CRISCI
Real Estate: 106 HANDLEY STREET, EYNON, PA 18403
Municipality: BOROUGH OF ARCHBALD, Lackawanna County, PA.
Dimensions: 40 X 160
See Instrument: 2022-09137
Assessment Map: 09417010003
Assessed Value: \$16,500
Improvements thereon:
A residential dwelling house
Attorney: Leon P. Haller, Esq
Purcell, Krug & Haller
Sheriff to collect: \$188,086.31 (Total amount of Judgment) *
*With costs, interest, late charges and taxes, etc. as may accrue.

SALE 24

By virtue of a Writ of Execution No. 2025-05447 ROCKET MORTGAGE, LLC v. JENNIFER HIGBEE; THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT owner(s) of property situate in the THROOP BOROUGH, LACKAWANNA County, PA, being 721 CYPRESS STREET, THROOP, PA 18512
Tax ID#: 125130050006 A/K/A 125.13-050-006
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$90,497.33
Attorneys for Plaintiff
Brock & Scott, PLLC

SALE 25

By virtue of Writ of Execution in Case #: 2026-02658 US Bank Trust National Association, not in its individual capacity but solely as Owner Trustee for VRMTG Asset Trust (Plaintiff) vs. James Cooper and Susan Cooper (Defendants) Owners of the property situate in the Borough of Moosic, Lackawanna County, PA being 189 Main Street, Moosic, PA 18504
Dimensions of Parcel 111 X 179 X 28 X 160

LACKAWANNA JURIST

Property ID#: 18412010003

Assessed Value Figure: \$279,700.00

Improvements thereon:

Multi-Family Residential Dwelling

Attorney: Hladik Onorato and Federman, LLP, Stephen M. Hladik, Esq

298 Wissahickon Avenue

North Wales, PA 19454

Sheriff to Collect: \$151,290.26 plus costs, expenses, attorneys' fees and additional interest.

SALE 26

By virtue of a Writ of Execution filed to No. 24-9003 GCAP Holdings LLC vs. Amar S. Bell, owner of property situate in Scranton Lackawanna County, PA being 600-602-604 Cedar Ave. Scranton, PA

Dimensions: 80 x 50

Property ID#: 15615010048

Assessed Value figure: 203,220

Improvements thereon:

LI&C Town Plot

Attorney: GCAP Holdings LLC

Sheriff to collect: \$38,831.44

SALE 27

By virtue of a Writ of Execution filed to No. 2026-02267, PennyMac Loan Services, LLC v. Danielle Ferda, solely in capacity as heir of Daniel McGuire a/k/a Daniel T. McGuire a/k/a Daniel Thomas McGuire, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Daniel McGuire a/k/a Daniel T. McGuire a/k/a Daniel Thomas McGuire, Deceased, owner of property situate in the City of Carbondale, Lackawanna County, PA, being 61 Wayne Street, Carbondale, PA 18407.

Size of Lot 66x102x20x15x51x56.

Property ID#: Block 05510010019

Assessed Value figure: \$145,760.00

Improvements thereon: Residential property

Attorney: Powers Kim, LLC

Sheriff to collect: \$14,576.00

SALE 28

By virtue of Writ of Execution No. 25-8861 U.S. Bank Trust Company, National Association, not in its individual capacity but solely as trustee of PRPM 2024-NQM1 Trust v Lopez Home Improvements LLC.

Docket #: 2025-08861

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

Commonly known as: 511 Academy Street, Peckville, PA 18452.

Parcel #: 10316010031

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

Judgment Amount: \$168,355.62

Attorneys for the Plaintiff:

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212) 471-5100

By: Timothy A. Cirino, Esq (326340)

LACKAWANNA JURIST

SALE 29

BY VIRTUE of a Writ of Execution filed to No. 26-CV-195

Plaintiff: PA HOUSING FINANCE AGENCY vs. Defendants: JORGE ROSA AND THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT.

Real Estate: 829 MATTHEW AVENUE

SCRANTON, PA 18510

Municipality: City of Scranton

Lackawanna County, PA

Dimensions: 40 x 140

See Instrument: 2021-16873

Assessment Map#: 15711-030-007

Assessed Value: \$4,800

Improvements thereon:

A residential dwelling house

Attorney: Leon P. Haller, Esq

Purcell, Krug & Haller

Sheriff to collect: \$157,768.42 (Total amount of Judgment)*

*With costs, interest, late charges and taxes, etc. as may accrue.

SALE 30

By virtue of Writ of Execution No. 25-8335 Temple View Capital Funding, LP v. 644 Elm St LLC.

Docket #: 25CV8335

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

Commonly known as: 1222 Prospect Avenue, Scranton, PA 18505

Parcel #: 16707-050-003

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

Judgement Amount: \$226,835.23

Attorneys for the Plaintiff:

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212) 471-5100

By: Jacqueline McNally, Esq (201332)

SALE 31

By virtue of a Writ of Execution filed to No. 2025-CV-4738

Property ID#: 15617010007

Assessed Value Figure: \$153,670.00

Improvements Thereon: Residential Property

Attorney: Jill M. Fein, Esq

Hill Wallack, LLP

Sheriff to collect: \$105,227.14 plus interest at the per diem rate of \$12.06

Property address is commonly known as: 1218 Reynolds Avenue, Taylor, PA 18517

SALE 32

By virtue of Writ of Execution filed to No. 2026-01207 LAKEVIEW LOAN SERVICING, LLC (Plaintiff) vs HEATHER FLIEGER (Defendant). HEATHER FLIEGER owner(s) of property situate in Olyphant

Borough, Lackawanna County, PA being 206 SANDERSON AVE, OLYPHANT, PA 18447.

0.0503 Acres (Dimensions of parcel, square footage and/or acreage)

LACKAWANNA JURIST

Property ID#: 11414030032
Assessed Value figure: 175,680
Improvement thereon: RESIDENTIAL PROPERTY
Attorney: Kevin E. Cordero, Esq
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
Attorneys for Plaintiff
Sheriff to Collect: \$ 118,962.92

SALE 33

By virtue of a Writ of Execution filed to No. 2026-01074 Newrez LLC d/b/a Shellpoint Mortgage (Plaintiff) v Zachary D. Smith Servicing (Defendant(s)) owner(s) of property situate in Borough of Blakely, Lackawanna County, PA being 418 Main Street, Peckville, PA 18452
01397 acreage (dimensions of parcel, square footage and/or acreage)
Property ID#: 10414010048
Assessed Value Figure: \$229,160.00
Improvements thereon:
Single family dwelling
Attorney: Ed E. Qaqish, Esq; Meredith H. Wooters, Kimberly J. Hong, Michael E. Carleton, Cristina L. Connor and Katherine M. Wolf
Sheriff to collect: \$52,157.05

SALE 34

By virtue of Writ of Execution in Case Number: 2022-04373 U.S. Bank Trust National Association, not in its individual capacity but solely as Owner Trustee for RCAF Acquisition Trust (Plaintiff) vs. Robert Giannetti, as Administrator of The Estate of Joseph Giannetti a/k/a Joseph Gianette, Deceased (Defendant) Owner of the property situate in Jefferson Township, Lackawanna County, PA being 365 Wimmers Road, Jefferson Township, PA 18436
Dimensions of Parcel 86 X 254 X 139 X 163 X 61 X 87 X 86
Property ID# 1500303000901
Assessed Value Figure: 15,000.00
Improvements thereon: Residential Dwelling
Attorney: Hladik Onorato and Federman, LLP
Stephen M. Hladik, Esq
298 Wissahickon Avenue, North Wales, PA 19454
Sheriff to Collect \$108,413.26 plus costs, expenses, attorneys' fees and additional interest.

SALE 35

By virtue of Writ of Execution No. 25-9982 U.S. Bank Trust National Association, not in its individual capacity but solely as Owner Trustee for RCF 2 Acquisition Trust v North 19 LLC
Docket Number: 25CV9982
Property to be sold is situated in the City of Scranton, County of Lackawanna and Commonwealth of PA. Commonly known as: 1133-1135 Diamond Avenue, Scranton, PA 18508.
Parcel #: 13420-030-024
Improvements thereon of the residential dwelling or lot (if applicable): Residential Dwelling
Judgment Amount: \$530,384.29
Attorneys for the Plaintiff:
1325 Franklin Avenue, Suite 160
Garden City, NY 11530

LACKAWANNA JURIST

(212) 471-5100

By: Jacqueline McNally, Esq (201332)

SALE 36

By virtue of a Writ of Execution No. 26-CV-3127 FREEDOM MORTGAGE CORPORATION v. THOMAS BUTRIM owner(s) of property situate in the BOROUGH OF TAYLOR, LACKAWANNA County, PA, being 908 SAMPSON ST, TAYLOR, PA 18517.

Tax ID# 17605030051 AKA 17605-030-051

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$87,772.06

Attorneys for Plaintiff

Brock & Scott, PLLC

SALE 37

By virtue of a Writ of Execution No. 24 CV 5825 ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC

v. BRAD S DUTTER owner(s) of property situate in the CITY OF SCRANTON, LACKAWANNA County, PA, being 1114 FROUDE AVE, SCRANTON, PA 18505.

Tax ID# 16801010006 AKA 16801-010-006

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$80,735.33

Attorneys for Plaintiff

Brock & Scott, PLLC

SALE 38

By virtue of Writ of Execution filed to No. 2026-00486

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR EQUIFIRST LOAN SECURITIZATION TRUST 2007-1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-1 (Plaintiff) vs CARLOS ALMONTE A/K/A CARLOS C. ALMONTE; DAISY ESTEVEZ (Defendant).

CARLOS ALMONTE; DAISY ESTEVEZ owner (s) of property situate in Fifteenth Ward of the City of Scranton, Lackawanna County, PA being 442 S MAIN AVE, SCRANTON, PA 18504.

8,847 Sq Ft (Dimensions of parcel, square footage and/or acreage)

Property ID#: 15605070019

Assessed Value figure: 215,270

Improvement thereon: RESIDENTIAL PROPERTY

Attorney: LaVanda K. Harris, Esq

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

Attorneys for Plaintiff

Sheriff to Collect: \$51,447.33

SALE 39

By virtue of Writ of Execution No. 25-4697 U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST vs. Nelson Salcedo A/K/A Nelson A. Salcedo.

Docket #: 25CV4697

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

Commonly known as: 619 Fig Street, Scranton, PA 18505

Parcel #: 16707040039

LACKAWANNA JURIST

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

Judgment Amount: \$138,655.93

Attorneys for the Plaintiff:

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212) 471-5100

By: Timothy A. Cirino, Esq (326340)

SALE 40

By virtue of a Writ of Execution filed to No. 2026-01093 THE FEDERAL SAVINGS BANK vs. DANIEL DEPAOLI AKA DANIEL PATRICK DEPAOLI and DIANE DEPAOLI, owner(s) of property situate in TOWNSHIP OF JEFFERSON, Lackawanna County, PA. Being: Lot 9A Victoria Circle, Jefferson Township, PA 18346.

Assessment Map #: 1400101000209

Assessed Value Figure: \$5200.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$267,655.14

SITUATED IN THE CITY OF LAKE ARIEL, TOWNSHIP OF JEFFERSON, COUNTY OF LACKAWANNA AND STATE OF PA.

SALE 41

BEING KNOWN AS: 205 RINALDI DR, TAYLOR, PA 18517

PROPERTY ID: 1550102000224; 1550102000228

DIMENSIONS: 70X100X90X120

TOTAL VALUE: \$20,000

TITLE TO SAID PREMISES IS VESTED IN ALAN G. MOROHOVECH AND HELEN D. MOROHOVECH, HIS WIFE BY DEED FROM ALAN G. MOROHOVECH AND HELEN D. MOROHOVECH, DATED JANUARY 20, 1998, RECORDED JANUARY 21, 1998, IN BOOK NO. 1612, AT PAGE 368. THE SAID ALAN G. MOROHOVECH HAVING DEPARTED THIS LIFE ON 9/6/2019.

SALE 42

By virtue of a Writ of Execution No. 2017-52714 Carbondale Arca School District (Plaintiff) vs. Franz Kippes (Defendant/s). Franz Kippes, owner(s) of property situate in Carbondale, Lackawanna County, PA, being 44 Fallbrook Street.

32x85x25x32x27x92

(Dimensions of Parcel, square footage and/or acreage)

Property ID#: 04513-010-017

Assessed Value Figure: \$11,960.00

Improvements thereon: RESIDENTIAL-SINGLE DWELLING

Attorney: Portnoff Law Associates, Ltd

(866) 211-9466

Sheriff to Collect: \$12,012.67

SALE 43

By virtue of a Writ of Execution No. 2023-50243 North Pocono School District (Plaintiff) vs. Jacqueline Nguyen

LACKAWANNA JURIST

(Defendant/s). Jacqueline Nguyen, owner(s) of property situate in Covington Township, Lackawanna County, PA, being 144 Daleville Highway.

23.61 Acres (Dimensions of Parcel, square footage and/or acreage)

Property ID#: 21203-020-005

Assessed Value Figure: \$10,085.00

Improvements thereon: Residential - Single Dwelling

Attorney: Portnoff Law Associates, Ltd.

(866) 211-9466

Sheriff to Collect: \$5,872.21

SALE 44

By virtue of a Writ of Execution No. 2024-07384 Abington Heights School District (Plaintiff) vs. Ashley Jennifer Hazelton (Defendant/s). Ashley Jennifer Hazelton, owner(s) of property situate in Newton Township, Lackawanna County, PA, being 2324 Milwaukee Road.

240x267x344x191x575 (Dimensions of Parcel, square footage and/or acreage)

Property ID#: 13102-010-00903

Assessed Value Figure: \$53,000.00

Improvements thereon: Residential - Single Dwelling

Attorney: Portnoff Law Associates, Ltd.

(866) 211-9466

Sheriff to Collect: \$12,785.70

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 **NOVEMBER 9, 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

JUNE 29, 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 2291100 (Lacka. Co. 2026)

DATE OF DECISION: August 7, 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 that manages state game lands and preserves wildlife habitats filed this quiet title action seeking to be decreed the owner of 60 acres of rural land that it purchased from a bank in 1986, and to have declared void two deeds that were recorded in 2009 and 2010 and upon which the corporate defendant claims ownership of the same land. The credible evidence introduced during the non-jury trial demonstrated that the agency possessed superior title to the subject parcel as a result of judgments entered in a 1973 quiet title action, a 1984 mortgage foreclosure proceeding, and a 1986 quiet title action, and the subsequent recorded deed of conveyance to the agency in 1986 following its purchase of the land from the bank possessing fee simple title. The testimonial and documentary evidence clearly and convincingly established that the 2009 deed relied upon by the corporate defendant contained the forged signatures of three supposed grantors and the forged signature and fraudulent notarial attestation and seal of the identified notary public. The credible evidence similarly proved quite decisively that the 2010 recorded deed purportedly conveying the land to the corporate defendant was likewise a fraudulent instrument bearing a forged notarial attestation and signature. Based upon the strength of the agency's superior title, as well as the specific judicial finding that the 2009 and 2010 deeds were void *ab initio* and wholly inoperative to transfer any title or interest to property regardless of whether the corporate defendant was a bona fide purchaser, the agency was decreed the owner of fee simple absolute title to the land and the defendants were barred from asserting any title or interest which is inconsistent with the agency's fee simple absolute title.

The corporate defendant filed a post-trial motion seeking the entry of judgment *non obstante veredicto* (JNOV) pursuant to Pa.R.Civ.P. 227.1(a)(2) on the grounds that indispensable parties were not named in this action and the 1973 and 1986 quiet title actions such that the judges lacked jurisdiction to render decisions in those matters. It also alleged that the agency did not satisfy its burden of proof since the invalidity of the 2009 and 2010 deeds alone did not establish the agency's title. In addition, the corporate defendant contended that the pre-trial and trial determinations made with respect to the forged deeds constituted reversible error. To secure its requested JNOV relief, the corporate defendant was required to demonstrate that either (1) after the evidence was viewed in the light most favorable to the agency which was also afforded the benefit of every reasonable inference arising from that evidence, the law nonetheless required a non-jury decision in favor of the corporate defendant as a matter of law, or (2) a decision in favor of the corporate defendant was beyond peradventure since no two reasonable minds could disagree that a decision should have been rendered in its favor.

Based upon the chain of title evidence, the relevant estate filings, the prior quiet title judgments, and the dimensions of the land claimed by the agency, the only legitimate indispensable parties were named in this matter and the earlier quiet title actions. The agency satisfied its burden of credibly proving its superior ownership claim based upon the strength of its own title. Additionally, the properly admitted believable evidence conclusively proved that the forged deeds upon which the corporate defendant staked its claim were void from their inception and incapable of transferring any title or interest. Consequently, the motion for JNOV under Rule 227.1(a)(2) was denied.

LACKAWANNA JURIST

ESTATE

First Notice

ESTATE OF WAQAS ASLAM, late of Throop, Lackawanna County, Pennsylvania (died June 4, 2026). Notice is hereby given that Letters Administration for the Estate have been issued to Rafiq Aslam, 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** in the **ESTATE OF JEAN M. BIELSKI, A/K/A JEAN BIELSKI**, late of City of Scranton, Lackawanna County, Pennsylvania, have been granted to the undersigned. All persons indebted to said estate are required to make immediate payment and those having claims shall present them for settlement to: EDWARD BIELSKI, EXECUTOR, KEVIN R. GREBAS, ESQUIRE, COLBERT & GREBAS, P.C., 210 Montage Mountain Road - Suite A, Moosic, PA 18507. Date of Death: June 18, 2026.

ESTATE OF THOMAS J. BOHN, late of Scranton, PA (died August 21, 2026), Tiffany Bohn, Administratrix. Claims to be sent to Michael F. Bailey, Esquire, 4099 Birney Avenue, Moosic, PA 18507.

ESTATE OF CHARLES J. FATTORI, late of Scranton, Lackawanna County, Pennsylvania (died 11/15/2025). Notice is hereby given that Letters Testamentary have been granted in the above Estate. All persons or demands are to present the same without delay to Karen Kern, 106 White Trail Drive, Scranton, Pennsylvania 18504 and counsel for the Estate, Nancy M. Barrasse, Esquire, 224 Adams Avenue, Scranton, Pennsylvania 18503.

ESTATE OF WALTER GLEN HALBASCH aka WALTER G. HALBASCH, late of Thornhurst Township, Lackawanna County, PA (March 16, 2026). Notice is hereby given that Letters of Administration on the above Estate have been granted to Donna M. Zerbato. All persons indebted to the said Estate are required to make payment and those having claims to present the same without delay to the Administratrix named above or to Timothy B. Fisher II, Esquire, Fisher & Fisher Law Offices LLC, Attorneys for the Estate, 525 Main Street, PO Box 396, Gouldsboro, PA 18424.

NOTICE IS HEREBY GIVEN THAT LETTERS OF ADMINISTRATION have been granted to Paul Hallisky in the **ESTATE OF KRISTIN HALLISKY**, late of Mayfield, Lackawanna County, p A, who on July 2, 2025. All persons indebted to said Estate are required to make payment and those having claims or demands are to present same without delay to Paul Hallisky, in care Of: Jeffrey A. Yelen, Esq. Distasio, Kowalski & Yelen, LLC 15 Public Square, Suite 501 Wilkes-Barre, PA 18701.

DAVID JOHN HOWELLS, late of Scranton, Lackawanna County, Pennsylvania, who died August 5, 2026, Letters of Administration in the above Estate having been granted, all persons having claims or demands against the Estate of the decedent shall make them known, and present them, and all persons indebted to said decedent shall make payment thereof without delay to Audra Taskalos, Administrator, c/o Attorney Scott Lynett, The Law Office of Scott Lynett, 237 Penn Avenue, Scranton, Pennsylvania 18503.

ESTATE OF ALICE HUGHES, late of spring Brook Twp., Pennsylvania (died May 02, 2026). Notice is hereby given that Letters of Administration on the Estate have to Glenn R. Hughes, of PA. All person indebted to the said estate are required to make payment and those who have claims to present the same without delay to the Errsonal Representative named herein, or to Patrick N. Coleman, Esquire, Tellie & Coleman, P.C., 310 East Drinker Street Dunmore, PA 18512.

ESTATE OF DEBORAH R. LEWIS, a/k/a DEBORAH LEWIS, Scranton, Pennsylvania (died August 26, 2026), Joseph Hopper, Executor, Paul Sotak, Attorney, 410 Jefferson Avenue, Scranton, Pennsylvania 18510. Notice is hereby given that Letters Testamentary have been granted in the following Estate. All persons indebted to said Estate are required to make payment, and those having claims or demands to present same without delay to the Executor named.

NOTICE IS HEREBY GIVEN that **LETTERS TESTAMENTARY** in the **ESTATE OF GAIL M. LEWIS** late of Covington Township, Lackawanna County, Pennsylvania, have been granted to the undersigned. All persons indebted to said estate are required to make immediate payment and those having claims shall present them for settlement to: WILLIAM D. LEWIS, EXECUTOR, BRENDA D. COLBERT, ESQUIRE, COLBERT & GREBAS, P.C., 210 Montage Mountain Road - Suite A, Moosic, PA 18507. Date of Death: December 1, 2025.

NOTICE IS HEREBY GIVEN that **LETTERS TESTAMENTARY** in the **ESTATE OF ANTHONY J. LOUREIRO, JR, A/K/A ANTHONY J. LOUREIRO**, late of Borough of Taylor, Lackawanna County, Pennsylvania, have been granted to the undersigned. All persons indebted to said estate are required to make immediate payment and those having claims shall present them for settlement to: MARK ANTHONY LOUREIRO, EXECUTOR, KEVIN R. GREBAS, ESQUIRE, COLBERT & GREBAS, P.C., 210 Montage Mountain Road - Suite A, Moosic, PA 18507. Date of Death: March 27, 2026.

ESTATE OF DAVID A. MASON a/k/a DAVID MASON, late of Peckville, Pennsylvania (Died: August 12, 2026). Palmaina Mason, Executrix or Albert E. Nicholls, Jr., Attorney for the Estate, 1421 E. Drinker Street, Dunmore, Pennsylvania 18512.

LACKAWANNA JURIST

ESTATE OF DAVID MICHAEL MIKLOS, ESTATE NO. 35-26-01026, late of Dunmore, Lackawanna County, PA (died July 18, 2026). Notice is hereby given that Letters Testamentary for the Estate of David Michael Miklos have been issued to Margaret Christina Barbieri, 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 Margaret Christina Barbieri, c/o Atty. Stephanie Lynne Tighe, O'BRIEN LEGAL, 72 Glenmaura National Boulevard, Suite 104, Moosic PA 18507.

NOTICE IS HEREBY GIVEN that **LETTERS TESTAMENTARY** in the **ESTATE OF MARILYN J. WOELLMER** late of South Abington Township, Lackawanna County, Pennsylvania, have been granted to the undersigned. All persons indebted to said estate are required to make immediate payment and those having claims shall present them for settlement to: **DEBORAH ANN WALSH, EXECUTRIX, KEVIN R. GREBAS, ESQUIRE, COLBERT & GREBAS, P.C.,** 210 Montage Mountain Road – Suite A, Moosic, PA 18507. Date of Death: July 7, 2026.

Second Notice

IN THE ESTATE OF JOSEPH KULL of Township of Carbondale, Lackawanna County, Commonwealth of Pennsylvania. Letters of Administration in the above Estate have been granted to Mary Shaughnessy. 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 JOSEPH H. LEGER, late of Scranton, Lackawanna County, Pennsylvania (died June 11, 2026). Notice is hereby given that Letters of Administration for the Estate have been issued to Brandon S. Leger, 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 of Testamentary in the **ESTATE OF SAMUEL P. MAZZATTA**, late of the Borough of Olyphant, Lackawanna County, Pennsylvania, have been granted to the undersigned. All persons indebted to said estate are required to make immediate payment and those having claims shall present them for settlement to: Christine Janiga c/o Shandra S. Kisailus, Esquire, 245 North River Street, Wilkes-Barre, PA 18702, Phone: 570-824-9949. Date of Death: October 26, 2024.

Estate of EDMOND M. MORONEY, SR., a/k/a EDMOND MICHAEL MORONEY, SR., late of Dunmore, Lackawanna County, Pennsylvania (date of death August 12, 2026). Notice is hereby given that Letters Testamentary for the Estate have been issued to **PATRICIA MORONEY**, 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 **EXECUTORIX**, or to John J. McGovern, Jr., Attorney for the Estate, 321 Biden Street - Suite 201, Scranton, PA 18503.

ESTATE OF JOHN J. PALLO a/k/a JOHN JOSEPH PALLO, Deceased, late of 1300 Morgan Hwy., S. Abington Twp., PA 18411, (Died June 26, 2026). Armand E. Olivetti, Jr., Executor; Dante A. Cancelli, Suite 260, 125 North Washington Ave., Scranton, Pennsylvania 18503, Attorney.

NOTICE IS HEREBY GIVEN that Letters of Administration in the **ESTATE OF MARLENE E. PORTER**, late of the Borough of Swoyersville, Luzerne County, Pennsylvania, have been granted to the undersigned. All persons indebted to said estate are required to make immediate payment and those having claims shall present them for settlement to: Theresa Porter c/o Shandra S. Kisailus, Esquire, 245 North River Street, Wilkes-Barre, PA 18702, Phone: 570-824-9949, Date of Death: July 27, 2025.

NOTICE IS HEREBY GIVEN that **LETTERS TESTAMENTARY** in the **ESTATE OF LEE SAMUELS** late of Borough of Moscow, Lackawanna County, Pennsylvania, have been granted to the undersigned. All persons indebted to said estate are required to make immediate payment and those having claims shall present them for settlement to: **FRANCES MARIE SAMUELS, EXECUTRIX, KEVIN R. GREBAS, Esquire, COLBERT & GREBAS, P.C.,** 210 Montage Mountain Road – Suite A, Moosic, PA 18507. Date of Death: January 18, 2026.

ESTATE OF WALTER SKURKA, JR., late of Moosic, Lackawanna Co., PA. Died: 03/1/2026. Letters Testamentary on Estate granted to Eric W. Skurka, who requests all persons having claims or demands against the estate of the decedent, to make known the same and all persons indebted to the decedent to make payment without delay to Administrators, c/o Heather M. Schneider, Esq., Meiorowitz & Wasserberg, LLP, 1800 John F Kennedy Blvd., Suite 1401, Philadelphia, PA 19103.

Estate of **STANLEY J. SVETOVICH**, late of Scranton, Lackawanna County, Pennsylvania (date of death August 20, 2026). Notice is hereby given that Letters Testamentary for the Estate have been issued to George S. Svetovich, Executor of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to the **EXECUTOR**, or to John J. McGovern, Jr., Attorney for the Estate, 321 Biden Street - Suite 201, Scranton, PA 18503.

LACKAWANNA JURIST

Third Notice

Estate Notice is Hereby Given that Letters Testamentary have been granted in the **ESTATE OF PAUL C. ASMAN**, late of Scranton, Pennsylvania, Lackawanna County, who died June 24, 2026. All persons indebted to said Estate are requested to make payment and those having claims to present the same, without delay, to the Executrix Aimee R. Barnes, 603 Pine Street, Moscow, PA 18444, and her attorneys, Mey & Sulla, LLP, 1144 East Drinker Street, Dunmore, Pennsylvania 18512.

ESTATE OF JEAN ANN BLACK A/K/A JEAN A. BLACK A/K/A JEAN BLACK (died July 28, 2026) formerly of Mayfield, 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, Alison Rafter, or Richard A. Fanucci, Attorney for the Estate, 1711 Main Street, Blakely, PA 18447.

ESTATE OF ROBERT JAMES BOHR, Late of Clarks Summit, Lackawanna County, Pennsylvania. Letters Testamentary on the above Estate having been granted to Robert John Bohr, 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 JAMES E. BRIER, AKA JAMES BRIER, NUMBER 35-2026-1036, Deceased, Late of Clifton Twp, PA, Lackawanna County, PA: Died August 13, 2026. Notice is hereby given that Letters of Testamentary have been granted in the above Estate. All persons indebted to said Estate are required to make payments, and those indebted to said Estate are required to make payments, and those having claims or demands are to present the same without delay to Kathleen M. Granahan, 553 Clifton Beach RD., Clifton Twp, PA 18424.

ESTATE OF GENE LOUIS COLE (a/k/a EUGENE L. COLE, EUGENE LOUIS COLE), late of Dalton, Pennsylvania (died March 5, 2026). Notice is hereby given that Letters Testamentary for the Estate of Gene Louis Cole (a/k/a Eugene L. Cole, Eugene Louis Cole) have been issued to Mary Ellen Cole, 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 1350 Huntington Lane, Dalton, PA 18414 or to Robert T. Kelly, Jr., Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Biden Street, Suite 200, Scranton, PA 18503.

ESTATE OF SHIRLEY COLWELL, NUMBER 35-2026-779, Deceased, Late of Scranton, PA, Lackawanna County, PA: Died April 3, 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 Lisa A. Colwell, 404 South Main Street, Old Forge, PA 18518.

ESTATE OF JUDITH A. CONNIFF, DECEASED (died on 04/28/2026). Late of Old Forge, Lackawanna County, PA. Letters Testamentary have been granted and all creditors shall make demand and all debtors shall make payment without delay to BRIGID E. CAREY, EXECUTRIX AND ATTORNEY, PO Box 424, Chinchilla, PA 18410.

ESTATE OF EVELYN DAVIS a/k/a EVELYN G. DAVIS, late of Taylor, Pennsylvania (died January 6, 2001). Notice is hereby given that Letters Testamentary for the Estate of EVELYN DAVIS a/k/a EVELYN G. DAVIS, have been issued to Janet D. Rogers, 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 Michael C. Cowley, Cowley Law Offices, LLC, Attorney for the Estate, 109 East Grove Street, Clarks Summit, PA 18411.

ESTATE OF THOMAS J. DONAHUE, NUMBER 35-2026-975, Deceased, Late of Jefferson Twp, PA, Lackawanna County, PA: Died June 12, 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 Marie Donahue, 1413 Mount Cobb RD., Jefferson Two, PA 18436 and Christopher Donahue, 187 N. Poiner Ave., Shavertown, PA 18708.

ESTATE OF SHIRLEY GARDNER, late of Clarks Summit, Pennsylvania (died May 19, 2026). Letters of Testamentary have been issued to Ellen Bray Executor of the Estate. All those indebted to said Estate are required to make payment and those having claims to present the same without delay to the Executor or to Patrick Walsh, Esquire, at 261 E. Grove Street, Clarks Green, PA 18411.

NOTICE IS HEREBY GIVEN that Letters of Administration C.T.A. have been granted in the **ESTATE OF ALICE MARY GOMBITA, a/k/a ALICE GOMBITA**, Deceased, 25 Erie Street, Simpson, Lackawanna County, Pennsylvania 18407, who died on August 2, 2005. 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 Administrator C.T.A., Walter Gombita, Jr., or Michael N. Krisa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447.

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted in the **ESTATE OF WALTER D. GOMBITA, a/k/a WALTER GOMBITA, SR.**, Deceased, 25 Erie Street, Simpson, Lackawanna County, Pennsylvania 18407, who died on July 6, 2026. 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 Administrator, Walter Gombita, Jr., or Michael N. Krisa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447.

LACKAWANNA JURIST

ESTATE OF JOSEPHINE M. GORDON, Deceased, of 812 Poplar Street, Mayfield, PA 18433, died on November 21, 2023. 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 payment; and those having claims or demands are to present the same without delay to Michelle Szymanski, Administrator, 217 Dunmore Street, Throop, PA 18512, and Attorney Paul G. Batyko III, 700 Vine Street, Scranton, PA 18510, 570-510-2503 (phone), pbatyko@batykolaw.com (email), 570-392-9044 (fax).

ESTATE OF JUDITH O'MALLEY GRAZIANO, late of South Abington Township, Lackawanna County, Pennsylvania (died July 25, 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 Anne Graziano Lavelle, Executor, 1030 Community Drive, Ransom Township, Pennsylvania 18504 or to Virginia Speicher Barrett, of Oliver, Price & Rhodes, LLP, Attorney for the Estate, 1212 South Abington Road, Clarks Summit, Pennsylvania 18411.

ESTATE OF EDWARD G. HIGGINS, late of Jessup, Lackawanna County, Pennsylvania (died July 19, 2026). Letters of Administration having been granted, all persons having claims or demands against estate of decedent shall make them known and present them, and all persons indebted to said decedent shall make payment thereof without delay to Ryan Higgins, Administrator, 1520 State Route 492, New Milford, Pennsylvania 18834 or to Virginia Speicher Barrett, of Oliver, Price & Rhodes, LLP, Attorney for the Estate, 1212 South Abington Road, Clarks Summit, Pennsylvania 18411.

ESTATE OF JOSEPH G. OLIVIERI, NUMBER 35-2026-847, Deceased, Late of Scranton, PA, Lackawanna County, PA: Died January 9, 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 Rosa Blazejewski, 16 Sylvan CT., Mahwah, NJ 07430.

ESTATE OF ANDREW J. RABEL A/K/A ANDREW RABEL, late of Throop, 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: Susan Rabel, Personal Representative, c/o Geff Blake, Esq., BLAKE & WALSH, LLC, 436 Jefferson Avenue, Scranton, Pennsylvania 18510, Attorney for the Estate.

ESTATE OF BRIAN S. RINALDI, NUMBER 35-2026-983, Deceased, Late of Old Forge, PA, Lackawanna County, PA: Died December 27, 2020. 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 Brian J. Rinaldi, 510 Josephine Street, Old Forge, PA 18518.

MARY THIEL, Deceased, Late of **Roaring Brook Township, Lackawanna County**, PA. Letters of Administration on the above Estate having been granted to the Administrator, Brian F. Levine, all persons indebted to the Estate are requested to make payment, and those having claims to present same without delay, to Brian F. Levine, Esquire, Levine Law, LLC, Attorney for the Administrator, 22 E Grant St, New Castle, PA 16101-2279.

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted in the **ESTATE OF STEPHEN SHAFFER**, late of Carbondale, Lackawanna County, Pennsylvania (died July 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 Administratrix, Faith Mulhall, or 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 in the **ESTATE OF DORIS STAPLES aka DORIS J. STAPLES**, late of Mayfield, Lackawanna County, Pennsylvania (died July 26, 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, Beverly Jordan, or John J. Lawler, Jr., Attorney for the Estate, 25 North Main Street, Suite Two, Carbondale, Pennsylvania 18407.

ESTATE OF RAPHAEL WERBIN, Late of Scranton, Pennsylvania (Died May 27, 2026). Letters of Administration have been granted to Ms. Rachelle Y. Werbin, Administratrix. All persons having claims against the Estate or indebted to the Estate shall make payment or present claims to Douglas P. Thomas, Attorney for the Estate, 345 Wyoming Avenue, Suite 200, Scranton, PA 18503.

LACKAWANNA JURIST

Articles of Incorporation

NOTICE IS HEREBY GIVEN that Articles of Incorporation for **UNITY COMMUNITY ALLIANCE CORPORATION** were filed with the Pennsylvania Department of State on June 10, 2026, and that the corporation has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

Change of Name

In the Court of Common Pleas, Lackawanna County, Pennsylvania, Civil Division. In Re: In the Matter of the Petition of **Abigail Rose Tapia** for Change of Name to **Abigail Rose Islas**. Notice is hereby given that on August 26, 2026, the Petition for Change of Name was filed in the above Court, requesting an Order to change Petitioner's name to **Abigail Rose Islas**. The Court has fixed the 30th day of October, 2026, at 1:30 p.m. in Courtroom A at the Lackawanna County Government Center located at 123 Wyoming Avenue in Scranton, PA 18503 as the time and place for the hearing of said petition for name change, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

In the Court of Common Pleas, Lackawanna County, Pennsylvania, Civil Division. In Re: In the Matter of the Petition of **Benny Tapia** for Change of Name to **Benny Islas**. Notice is hereby given that on August 26, 2026, the Petition for Change of Name was filed in the above Court, requesting an Order to change Petitioner's name to **Benny Islas**. The Court has fixed the 30th day of October, 2026, at 1:30 p.m. in Courtroom A at the Lackawanna County Government Center located at 123 Wyoming Avenue in Scranton, PA 18503 as the time and place for the hearing of said petition for name change, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

“NOTICE TO LEGATEES”

To all legatees, creditors and other persons interested. Notice is hereby given that the following Executors, Administrators, Trustees, and Guardians have filed their accounts with the Register of Wills and Clerk of Orphans' Court, Division of the Court of Common Pleas.

The following accounts have been filed and may be examined in the Office of the Register of Wills and Clerk of Orphans' Court. If you desire to object, the same may be accomplished by filing that objection in writing with the Clerk of Orphans' Court **on or before Monday, the 5th day of October 2026.**

The accounts will be filed by the clerk, with the Court for adjudication and confirmation on Tuesday, **the 6th day of October, 2026.** Distribution may be ordered or authorized without further notice if no objections are filed prior to that date.

35 2024 495
Edmund Brzegowski
Deceased

First and Final Accounting
Jennifer Rist, Administratrix
Michael G. Gallagher, Esquire

LACKAWANNA JURIST

NOTICE OF ADMINISTRATIVE SUSPENSION

Notice is hereby given that the following **Lackawanna County** attorneys have been **Administratively Suspended** by Order of the Supreme Court of Pennsylvania dated August 12, 2026, pursuant to Pennsylvania Rules of Disciplinary Enforcement 219 which requires that all active attorneys pay an annual assessment. The Order became effective September 11, 2026.

Edwards, Camilla Taylor
Moretti, Colin Arthur

Dana Belella
Assistant Director
The Disciplinary Board of the
Supreme Court of Pennsylvania

Update from Civil Rules Committee

The Civil Rules Committee has received a significant number of complaints and concerns from members of the LBA concerning the length of time it takes for scheduling oral arguments for motions and preliminary objections. Over the past year, the Civil Rules Committee has worked closely with President Judge Gibbons and Judges Nealon, Mazzoni, and Powell as well as Court Administrator Frank Castellano and others in an effort to improve the system so that it runs more expeditiously. A proposed change to "Rule 1028 (c) Preliminary Objections" has been approved by the Committee and we are beginning the process to formally adopt the amended Rule. One recommendation to accelerate the process is to forgo oral argument. To shorten the length of time between filing and disposition, practitioners may want to consider waiving oral argument for routine motions and preliminary objections that can be adequately presented on motions and briefs.

LACKAWANNA JURIST

BETTY ANN ROSENGRANT	:	IN THE COURT OF COMMON PLEAS
	:	OF LACKAWANNA COUNTY
	:	
Plaintiff	:	
vs.	:	
	:	
DAISY GONZALEZ	:	CIVIL ACTION - LAW
520 Delaware Avenue, Apt 3	:	JURY TRIAL DEMANDED
Olyphant, PA 18447	:	
	:	
and	:	
	:	
JOSHUA CEVEDA	:	
520 Delaware Avenue, Apt 3	:	
Olyphant, PA 18447	:	
Defendants	:	DOCKET NO: 26-CV-3107

NOTICE TO DEFEND

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

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

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

Lackawanna Pro Bono
233 Penn Avenue
Scranton, PA 18503
(570) 961-2714

Northern Penn Legal
33 North Main Street
Pittston, PA 18640
(570) 299-4100

LACKAWANNA JURIST

RAYMOND MOORE	:	IN THE COURT OF COMMON PLEAS
	:	OF LACKAWANNA COUNTY
	:	
Plaintiff	:	
vs.	:	
	:	CIVIL ACTION - LAW
	:	JURY TRIAL DEMANDED
	:	
	:	
AFTAB UDDIN	:	
	:	
	:	
Defendants	:	DOCKET NO: 25-CV-7622

NOTICE TO DEFEND

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

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LACKAWANNA JURIST

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Mario Quinones

Plaintiff,

vs.

Maria Constanza Baquero Moreno

Defendant

: IN THE COURT OF COMMON
: PLEAS OF LACKAWANNA
: COUNTY

:
: CIVIL ACTION—
: LAW IN DIVORCE

:
: 2026FC 41208
:

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

Jeffrey M. White
2255 S. Webster Avenue
Scranton, PA 18505

Plaintiff

vs.

Abe (Abie) Jacobson and his heirs, personal representatives, estate, executor and/or administrator, successors, assigns, and any and all parties who may claim by, through or under him, be they known or unknown

Whereabouts Unknown

Defendant

IN THE COURT OF COMMON PLEAS
OF LACKAWANNA COUNTY

CIVIL ACTION - LAW

ACTION TO QUIET TITLE

2026-CIV-6378

ACTION TO QUIET TITLE

TO THE ABOVE NAMED DEFENDANTS: TAKE NOTICE that on August 31, 2026 an Order of Publication was signed by the Honorable Judge of the Court 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 the City of Scranton, 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 19 and 20, Block 61 (Moltke Avenue) of the Map of Scranton Land Company (Map Book Vol. 2 at Page 1). Each lot has dimensions of 26.8' x 150'. The property bears Parcel Identification Number for Scranton PIN 16712060002. The said legal description is appended to the Complaint filed to the above number and term.

The Plaintiff is the owner of the subject property by abandonment of the Defendant and by the City Treasurer Tax sale (Lackawanna County No. 2015-CV-00284).

The Action to Quiet Title Order seeks relief that the Court declare the Defendants and heirs, estates, personal representatives, 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, et al. 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 Plaintiff