

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. Qaqish, 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 Kirn, 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 Area 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.

240x267x341x191x575 (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: COREY J. HOAGLAND, INDIVIDUALLY, AND AS CO-ADMINISTRATOR OF THE ESTATE OF JACOB JAMES HOAGLAND, AND AMY JO MILHEIM, INDIVIDUALLY, AND AS CO-ADMINISTRATOR OF THE ESTATE OF JACOB JAMES HOAGLAND V. PPL ELECTRIC UTILITIES CORPORATION AND JOHN DOE MAINTENANCE COMPANY, 2024-CV-5799

DATE OF DECISION: SEPTEMBER 1, 2026

JUDGE: MARK POWELL

ATTORNEYS INVOLVED: *COUNSEL FOR PLAINTIFF*
GREGORY E. FELLERMAN, ESQUIRE, EDWARD J. CIARIMBOLI, ESQUIRE, COREY S. SUDA, ESQUIRE, CHRISTOPHER LEEDS, ESQUIRE, FELLERMAN & CIARIMBOLI LAW, P.C.

COUNSEL FOR PPL ELECTRIC UTILITIES CORP.
SCOTT D. MCCARROLL, ESQUIRE
THOMAS, THOMAS & HAFFER

SUMMARY OF OPINION:

Plaintiffs, Corey J. Hoagland and Amy Jo Milheim, individually and as Co-Administrators of the Estate of their son, Jacob James Hoagland, commenced this action against PPL Electric Utilities Corporation following a fatal motor vehicle accident. Plaintiffs allege that Jacob was a passenger in a Freightliner operated by Michael Garrison when Garrison lost control of the vehicle, entered a ditch adjacent to Frosty Valley Road, and struck a PPL utility pole. Plaintiffs contend that the pole was located dangerously close to the roadway and that PPL's negligent and reckless conduct caused or contributed to Jacob's fatal injuries.

PPL filed preliminary objections challenging numerous aspects of the Complaint. In addressing those objections, the Court recognized that all well-pleaded material facts and reasonable inferences must be accepted as true and that a demurrer may be sustained only where the case is free and clear of doubt. *Allegheny Reproductive Health Center v. Pennsylvania Department of Human Services*, 309 A.3d 808 (Pa. 2024). Pennsylvania is a fact-pleading jurisdiction, but plaintiffs are required to plead material facts rather than the evidence ultimately necessary to prove those facts. *Commonwealth by Shapiro v. Golden Gate National Senior Care, LLC*, 194 A.3d 1010 (Pa. 2018).

PPL first sought dismissal because Plaintiffs failed to attach a verification to their Complaint. Plaintiffs subsequently corrected the omission. The Court overruled the objection, finding the omission to be a technical and readily curable defect that caused PPL no prejudice. Consistent with *Alatrasta v. Diamond Club*, 267 A.3d 1257 (Pa. Super. 2021), and *Monroe Contract Corp. v. Harrison Square, Inc.*, 405 A.2d 954 (Pa. Super. 1979), procedural requirements should not be applied hyper-technically to defeat an otherwise potentially meritorious action where the defect has been corrected and substantial rights have not been affected.

LACKAWANNA JURIST

The Court sustained PPL's objection to Plaintiffs' addition of a "John Doe Maintenance Company." Although Plaintiffs alleged reasonable diligence in attempting to identify the company, Pa.R.Civ.P. 2005 expressly provides that the Doe-defendant procedure is unavailable in an action commenced by writ of summons. The subsequent filing of a Complaint did not alter the manner in which the action was commenced. Consistent with *Surefire Dividend Capture, L.P. v. PNC Financial Services Group, Inc.*, 333 A.3d 406 (Pa. Super. 2025), the Court concluded that Rule 1033's relation-back provisions could not preserve an otherwise unauthorized Doe designation. The claims against the John Doe defendant were therefore dismissed.

The Court rejected PPL's contention that Plaintiffs' allegations describing the pole as "too close," "dangerous," and "unsafe" lacked sufficient specificity. When the Complaint is considered as a whole, Plaintiffs identify the pole, the accident, PPL's alleged responsibility for the pole, and its proximity to the roadway as the dangerous condition. Plaintiffs also specifically rely upon 67 Pa. Code § 459.9(b)(1)(i), concerning placement of new utility poles outside the highway clear zone. Whether the regulation applies, whether the pole was actually within the clear zone, and whether its location was unreasonably dangerous are factual questions to be developed through discovery. The Court did, however, strike Plaintiffs' generalized references to unspecified statutes, ordinances, regulations, and industry standards, granting Plaintiffs twenty days to identify any additional standards upon which they rely.

The Court also permitted Plaintiffs' allegations of recklessness and punitive damages to remain. Plaintiffs allege that PPL knew the pole was dangerously close to the roadway, appreciated the risk it presented to motorists, and consciously disregarded that risk. Under *Monroe v. CBH2O, LP*, 286 A.3d 785 (Pa. Super. 2022), such state-of-mind issues ordinarily should not be resolved before discovery has developed the factual record. Accordingly, the punitive damages objection was overruled without prejudice.

The Court sustained PPL's objection to the Complaint's incorrect identification of Hemlock Township as being in Luzerne County and required Plaintiffs to correct the allegation. It also struck generalized allegations of negligent maintenance and repair because Plaintiffs identified no physical defect in the pole. The negligent-inspection theory, however, remained viable because an inspection arguably could have disclosed that the pole's proximity to the roadway presented an unsafe condition.

The Court further clarified, based upon Plaintiffs' concession, that they were not pursuing a separate negligent-undertaking claim under Restatement (Second) of Torts § 323.

Most significantly, the Court concluded that Plaintiffs pleaded a viable negligence claim under *Talarico v. Bonham*, 650 A.2d 1192 (Pa. Cmwlth. 1994), which recognizes a utility company's duty to locate and maintain utility poles so as to avoid unreasonable and unnecessary dangers to highway travelers. *Talarico* also establishes that a driver's departure from the roadway does not necessarily constitute the sole or superseding cause of an ensuing collision with a utility pole. Here, the Court could not determine from the pleadings that Garrison's loss of control was so extraordinary or unforeseeable as to relieve PPL of liability as a matter of law. Whether the pole was dangerously located and whether its placement was a substantial factor in causing Jacob Hoagland's death therefore remain factual questions for discovery and, if appropriate, trial.

LACKAWANNA JURIST

ESTATE

First 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.

Second Notice

ESTATE OF ANTHONY J. BRUNO, JR. A/K/A ANTHONY J. BRUNO A/K/A ANTHONY BRUNO (died August 10, 2026) formerly of Jessup, Pennsylvania. All persons indebted to the estate shall make payment and those having claims or demands are to present same without delay to the Administrator, Anthony Paul Bruno, or Richard A. Fanucci, Attorney for the Estate, 1711 Main Street, Blakely, PA 18447.

THOMAS M. CAWLEY, late of Waverly Township, Lackawanna County, Pennsylvania, who died July 12, 2026, Letters Testamentary in the above Estate having been granted, all persons having claims or demands against the Estate of the decedent shall make them known, and present them, and all persons indebted to said decedent shall make payment thereof without delay to Sara Cawley, Executor, c/o Attorney Scott Lynett, The Law Office of Scott Lynett, 237 Penn Avenue, Scranton, Pennsylvania 18503.

LACKAWANNA JURIST

ESTATE OF JOHN R. DOMBROSKI, JR. a/k/a JOHN ROBERT DOMBROSKI AND JOHN DOMBROSKI, late of Clifton Township, Pennsylvania, Letters of Administration 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: Joseph Dombroski, Personal Representative, c/o Geff Blake, Esq., BLAKE & WALSH, LLC, 436 Jefferson Avenue, Scranton, Pennsylvania 18510, Attorney for the Estate.

ESTATE OF WILLIAM E. FREDERICI, late of Factoryville, Pennsylvania, (died July 30, 2026). Notice is hereby given that Letters of Administration in the above Estate have been granted to Daniella Frederici. All persons indebted to said Estate are required to make payment and those having claims to present the same without delay to Daniella Frederici, Administratrix, or to Howard M. Spizer, Esquire, Attorney for the Estate, Hinman, Howard & Kattell, LLP, 538 Biden Street, Suite 320, Scranton, PA 18503.

NOTICE IS HEREBY GIVEN that Letters of Administration in the **ESTATE OF NELSON ANTHONY HARRIS**, late of the City of Scranton, Lackawanna County, Pennsylvania, who died on December 24, 2010, have been granted to Jeanine Marie Harris, Administratrix. All persons indebted to said Estate are requested to make payment and those having claims or demands are requested to present the same without delay to: David E. Schwager, Esquire 183 Market Street Suite 100 Kingston, PA 18704-5444.

ESTATE OF MARY JABLONOWSKI, Deceased, late of the Township of South Abington, Lackawanna County, Pennsylvania, (died May 23, 2026). Letters of Administration having been granted, creditors shall make demand and debtors shall make payment to Jessie Rabbas, 900 E. Scott St., Olyphant, PA, 18447 or to Stephen J. Evers, Esq., Attorney for the Estate, 213 R. North State Street, Clarks Summit, PA 18411.

ESTATE OF LYNNE A. LOVINGER A/K/A LYNNE LOVINGER, late of Scranton, Pennsylvania (died July 14, 2026). Notice is hereby given that Letters of Administration on the above Estate have been granted to Jamie Lovinger, of Scranton, PA. All persons indebted to the said Estate are required to make payment and those who have claims to present the same without delay to the personal representative named herein, or to Patrick N. Coleman, Esquire, Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

ESTATE OF CARMELLA MORELLI, late of the Borough of Dunmore, Lackawanna County, Pennsylvania, (died April 28, 2025). Notice is hereby given that Letters Testamentary on the above Estate have been issued to Ann Marie Ferguson, Executrix of the Estate. All persons indebted to said Estate are required to make payment and those having claims or demands to present the same without delay to the Executrix or to Guy N. Valvano, Esquire, 117 W. Drinker Street, Dunmore, PA 18512, Attorney for the Estate.

ESTATE OF ROSS PALERMO a/k/a ROSS P. PALERMO, JR., late of the City of Scranton, Lackawanna County, Pennsylvania, (died March 2, 2026). Notice is hereby given that Letters of Administration on the above Estate have been issued to Lisa A. Bonafede, Administratrix of the Estate. All persons indebted to said Estate are required to make payment and those having claims or demands to present the same without delay to the Administratrix or to Guy N. Valvano, Esquire, 117 W. Drinker Street, Dunmore, PA 18512, Attorney for the Estate.

ESTATE OF ALEXANDER PIELA, late of the Borough of Blakely, Lackawanna County, Pennsylvania, (died March 28, 2026.) Letters of Administration were granted to Maria Lukowski and Katherine P. Lewis. Creditors present claims and debtors make payments to John P. Pesota, Esquire, Suite 402 SNB Plaza, 108 North Washington Avenue, Scranton, PA 18503.

ESTATE OF MICHAEL S. SARESKY, JR., late of the Borough of Dunmore, died 4/26/2026. Letters of Testamentary granted to Eric Saresky. Terrence V. Gallagher, Attorney for the Estate, 416 Jefferson Avenue, Scranton, PA 18510. Notice is hereby given that Letters of Testamentary have been granted. All persons indebted to the said Estate are required to make payment, and those having claims or demands are to present the same without delay to the Executor name.

Notice is hereby given that, in the estate of the decedent set forth below, the Register of Wills has granted letters testamentary to the person named. All persons having claims against said estate are requested to make known the same to them or their attorneys and all persons indebted to said decedent are requested to make payment without delay to the executor named below. **ESTATE OF BEVERLY D. STILES A/K/A B. DAWN STILES**, Late of South Abington Township, PA, Executor: Roy Stiles, Address: c/o David Onorato, Esquire, 298 Wissahickon Avenue, North Wales, PA 19446, Attorney: David Onorato, Esquire, Hladik, Onorato & Federman, LLP, 298 Wissahickon Avenue, North Wales, PA 19446.

ESTATE OF ANN M. ST. LEDGER, late of Scranton, Pennsylvania (Died: May 3, 2024). Notice is hereby given that Letters Administration on the above Estate have been granted to Edward St. Ledger, Administrator. All persons indebted to the said Estate are required to make payment and those having claims to present the same without delay to the Administrator named herein, or to Lawrence A. Durkin, Esquire, Durkin MacDonald, LLC, Attorney for this Estate, 536 East Drinker Street, Dunmore, Pennsylvania 18512.

Notice is hereby given that Letters Testamentary have been granted in the **ESTATE OF PAULINE L. WASILCHAK, a/k/a PAULINE WASILCHAK, a/k/a PAULINE LUCILLE WASILCHAK**, late of the Borough of Jessup, Lackawanna County, who died November 30, 2015. All persons indebted to said Estate are requested to make payment and those having claims to present the same, without delay, to the Executor, Michael J. Wasilchak, and his Attorneys. Saporito, Falcone & Watt, 48 South Main Street, Pittston, PA 18640.

LACKAWANNA JURIST

Third Notice

ESTATE OF DONALD WILLIAM VAN ALLEN aka DONALD W. VAN ALLEN aka DONALD VAN ALLEN, late of Scranton, Lackawanna County, PA (June 15, 2026). Notice is hereby given that Letters Testamentary on the above Estate have been granted to Robin Lyn Griffin. 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 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 JOHN ABDA, late of Clarks Summit, Lackawanna County, Pennsylvania, who died on July 1, 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: Christopher J. Osborne Jr. Esq., Attorney for the Estate, 201 Lackawanna Avenue, Suite 300C, Scranton, Pennsylvania 18503.

NOTICE IS HEREBY GIVEN that on August 6, 2026, Fran Kovaleski, Lackawanna County Register of Wills, granted Letters of Administration, in common form, for the **ESTATE OF VINCENT P. BAKEY**, late of Scranton, PA, to Rebecca Schoonover. Vincent P. Bakey passed on July 13, 2026. Anyone having a claim against the Estate, please contact Lance J. Fanucci, Esquire, 300 Betty Street, Suite 2, Eynon, PA 18403, phone 570.489.0098.

ESTATE OF MARGARET PATRICIA BECK, late of the City of Scranton, died 6/29/2026. Letters of Administration granted to Londyn Beck, Terrence V. Gallagher, Attorney for the Estate, 416 Jefferson Avenue, Scranton, PA 18510. Notice is hereby given that Letters of Administration have been granted. All persons indebted to the said Estate are required to make payment, and those having claims or demands are to present the same without delay to the Executrix name.

NOTICE IS HEREBY GIVEN that Letters Testamentary in the **ESTATE OF EVE T. BIELAVITZ A/K/A EVE BIELAVITZ** late of the 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: MARY GRIFFIN, EXECUTRIX, BRENDA D. COLBERT, ESQUIRE, COLBERT & GREBAS, P.C., 210 Montage Mountain Road – Suite A, Moosic, PA 18507. Date of Death: June 11, 2026.

ESTATE OF EVELYN BROJACK, late of Scott Township, Pennsylvania, died on March 10, 2025. All persons having claims against the Estate shall present the same to Executor, William M. Brojack, c/o Donald W. Jensen, Esquire, 538 Biden Street, Suite 730, Scranton, Pennsylvania 18503.

ESTATE OF DORA A. CAPOZZA aka DORA CAPOZZA, late of the city of Scranton, died 7/19/2026. Letters of Testamentary granted to Michele Capozza Clifford, Terrence V. Gallagher, Attorney for the Estate, 416 Jefferson Avenue, Scranton, PA 18510. Notice is hereby given that Letters Testamentary have been granted. All persons indebted to the said Estate are required to make payment, and those having claims or demands are to present the same without delay to the Executor name.

ESTATE OF ANTHONY F. CARDELL A/K/A ANTHONY CARDELL (died June 13, 2026) formerly of Blakely, 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, Mary Frances Gowat, or Richard A. Fanucci, Attorney for the Estate, 1711 Main Street, Blakely, PA 18447.

ESTATE OF MARY LOU CIRBA A/K/A MARY L. CIRBA (died June 8, 2026) formerly of Blakely, Pennsylvania. All persons indebted to the estate shall make payment and those having claims or demands are to present same without delay to the Administrator, Robert A. Cirba, Jr., or Richard A. Fanucci, Attorney for the Estate, 1711 Main Street, Blakely, PA 18447.

ESTATE OF MARY JABLONOWSKI, DECEASED, late of the Township of South Abington, Lackawanna County, Pennsylvania, (died May 23, 2026). Letters of Administration having been granted, creditors shall make demand and debtors shall make payment to Jessie Rabbas, 900 E. Scott St., Olyphant, PA, 18447 or to Stephen J. Evers, Esq., Attorney for the Estate, 213 R. North State Street, Clarks Summit, PA, 18411.

ESTATE OF CATHERINE KELIHER, A/K/A SISTER MARY TALBOT KELIHER, late of Scranton, Lackawanna County, Pennsylvania (died November 27, 2006). 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 Sister Annmarie Sanders, Executor, IHM Center, 2300 Adams Avenue, Scranton, Pennsylvania 18503 or to Jenna Kraycer Tuzze, of Oliver, Price & Rhodes, LLP, Attorney for the Estate, 1212 South Abington Road, Clarks Summit, Pennsylvania 18411.

Letters Testamentary of the **ESTATE OF WILLIAM KNAPP**, deceased, late of Clarks Summit, Lackawanna County, Pennsylvania, having been granted to the undersigned by the Register of said County, notice is hereby given to all persons indebted to said Estate to pay the same at once, and all persons having claims against said Estate are requested to present the same to the undersigned. Heather L. Wilcox, Executrix, 57 Central Avenue, Apt. B, Wellsboro, PA 16901 OR Priscilla M. Walrath, Esquire, Walrath & Coolidge, 16 Water Street, PO Box 609, Wellsboro, PA 16901.

LACKAWANNA JURIST

ESTATE OF WILLIAM F. LLEWELLYN, late of Blakely, Lackawanna County, Pennsylvania (died June 5, 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 Kimberly Feldman, Executor, 105 Crenshaw Drive, Flanders, New Jersey 07836 or to Virginia Speicher Barrett, of Oliver, Price & Rhodes, LLP, Attorney for the Estate, 1212 South Abington Road, Clarks Summit, Pennsylvania 18411.

Notice is hereby given that an Estate has been opened in Lackawanna County for **MICHAEL ANDREW MULLANY, ESTATE NO. 35-26-917**. Date of death July 6, 2026. Michael Mullany, Executor, 18-05 215 Street, Bayside, NY 11360.

Notice is hereby given that Letters Testamentary have been granted in the **ESTATE OF ROBERT J. PETILLO SR. aka ROBERT J. PETILLO aka ROBERT PETILLO** of Old Forge, Lackawanna County, Pennsylvania, who died on August 17, 2024. All persons indebted to said Estate are requested to make payment and all those with claims or demands are to present the same to the Executor Robert J. Petillo Jr., in care of his Attorney, Chester D. Newhart, Esquire, 20 Laurel St., Pittston, PA 18640.

ESTATE OF DIANE M. PETTY aka DIANE PETTY aka DIANE RANSOM PETTY, late of Scranton, Lackawanna County, PA (June 23, 2026). Notice is hereby given that Letters Testamentary on the above Estate have been granted to Bruce C. Petty. 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 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.

Change of Name

Notice is hereby given that on March 17th, 2026, a Petition was filed by Frank English to change his son's name from **A.D. to F.A.E.** The Court has fixed October 26, 2026 at 1:30pm as the date and time of the Hearing at the Lackawanna County Government Center, 123 Wyoming Avenue, Scranton, PA.

“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 402 William K. Loss Sr. Deceased	First and Final Account Caroline Schofield Executrix Daniel L. Penetar Jr., Esquire
35 2025 838 Elizabeth L. Roth Deceased	First and Final Account Paul J. Cobb, CPA David Zachary Smith, Esquire
35 2024 98 Michael McLaud Deceased	First and Final Accounting Denise McLaud Administratrix Daniel L. Penetar Jr., Esquire