

LACKAWANNA JURIST

BY VIRTUE OF CERTAIN WRITS OF EXECUTION ISSUED OUT OF THE COURTS OF COMMON PLEAS OF LACKAWANNA COUNTY, THE SHERIFF WILL EXPOSE AT PUBLIC SALE, BY VENUE OR OUTCRY, ALL THE RIGHT, TITLE AND INTEREST OF THE DESCRIBED LOTS, PIECES OR PARCELS OF LAND TO THE HIGHEST AND BEST BIDDER FOR CASH OR CERTIFIED FUNDS (SUBJECT TO PAYMENT OF ANY UNPAID TAXES) AT THE COURTHOUSE IN THE CITY OF SCRANTON, COUNTY OF LACKAWANNA, AND STATE OF PENNSYLVANIA, ON **FRIDAY, NOVEMBER 7, 2025 AT 10 AM** OF SAID DAY.

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

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

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

SALE 1

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

ATTORNEYS FOR PLAINTIFF

133 GAITHER DRIVE, SUITE F

MT. LAUREL, NJ 08054

855-255-6906

NATIONSTAR MORTGAGE LLC vs. JUSTIN SCHUBACK

NO.: 2025-01700

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

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

BEING PARCEL#: 1750

DIMENSIONS: 365X0X330X 168

TOTAL VALUE: \$6,000

IMPROVEMENTS: RESIDENTIAL PROPERTY

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

Attorney for Plaintiff

SALE 2

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

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

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

Property ID#: 10413-020-044

Assessed Value Figure: \$5,000.00

Improvements thereon:

A Single-Family Residential Dwelling

Attorney: Jacqueline F. McNally, Esq.

SALE 3

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

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

Assessment Map#: 21202020034

Assessed Value Figure: \$17,000.00

Improvements thereon:

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

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

SALE 4

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

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

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

NO.: 2024-00746

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

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

IMPROVEMENTS:
RESIDENTIAL PROPERTY

By: Queen Stewart, Esq. PA ID No. 328662
Attorney for Plaintiff

SALE 5

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

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

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

NO.: 2024-06758

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

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

TOTAL VALUE: \$16,000

IMPROVEMENTS:
RESIDENTIAL PROPERTY

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

SALE 6

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

PIN: 15516-020-05201

Assessed Value: \$6,251.00

Improvements thereon:

Single-Family Home

Attorney: Gazda Penetar, P.C.
Sheriff to Collect: \$53,357.42

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SALE 7

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

Docket #: 24-CV-6396

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

Parcel #: 14512050002

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

Residential Dwelling

Judgment Amount: \$174,541.74

Attorneys for the Plaintiff:

1325 Franklin Avenue, Suite 160 Garden City, NY 11530

(212) 471-5100

By: Robert Flacco, Esq. (325024)

SALE 8

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

40X160

Property ID#: 16714070026

Assessed Value Figure: \$13,000.00

Improvements thereon:

Multi family dwelling

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

Sheriff to collect: \$67,2541.03

SALE 9

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

Docket #: 2025-00161

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

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

Parcel #: 14618020025

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

Residential Dwelling

Judgment Amount: \$175,676.66

Attorneys for the Plaintiff:

1325 Franklin Avenue, Suite 160 Garden City, NY 11530

(212) 471-5100

By: Robert Flacco, Esq. (325024)

SALE 10

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

Containing an area of 7,500 Square Feet.

Property ID#: 16618-020-020

Assessed Value Figure: \$8,000.00

Improvements thereon:

A Single-Family Residential Dwelling

Attorney: Jacqueline F. McNally, Esq.

SALE 11

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

Ted J. Kalinowski is the owner of ALL THAT CERTAIN lot, piece or parcel of land, situate, lying and being in the Borough of Dunmore, County of Lackawanna and Commonwealth of PA, bounded and described as follows, to wit:

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

Map/Parcel/Plate: 14652 020 047

Instrument No.: 200704580

Assessed Value Figure: \$8,800.00

Improvements Thereon:

Improved real estate consisting of:

3rd floor attic, 2nd floor apartments,

Bar on street level

Attorney: James T. Shoemaker, Esq.

HOURIGAN, KLUGER & QUINN, PC

600 Third Avenue

Kingston, PA 18704

jshoemaker@hkqlaw.com

(570) 287-3000

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

SALE 12

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

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

37.400 Acres

Property ID#: 01204010004

Assessed Value figure: \$432,960

Improvements thereon:

Residential Dwelling

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

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

Sheriff to collect \$364,633.69

SALE 13

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

ATTORNEYS FOR PLAINTIFF

133 GAITHER DRIVE, SUITE F

MT. LAUREL, NJ 08054

855-255-6906

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

NO.: 2025-01658

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

LACKAWANNA COUNTY, PA:

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

PROPERTY ID#: 23304180025

DIMENSIONS: 100 X 218

TOTAL VALUE: \$19,000

IMPROVEMENTS: RESIDENTIAL PROPERTY

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

SALE 14

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

66X201X65X189

Property ID#: 11507010016

Assessed Value Figure: \$6,500.00

Improvements thereon:

Single family dwelling

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

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

SALE 15

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

SALE 16

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

SALE 17

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

SALE 18

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

SALE 19

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

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50x150

Property ID#: 16614-070-033

Assessed Value Figure: \$12,000.00

Attorney: Portnoff Law Associates. Ltd.

(866) 211-9466

Sheriff to Collect: \$6,284.20

SALE 20

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

40x150

Property ID#: 16618-030-012

Assessed Value Figure: \$7,000.00

Attorney: Portnoff Law Associates. Ltd.

(866) 211-9466

Sheriff to Collect: \$5,263.28

SALE 21

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

3.65A

Property ID#: 119201-010-00616

Assessed Value Figure: \$24,000.00

Attorney: Portnoff Law Associates. Ltd.

(866) 211-9466

Sheriff to Collect: \$8,562.88

NOTICE

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

A SCHEDULE OF DISTRIBUTION OF ONLY **HIGH BID SALES** WILL BE FILED BY THE SHERIFF NOT LATER THAN **DECEMBER 7, 2025** AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH SAID SCHEDULE UNLESS EXCEPTIONS ARE FILED THERETO WITHIN TEN DAYS AFTER THE FILING OF THE PROPOSED SCHEDULE.

MARK P. MCANDREW
SHERIFF OF LACKAWANNA COUNTY

ATTEST:

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

AUGUST 4, 2025

LACKAWANNA JURIST

JUDICIAL OPINION

CASE NAME AND NUMBER: Joshua Perrins v. St. Joseph’s Center,
2025-CV-152 (Lacka. Co. 2025).

DATE OF DECISION: October 14, 2025

JUDGE: Mark Powell

ATTORNEYS INVOLVED: Danielle Mulcahey, *Counsel for*
Plaintiff; Jenna Kraycer Tuzze,
Counsel for Defendant

SUMMARY OF OPINION:

Plaintiff, Joshua Perrins, filed suit against his former employer, St. Joseph’s Center, alleging violations of Pennsylvania’s Whistleblower Law, wrongful discharge in violation of public policy, and unpaid wages. Perrins claimed he was forced to resign after reporting suspected abuse of non-verbal residents at the Center’s group home. The Court’s opinion by Judge Mark Powell addressed the Defendant’s Preliminary Objections asserting legal insufficiency of the Complaint.

Perrins was hired in June 2024 as a Direct Support Professional to assist residents with daily needs. He alleged that during his employment, residents began showing bruises and wounds consistent with physical abuse by staff. Perrins reported these injuries internally to the nurse and unit manager in charge, but claims his reports were ignored. He then contacted the Departments of Health, Child Protective Services, and Adult Protective Services, which initiated investigations. After learning of these reports, supervisory staff allegedly tried to discover the whistleblower’s identity, and coworkers retaliated against Perrins by making false accusations. Despite being urged to remain, he resigned in September 2024 and subsequently filed suit.

The Court recited the standards governing preliminary objections and demurrers under Pennsylvania Rule of Civil Procedure 1028(a)(4), which test the legal sufficiency of a pleading. A demurrer admits all well-pleaded facts and reasonable inferences and may be sustained only where it is clear and free from doubt that the plaintiff cannot prove any legally sufficient claim. Doubts are to be resolved in favor of overruling the objection.

The principal dispute involved whether St. Joseph’s Center qualified as a “public body” under the Whistleblower Law, which protects employees of entities “funded in any amount by or through the Commonwealth.” The Defendant argued that St. Joseph’s Center is a private nonprofit that merely receives Medicaid reimbursements, not direct public appropriations, and therefore does not qualify as a public body. It relied on federal cases such as *Lampenfeld v. Pyramid Healthcare* and *Cohen v. Salick Health Care*, which limited the Whistleblower Law’s scope to entities directly receiving appropriated public funds. Perrins countered that Pennsylvania’s appellate courts, most notably in *Denton v. Silver Stream Nursing & Rehabilitation Center*, have held that receipt of Medicaid funds is sufficient to establish “public body” status under the plain language of the statute. Judge Powell agreed with Perrins, noting that both federal and local decisions, including Judge Nealon’s ruling in *Jones v. Scranton Counseling Center*, have followed Denton’s interpretation. The Court concluded that St. Joseph’s Center, as a Medicaid-funded entity, qualifies as a public body for purposes of the Whistleblower Law, and therefore overruled the Defendant’s objection to Count I.

The Defendant also challenged Perrins’ wrongful discharge claim, arguing that the at-will employment doctrine precluded relief. The Court reaffirmed that wrongful discharge actions exist only when termination violates a clear mandate of public policy, such as when an employee refuses to commit a crime, complies with a statutory duty, or is protected by statute. Because the Court determined that Perrins’ conduct—reporting suspected abuse—constituted compliance with a statutory duty protected by the Whistleblower Law, his complaint plausibly alleged termination in violation of public policy. The Court held that Perrins stated a legally sufficient claim and that all reasonable inferences must favor the pleader at this stage.

For these reasons, the Court overruled all of St. Joseph’s Center’s Preliminary Objections. The Order directed the Defendant to file a responsive pleading within twenty days. Judge Powell concluded that the Complaint, when read in the light most favorable to the plaintiff, set forth sufficient facts to proceed on both the Whistleblower and wrongful discharge claims.

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ESTATE

First Notice

Estate of **PETER D. ARVONIO, JR.**, Deceased, late of 820 Laurel RD., Mayfield, PA 18433, (Died September 11, 2025) Cathleen L. Arvonio, Executrix; Dante A. Cancelli, Esquire, Suite 260, 125 North Washington Ave., Scranton, Pennsylvania 18503, Attorney.

NOTICE is hereby given that Letters of Administration have been granted in the **ESTATE OF CLEMENTINE CICHY, a/k/a CLEMINTINE A. CICHY**, late of Old Forge, Lackawanna County, who died September 14, 2025. All persons indebted to said Estate are requested to make payment and those having claims to present the same, without delay to the Executor, Theodore Cerullo, and her Attorney. David Cherundolo, Esquire, 410 Jefferson Avenue, Scranton, PA 18510.

BILLY JO FARA, a/k/a LUCILLE L. MARSH, late of Old Forge, Lackawanna County, Pennsylvania, who died August 4, 2025, Letters of Testamentary in the above Estate having been granted, all persons having claims or demands against the Estate of the decedent shall make them known, and present them, and all persons indebted to said decedent shall make payment thereof without delay to Scott R. Daly, Executor, c/o Attorney Scott Lynett, The Law Office of Scott Lynett, 237 Penn Avenue, Scranton, Pennsylvania 18503.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been issued to Marion Megan Hillebrand, Executrix of the **ESTATE OF MICHAEL J. HILLBRAND**, Deceased, who died on September 4, 2025, late of Scott Township, Lackawanna County, Pennsylvania. All creditors are requested to present their claims and all persons indebted to the decedent will make payment to the aforementioned Executrix or her attorney. Rosen, Jenkin & Greenwald, LLP, 15 South Franklin Street, Wilkes-Barre, PA 18711.

ESTATE OF WAYNE JAMES LANCE SR. A/K/A WAYNE J. LANCE A/K/A WAYNE LANCE (died August 28, 2025) formerly of Scranton, Pennsylvania. All persons indebted to the estate shall make payment and those having claims or demands are to present same without delay to the Executor, Mark D. Lance, or Richard A. Fanucci, Attorney for the Estate, 1711 Main Street, Blakely, PA 18447.

Notice is hereby given that Letters Testamentary have been granted to Marcianna Hosier, Executrix, of the **ESTATE OF LOIS ANN LINKO**, late of Jefferson Township, PA, who died on September 15, 2025. All persons indebted to the Estate are required to make payment and those having claims or demands are to present the same without delay to the Executrix or to Raymond C. Rinaldi, II, Esquire, Rinaldi & Poveromo, P.C., P.O. Box 826, Scranton, PA 18501.

ESTATE OF JANE A. OVENS A/K/A JANE OVENS, late of Jefferson Township, Pennsylvania (died June 13, 2025). Notice is hereby given that Letters of Administration on the above Estate have been granted to Walter W. Frisbie, of Elmhurst, PA. All persons indebted to the said estate is required to make payment and those having claims to present the same without delay to the personal Representative named herein, or to Patrick N. Coleman, Esquire, Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been issued to James E. Palumbo, Executor of the **ESTATE OF KAREN PALUMBO**, Deceased, who died on April 18, 2019, late of Moosic, Lackawanna County, Pennsylvania. All creditors are requested to present their claims and all persons indebted to the decedent will make payment to the aforementioned Executor or his attorney. Rosen, Jenkin & Greenwald, LLP, 15 South Franklin Street, Wilkes-Barre, PA 18711.

ESTATE OF MICHAEL GERARD PAVESE, of County of Lackawanna, Pennsylvania, LETTERS TESTAMENTARY on the above Estate have been granted to the undersigned, 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: Mischelle Anthony, Executrix c/o James H. Lutz, Esquire, 1765 Narrows Hill Road, Upper Black Eddy, PA 18972.

ESTATE OF LILLIAN D. TROIANI, Deceased, late of Jessup, Pennsylvania (Died February 19, 2025). All persons indebted to said Estate are required to make payment, and those having claims or demands to present the same, without delay, to Marlane Baldoni, Testatrix, c/o Attorney Joseph F. Gaughan, 1107 Oram Street, Scranton, PA 18504.

Notice is hereby given that Letters of Testamentary, have been granted in the **ESTATE OF JOSEPH J. WAGNER**, late of Scranton, PA (died July 11, 2025). All persons indebted to the said estate are required to make payment, and those having claims or demands to present the same without delay to: Holly Wagner, Executrix; or Terrence J. McDonald, Atty., 1103 East Drinker Street, Dunmore, PA 18512.

NOTICE IS HEREBY GIVEN that on October 3, 2025, Fran Kovaleski, Lackawanna County Register of Wills, granted Letters of Administration, in common form, for the **ESTATE OF WILLIAM J. WHITELAVICH**, late, of Simpson, PA, to Frances M. Whitelavich. Mr. Whitelavich passed on July 27, 2025. 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.

NOTICE is hereby given that Letters of Administration have been granted in the **ESTATE OF KIMBERLEY A ZABROWSKI**, late of Dickson City, Lackawanna County, who died August 29, 2025. All persons indebted to said Estate are requested to make payment and those having claims to present the same, without delay to the Administrator, Julie Zabrowski, and her attorney. David Cherundolo, Esquire, 410 Jefferson Avenue, Scranton, PA 18510.

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Second Notice

Letters of Testamentary have been granted in the following Estate of decedent to the personal representative named, who requests all persons having claims or demands against the Estate of the said decedent to make known the same in writing to her attorney, and all persons indebted to the said decedent are requested to make payment without delay: **ESTATE OF FELICIA BOCAN**, Deceased, of Dunmore, PA. No-35-25-01268. Executor: Jeffrey J. Bocan, 103 Exeter Circle, Old Forge, PA 18518, or to Attorney John F. Morris, Esquire, Voelker & Morris LLC, 310 Grant Street, Suite 1220, Pittsburg, PA 15219.

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

ESTATE OF STEPHANIE P. GATES, late of Scranton, Lackawanna County, PA (died August 29, 2025). Letters of Administration having been granted, all persons having claims or demands against estate of decedent shall make them known and present them, and all persons indebted to said decedent shall make payment thereof without delay to Joseph Dunstone, III, 137 Lake Avenue, Greenfield Twp, PA 18407, Administrator of the Estate, or to William F. Dunstone, Esquire, 1212 S. Abington Road, Clarks Summit, PA 18411.

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

NOTICE IS HEREBY GIVEN that Letters of Administration in the **ESTATE OF LINDA PAGNOTTI**, late of the Borough of Old Forge, Lackawanna County, Pennsylvania, have been granted to the undersigned. All persons indebted to said Estate are required to make immediate payment and those having claims shall present them for settlement to: Brittany Rhodes, Administratrix. Brenda D. Colbert, Esquire, Colbert & Grebas, P.C., 210 Montage Mountain Road – Suite A, Moosic, PA 18507.

Third Notice

ESTATE OF SERAFINO APRILE, late of Scranton, Lackawanna County, PA (February 17, 2025). Notice is hereby given that Letters Testamentary on the above Estate have been granted to Gina Troianiello. All persons indebted to said estate are required to make payment and those having claims to present the same without delay to the Executrix named above or to Timothy B. Fisher II, Esquire, Fisher & Fisher Law Offices LLC, Attorneys for the Estate, 525 Main Street, PO Box 396, Gouldsboro, PA 18424.

Notice is hereby given that Letters of Administration have been granted in the **ESTATE OF IRENEUSZ J. BEDNARZ**, deceased, late of Thornhurst Township, Lackawanna County, Pennsylvania, who died on May 6, 2025, Letters were issued to Aneta M. Dys, Administrator. All claims against the estate or indebted to the Estate should make a presentment or payment to Donald J. Frederickson, Jr., Esquire, attorney for the Estate, at 435 Main Street, Moosic, PA 18507.

ESTATE OF DONALD ELWOOD BROWN, late of Scranton, Pennsylvania (Died August 25, 2025). Letters of Administration have been granted to Ms. Dianne E. Brown, Administratrix. All persons having claims against the Estate or indebted to the Estate shall make payment or present claims to Douglas P. Thomas, Attorney for the Estate, 345 Wyoming Avenue, Suite 200, Scranton, PA 18503.

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

ESTATE OF THOMAS N. CARLUCCI ESTATE NO. 35-25-01178, late of the Borough of Dunmore, Lackawanna County, PA (died June 9, 2025). Notice is hereby given that Letters Testamentary for the Estate of Thomas N. Carlucci have been issued to Deborah Ann Carlucci, Executor of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to: Executor Deborah Ann Carlucci, c/o Atty. Corey D. O'Brien, O'BRIEN LEGAL, 72 Glenmaura National Boulevard, Suite 104, Moosic PA 18507.

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

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

LACKAWANNA JURIST

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

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

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

ESTATE OF MAUDE HEIN-KLARA, a/k/a MAUDE M. HEIM-KLARA, late of South Abington Township, Lackawanna County, Pennsylvania, (died June 27, 2025). Notice is hereby given that Letters Testamentary have been granted in the above Estate. All persons indebted to said Estate are required to make payment; and those having claims or demands are to present the same without delay to Linda Magnotta, PO Box 256, Tafton, Pennsylvania 18464 and counsel for the Estate, Nancy M. Barrasse, Esquire, 224 Adams Avenue, Scranton, Pennsylvania 18503.

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

ESTATE OF JOSEPH J. KOIZEN, a/k/a JOSEPH JAMES KOIZEN, Sr., JOSEPH KOIZEN, late of Roaring Brook Township, Lackawanna County, Pennsylvania (died April 3, 2025). Notice is hereby given that Letters Testamentary have been granted in the above Estate. All persons indebted to said Estate are required to make payment; and those having claims or demands are to present the same without delay to Joseph James Koizen, 3617 Country White Lane, Austin, Texas 78749 and counsel for the Estate, Nancy M. Barrasse, Esquire, 224 Adams Avenue, Scranton, Pennsylvania 18503.

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

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

ESTATE OF WILLIAM GERARD MCNULTY, NUMBER 35-25-1154, deceased, late of Clarks Summit, PA, Lackawanna County, PA: Died June 18, 2025. Notice is hereby given that Letters of Testamentary have been granted in the above Estate. All persons indebted to said Estate are required to make payments, and those having claims or demands are to present the same without delay to Shannon McNulty, 85 Livingston St #40, Brooklyn, NY 11201.

ESTATE OF JOSEPH HUBERT MUNLEY, JOSEPH H. MUNLEY, NUMBER 35-2025-1211, deceased, late of Archbald, PA, Lackawanna County, PA: Died August 20, 2025. Notice is hereby given that Letters of Administration have been granted in the above Estate. All persons indebted to said Estate are required to make payments, and those having claims or demands are to present the same without delay to Ann Marie Munley, 25 Lakeside Drive, South Abington TWP, PA 18411.

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

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

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

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

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

LACKAWANNA JURIST

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

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

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

Articles of Incorporation

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania on 10/10/2025, for a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is **Keystone Water Group, Inc.**

Change of Name

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

In Re: In the Matter of the Petition of Brooke Leah Lipperini-McLaughlin for Change of Name to Brooke Leah McLaughlin. Notice is hereby given that on October 15, 2025, the Petition for Change of Name was filed in the above Court, requesting an Order to change Petitioner's name to Brooke Leah McLaughlin. The Court has fixed the 12th day of December, 2025 at 1:30 p.m. in Courtroom A at the Lackawanna County Government Center located at 123 Wyoming Avenue in Scranton, PA 18503 as the time and place for the hearing of said petition for name change, when and where all persons interested may appear and show cause, if any they have, why the prayer 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 Jadwiga Grayna Tupko for Change of Name to Jadwiga Tupko. Notice is hereby given that on October 7, 2025, the Petition for Change of Name was filed in the above Court, requesting an Order to change Petitioner's name to Brooke Leah McLaughlin. The Court has fixed the 12th day of December, 2025 at 1:30 p.m. in Courtroom A at the Lackawanna County Government Center located at 123 Wyoming Avenue in Scranton, PA 18503 as the time and place for the hearing of said petition for name change, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

LACKAWANNA JURIST

VINCENT S. CIMINI, ESQUIRE
Atty. I.D. No. 60463
COGNETTI & CIMINI
Scranton Life Bldg, 8th Floor
538 Biden Street
Scranton, Pa 18503
(570) 346-0745

Counsel for Plaintiff

<p>CATHERINE DESHLER</p> <p style="text-align: center;">Plaintiff,</p> <p style="text-align: center;">v.</p> <p>JASON L. RUTT and BALDASARRI AMUSEMENTS</p> <p style="text-align: center;">Defendants.</p>	<p style="text-align: center;">IN THE COURT OF COMMON PLEAS OF LACKAWANNA COUNTY</p> <p style="text-align: center;">CIVIL ACTION – LAW</p> <p style="text-align: center;">JURY TRIAL DEMANDED</p> <p style="text-align: center;">Docket No. 2025-CV-5055</p>
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TO: JASON L. RUTT - Be advised that Plaintiff, Catherine Deshler, has instituted an action against you for injuries sustained in a motor vehicle accident on July 15, 2023.

NOTICE

You have been sued in Court. If you wish to defend, you must enter a written appearance personally or by an 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.

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

Pennsylvania Lawyer Referral Service
Lackawanna Bar Association Lawyer Referral Service
233 Penn Avenue
Scranton, PA 18503
570-969-9161

LACKAWANNA JURIST

ATHENE ANNUITY AND LIFE COMPANY,

COURT OF COMMON PLEAS

Plaintiff

CIVIL DIVISION

vs.

NO.: 2025-05757

340 PARK LLC,

LUZERNE COUNTY

Defendant(s)

ACTION IN MORTGAGE FORECLOSURE

NOTICE

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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North Penn Legal Services, Inc.
33 N. Main Street, Suite 200
Pittston, PA 18640
570-299-4100
877-953-4250 Toll Free
570-824-0001 Fax

and

101 West Broad Street, Suite 513
Hazleton, PA 18201
570-455-9512
877-953-3250 Toll Free
570-455-3625 Fax