

LACKAWANNA JURIST

ESTATE

First 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 Kraycoer 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.

Second Notice

ESTATE OF GERALD L. BETTI, Deceased, late of the Borough of Archbald, Lackawanna County, Pennsylvania, (died August 21, 2025). Letters Testamentary having been granted, creditors shall make demand and debtors shall make payment to Gerald L. Betti, Jr., 139 Maria Blvd., Archbald, PA 18403 to Stephen J. Evers, Esq., Attorney for the Estate, 213 R. North State Street, Clarks Summit, PA 18411.

Notice is hereby given that Letters Testamentary have been issued to Kathryn E. Froese, Executrix of the **ESTATE OF FRANK R. FORESE**, Deceased, who died on April 1, 2026, late of Dunmore, 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. Rosenn, Jenkins & Greenwald, LLP, 15 South Franklin Street, Wilkes-Barre, PA 18711-0075.

NOTICE is hereby given of the administration of **KUHN LIVING TRUST DATED JANUARY, 13 2025. MARTIN G. KUHN**, a grantor of the trust, City of Scranton, Lackawanna County, PA, died on July 10, 2026. All those having claims or demands against Martin G. Kuhn shall present those claims or remit payment without delay to: Trustee Evelyn Kuhn, c/o Atty. Corey D. O'Brien, O'BRIEN LEGAL, 72 Glenmaura National Boulevard, Suite 104, Moosic PA 18507.

SALLY LORENT, deceased, late of Dickson City, PA (died June 26, 2026). Letters of Administration having been granted, all persons having claims or demands against the Estate of the decedent shall make them known and present them, and all persons indebted to the decedent shall make payment thereof to Douglas Yazinski, Administrator, or to Raymond W. Ferrario, Attorney for the Estate, Suite 528, Scranton Life Building, 538 Biden Street, Scranton, PA 18503-1816.

ESTATE OF ROBERT FASULO, late of Childs Township, Lackawanna County, Pennsylvania (died June 18, 2026). Letters Administration 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 the Administrator, Michael Arcangeletti, 218 Hoover Street, Old Forge, PA 18518, or to the attorney for the Estate, John M. Price, Oliver, Price & Rhodes, LLP, 1212 South Abington Road, Clarks Summit, Pennsylvania 18411.

NOTICE IS HEREBY GIVEN that Letters of Administration in the **ESTATE OF ANNAMAE LOUISE MYERS, a/k/a ANNA LOUISE MYERS**, Deceased, late of North Abington Township, Lackawanna County, Pennsylvania, who died on May 10, 2026, were issued to Christopher Myers on August 4, 2026. All persons indebted to said Estate are requested to make payment, and those having claims or demands, to present the same without delay to the Administrator or his Attorney, Carl E. Frank, Esquire, Farrell & Frank, 8 West Market Street – Suite 1110, Wilkes-Barre, PA 18701-1801.

ESTATE OF ANN RUSYN, late of the Borough of Olyphant, Lackawanna County, Pennsylvania, (died December 11, 2024). Letters Testamentary were granted to Joseph Rusyn. 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 THOMAS J. STASKO, late of Dunmore, Lackawanna County, Pennsylvania, (died November 5, 2025). Notice is hereby given that Letters of Administration for the Estate of Thomas J. Stasko have been issued to Marianne Ryder, Personal Representative of the Estate. All those having claims or demands against the Estate or indebtedness to the Estate shall present claims or remit payment to Marianne Ryder, c/o John J. McGee, Esquire, P.O. Box 2398, Scranton, PA 18505.

LACKAWANNA JURIST

Third Notice

ESTATE OF DAVID L. ANTOINE, late of Nicholson, Pennsylvania (Died October 27, 2025). Letters Testamentary have been granted to Mr. Ray Alden Antoine and Ms. Sandy Dixon, Co-Executors. All persons having claims against the Estate or indebted to the Estate shall make payment or present claims to Douglas P. Thomas, Attorney for the Estate, 345 Wyoming Avenue, Suite 200, Scranton, PA 18503.

ESTATE OF GERALD L. BETTI, DECEASED, late of the Borough of Archbald, Lackawanna County, Pennsylvania, (died August 21, 2025). Letters Testamentary having been granted, creditors shall make demand and debtors shall make payment to Gerald L. Betti, Jr., 139 Maria Blvd., Archbald, PA, 18403 to Stephen J. Evers, Esq., Attorney for the Estate, 213 R. North State Street, Clarks Summit, PA, 18411.

ESTATE OF ANNA M. BORIS, A/K/A ANNA MARY BORIS, late of Archbald, Lackawanna County, Pennsylvania, died June 13, 2026. Notice is hereby given that Letters Testamentary on the above listed Estate to Lynda Marchetti. All persons indebted to the said Estate are required to make payment and those having claims to present the same without delay to Theresa J. Malski-Pezak, Esquire, 907 Church Street, Jessup, Pennsylvania 18434.

ESTATE OF CINDY L. BRINK, NUMBER 35-2026-898. Deceased, Late of Dalton, Lackawanna County, PA: Died August 3, 2024. Notice is hereby given that Letters of Administration have been granted in to make payments, and those having claims or demands are to present the same without delay to Michael Brink, 401 Prospect ST., Dalton, PA 18414.

ESTATE OF ROBERT ARTHUR GAUL, a/k/a ROBERT A. GAUL, late of Elmhurst Township, Lackawanna County, Pennsylvania (died October 22, 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 Brenda Grunza, 529 McElhenny Lane, Nicholson, PA 18446 and counsel for the Estate, Nancy M. Barrasse, Esquire, 224 Adams Avenue, Scranton, Pennsylvania 18503.

NOTICE IS HEREBY GIVEN that Letters of Administration were granted to William Giannetti, in the **ESTATE OF BARBARA A. GIANNETTI**, late of the City of Scranton, Lackawanna County, Pennsylvania, who died on October 25, 2024. All persons indebted to the said Estate are required to make payment, and those having claims or demands to present the same without delay to the estate's counsel named below: Edwin A. Abrahamsen, Esquire Abrahamsen, Conaboy & Abrahamsen, P.C. 255 E. Grove St, 2nd Fl. Clarks Summit, PA 18411.

ESTATE OF HELEN JOYCE HAHN, AKA JOYCE HAHN, AKA HELEN J. HAHN. NUMBER 35-2026-759. Deceased, Late of Moosic, Lackawanna County, PA: Died February 5, 2026. Notice is hereby given that Letters of Testamentary have been granted in to make payments, and those having claims or demands are to present the same without delay to Susan Kunda, 1292 Juniper St. Pottstown, PA 19464.

ESTATE OF ELMER JAMES HANICHAK, NUMBER 35-2025-1153. Deceased, Late of Scranton, Lackawanna County, PA: Died July 17, 2025. Notice is hereby given that Letters of Testamentary have been granted in to make payments, and those having claims or demands are to present the same without delay to Debra Muchal, 1 Muchal Lane, Jermyn, PA 18433.

NOTICE IS HEREBY GIVEN that Letters Testamentary in the **ESTATE OF HELENE G. ISBITSKI**, late of the Borough of Moosic, 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: Lisa Golden & Robert Isbitski c/o Shandra S. Kisailus, Esquire 245 North River Street Wilkes-Barre, PA 18702, Phone: 570-824-9949, Date of Death: June 22, 2025.

ESTATE OF ARVO LEMBIT LEOLA a/k/a ARVO LEOLA, late of Dalton, County of Lackawanna, and State of Pennsylvania, deceased, who died on the 21st day of December, 2025. Letters of Administration having been granted to File No. 35-26-00091, all persons having claims or demands against the Estate of the decedent shall make payment thereof without delay to Tracy Lubeck, 16032 Airport Drive, Dalton, PA 18411, or to Mattes & Mattes, P.C., 201 West Main Street, P.O. Box 222, Dalton, PA 18414.

ESTATE OF RONALD M. MASCARO, SR., late of Scranton, Lackawanna County, Pennsylvania (died August 27, 2025). Notice is hereby given that Letters Testamentary for the Estate of Ronald M. Mascaro, Sr. have been issued to Lisa Charles, 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 Lisa Charles, c/o John J. McGee, Attorney for the Estate, P.O. Box 3298, Scranton, PA 18505.

ESTATE OF ROSE MASCARO, late of Scranton, Lackawanna County, Pennsylvania (died September 20, 2025). Notice is hereby given that Letters Testamentary for the Estate of Rose Mascaro have been issued to Lisa Charles, Executrix of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims to remit payment without delay to Lisa Charles, c/o John J. McGee, Attorney for the Estate, P.O. Box 3298, Scranton, PA 18505.

LACKAWANNA JURIST

ESTATE OF EUGENE PAUL SESKY, NUMBER 35-2026-864. Deceased, Late of Scranton, Lackawanna County, PA: Died June 29, 2026. Notice is hereby given that Letters of Administration have been granted in to make payments, and those having claims or demands are to present the same without delay to Joseph Paul Sesky, 504 Scott RD., Clarks Summit, PA 18411.

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.

Notice is hereby given that Letters Testamentary have been granted to Jenny A. Cooney, Executrix of the **ESTATE OF PHILLIPINA R. VERRASTRO, a/k/a PHILLIPINA VERRASTRO**, late of Moscow, PA, who died July 4, 2026. 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 LORRAINE J. YUDISKAS, AKA LORRAINE J. BRAZ, NUMBER 35-2026-854. Deceased, Late of Scranton, Lackawanna County, PA: Died July 5, 2026. Notice is hereby given that Letters Testamentary have been granted in to make payments, and those having claims or demands are to present the same without delay to Lisa T. Conley, 2895 Fairfield Union Ave., Lancaster, OH 43130.

Change of Name

In the Court of Common Pleas, Lackawanna County, Pennsylvania, Civil Division: In Re: In the Matter of the Petition of **Jean Marie Finkler** for Change of Name to **Jean Marie Hamilton**. Notice is hereby given that on August 17, 2026, the Petition for Change of Name was filed in the above Court, requesting an Order to change Petitioner's name to Jean Marie Hamilton. The Court has fixed the 30th day of October, 2026, at 1:30 p.m. in Courtroom A at the Lackawanna County Government Center located at 123 Wyoming Avenue in Scranton, PA 18503 as the time and place for the hearing of said petition for name change, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

LACKAWANNA JURIST

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Jesus D. Molina Ortiz

Plaintiff,

vs.

Wanda L. Rosario

Defendant

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

: CIVIL ACTION—
: LAW IN DIVORCE

: 2026_{FC} 41111

NOTICE TO DEFEND AND CLAIM RIGHTS

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

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

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

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

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

LACKAWANNA JURIST

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Joseph F. Reyes-Gonzalez

Plaintiff,

vs.

Maria A. Martinez-Jauridez

Defendant

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

: CIVIL ACTION—
: LAW IN DIVORCE

: 26 FC 41114

NOTICE TO DEFEND AND CLAIM RIGHTS

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

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

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

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

LACKAWANNA JURIST
ACTION TO QUIET TITLE

NOTICE IS HEREBY GIVEN TO BROWN LAND COMPANY its successors and Assigns and all other persons claiming by, through from and under, any of them and all other persons whatsoever

You are hereby notified that on August 10, 2026 OMP Real Estate LLC has commenced and action to Quiet Title in the Court of Common Pleas of Lackawanna numbered to 26-5634.

In this action the Plaintiff has claimed that it is the owners in fee simple absolute of the premises described herein, and that her ownership is free and clear of any claims by the above individuals.

The real estate to which the Plaintiff claims ownership is described as follows:

BEING PART OF ALL that certain lot, piece or parcel of land situate in the Borough of Blakely, in the County of Lackawanna and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a corner on the southerly side of the Carbondale and Providence Plank Road, now Main Street, on the line of lands belonging to Hillside Coal and Iron Company, South (76) degrees east along said Plank Road, sixteen and two tenth (16.2) perches, thence South twelve (12) degrees west fifty-five and one tenth (55.1) perches to a corner of lands of the James Mott Estate, thence running a distance of ten (10) feet from the west side of the old church building: thence north forty five and three quarters (45 ¾) degrees west forty and sixth tenth (40.6) perches to a corner of Therin Ferris, thence north forty and one fourth (40.1/4) degrees east thirty eight and six tenth (38.6) perches to the place of beginning. Containing 7 acres, one hundred and five perches.

TAX MAP No. 10320-020-02402

NOTICE

YOU HAVE BEEN SUED IN COURT, IF YOU WISH TO DEFEND AGAINST THE CLAIMS SET FORTH, ACTION WITH IN TWENTY (20) DAYS AFTER THIS COMPLAINT AND NOTICE ARE SERVED. BY ENTERING WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILING IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. YOU ARE WARNED THAT IF YOU FAIL TO DO SO THE CASE MAY BE ENTERED AGAINST YOU BY THE COURT WITHOUT FURTHER NOTICE FOR ANY MONEY CLAIMED IN THE COMPLAINT OR FOR ANY OTHER CLAIM OR RELIEF REQUESTED BY THE PLAINTIFFS. YOU MAY LOSE MONEY OR PROPERTY OR TO OTHER RIGHTS IMPORTANT TO YOU.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE GO TO THE TELEPHONE AND CALL 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

North Penn Legal Services
33 North Main Street, Suite 200
Pittston, Pa 18640
Telephone: 570-299-4100
(877) 953-4250 (toll free)

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

LACKAWANNA JURIST

Court of Common Pleas - Lackawanna County - No. 22-CV-5074 - Civil Action - Mortgage Foreclosure - U.S. Bank Trust National Association, not in its Individual Capacity but solely as Owner Trustee for RCAF Acquisition Trust, Plaintiff vs. Unknown Heirs, Successors, Assigns, and all Persons, Claiming Right, Title and Interest From or Under Lou Ann Naughton, Deceased, Defendant(s) To: Unknown Heirs, Successors, Assigns, and all Persons, Claiming Right, Title and Interest From or Under Lou Ann Naughton, Deceased, Defendant(s) - Notice of Sheriff's Sale of Real Estate - THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY. Your house (real estate) at 410 S. Washington St., Taylor, PA 18517 is scheduled to be sold at the Sheriff's Sale on 10/9/26 at 10:00 A.M. at Lackawanna County Courthouse, 200 N. Washington Ave., Scranton, PA to enforce the Court Judgment of \$106,334.78 obtained by Plaintiff (the mortgagee) against you. If the Sale is postponed, the property will be relisted for Sale. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3. NOTICE OF OWNER'S RIGHTS YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE To prevent this Sheriff's Sale, you must take immediate action: 1. The sale will be cancelled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call 484.575.2201. 2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause. 3. You may also be able to stop the sale through other legal proceedings. You may need an atty. to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an atty.). YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE. 4. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 484.575.2201. 5. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property. 6. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 570.825.1773. 7. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the Property as if the sale never happened. 8. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you. 9. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within 30 days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the Schedule of Distribution is filed. 10. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP. Lawyer Referral Service Lackawanna County Bar Assn., 233 Penn Ave., Scranton, PA 18503, 570.969.9161. IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale. Queen N. Stewart, Atty. for Plaintiff, PINCUS & TARAB, PLLC, Five Greentree Centre, 525 Rte. 73 N, #309 Marlton, NJ 08053, 516.699.8902(p)/516.299.6990(f) QStewart@pincuslaw.com