

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, JANUARY 30, 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 filed to No. 2025-04890, PENNYMAC LOAN SERVICES, LLC vs. KATHLEEN A. MILLS Solely in her capacity as heir at-law to Michael L. Mills, Deceased, owner(s) of property situate in City of Dickson, Lackawanna County, PA.

Being: 1730 Bloom Avenue, Scranton, PA 18508

Assessment Map#: 13407-030-023

Assessed Value Figure: \$67,000.00

Improvements thereon: A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$73,620.71

ALL the following pieces or parcels of land situate, lying and being in the City of Scranton, County of Lackawanna and State of PA.

SALE 2

By virtue of a Writ of Execution filed to No. 20CV1387, PNC BANK, NATIONAL ASSOCIATION vs. LINDA L. MURRAY and DENNIS W. MURRAY, owner(s) of property situate in Township of Jefferson, Lackawanna County, PA.

Being: 1031 Forest Road, Jefferson Township, PA 18436

Assessment Map #: 1390301000189

Assessed Value Figure: \$19,000.00

Improvements thereon: A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$203,805.96

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

SALE 3

By virtue of Writ of Execution No. 25CV4392, U.S. Bank Trust National Association, as Trustee of BKPL-EG Series N Trust v Michael J. Choyka and Anna M. Choyka.

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

Commonly known as: 1010 Center Street, Throop, PA 18512

Parcel#: 12517040082

Judgment Amount: \$48,730.52

Attorneys for the Plaintiff:

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212) 471-5100

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

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SALE 4

By virtue of Writ of Execution No. 2025CV4391, Athene Annuity and Life Company v. 610 Crown LLC. Property to be sold is situated in the City of Scranton, County of Lackawanna and Commonwealth of PA. Commonly known as: 610 Crown Avenue, Scranton, PA 18505

Parcel #: 15620070029

Judgment Amount: \$157,893.06

Timothy A. Cinno, Esq. (326340)

FRIEDMAN VARTOLO LLP

Attorneys for Plaintiff

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(T) (212) 471-5100

(F) (212) 471-5150

SALE 5

By virtue of Writ of Execution No. 24CV4158, US Bank Trust National Association as Trustee for LB-Ranch Series V Trust v JAMES CICCHILLO, INDIVIDUALLY AND AS EXECUTOR OF THE ESTATE OF MARY THERESE CICCHILLO, DECEASED.

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

Commonly known as: 723 River Street, Scranton, PA 18505

Parcel#: 15668030030

Judgment Amount: \$112,214.71

Attorneys for the Plaintiff:

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212) 471-5100

By: Danielle Johnson, Esq. (334703)

SALE 6

By virtue of Writ of Execution No. 24CV2428, U.S. Bank Trust National Association, as Trustee of the LB-IGLOO Series VI Trust v Habbert Cheeks, III A/K/A Habbert L. Cheeks, III. Property to be sold is situated in the Township of Thornhurst, County of Lackawanna and Commonwealth of PA.

Commonly known as: 138 Country Club Drive, Gouldsboro, PA 18424

Parcel#: 24500-010-01802

Judgment Amount: \$132,084.94

Attorneys for the Plaintiff:

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212) 471-5100

By: Danielle Johnson, Esq. (334703)

SALE 7

By virtue of Writ of Execution No. 25CV3205, Athene Annuity and Life Company v 809 Monroe LLC.

Property to be sold is situated in the Ninth Ward of the City of Scranton, County of Lackawanna and Commonwealth of PA. Commonly known as: 809 Monroe Avenue, Scranton, PA 18510

Parcel#: 14670-010-049

Judgment Amount: \$398,627.61

Attorneys for the Plaintiff:

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212) 471-5100

By: Nicole Francese, Esq. (332253)

SALE 8

By virtue of Writ of Execution No. 25CV3385, Athene Annuity and Life Company v 1319 Irving LLC.

Property to be sold is situated in the City of Scranton, County of Lackawanna and Commonwealth of PA. Commonly known as: 1319 South Irving Avenue, Scranton, PA 18505.

Parcel#: 16712010005

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Judgment Amount: \$232,342.41
Attorneys for the Plaintiff:
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100
By: Nicole Francese, Esq. (332253)

SALE 9

By virtue of Writ of Execution No. 25CV1960, Athene Annuity and Life Company v 818 Myrtle LLC. Property to be sold is situated in the Ninth Ward of the City of Scranton, County of Lackawanna and Commonwealth of PA. Commonly known as: 818 Myrtle Street, Scranton, PA 18510.
Parcel#: 14670010036
Judgment Amount: \$179,093.20
Attorneys for the Plaintiff:
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100
By: Danielle Johnson, Esq. (334703)

SALE 10

All that certain piece or parcel or Tract of land situate in the City of Scranton, Lackawanna County, PA, and being known as 125 South Webster Avenue, Scranton, PA 18505.
TAX MAP AND PARCEL #: 15660030048
THE IMPROVEMENTS THEREON ARE: Residential Dwelling
REAL DEBT: \$16,445.48
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Brian S. Evans
McCabe, Weisberg & Conway, LLC
1420 Walnut Street, Suite 1501
Philadelphia, PA 19102

SALE 11

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
A Florida professional limited liability company
ATTORNEYS FOR PLAINTIFF
133 GAITHER DRIVE, SUITE F
MT. LAUREL, NJ 08054
855-225-6906
U.S. BANK TRUST NATIONAL COURT OF COMMON PLEAS OF ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST , Plaintiff V. 644 ELM ST. LLC, Defendant(s).
NO.: 2024-07397
ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE CITY OF SCRANTON, LACKAWANNA COUNTY, PA: BEING KNOWN AS: 613 WILLOW ST, SCRANTON, PA 18505.
BEING PARCEL#: 15620030023
DIMENSIONS: 40 X 162
TOTAL VALUE: \$12,650
IMPROVEMENTS: RESIDENTIAL PROPERTY
By: Queen Stewart, Esq, PA ID No. 328662
Attorney for Plaintiff

SALE 12

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
A Florida professional limited liability company
ATTORNEYS FOR PLAINTIFF
133 GAITHER DRIVE, SUITE F
MT. LAUREL, NJ 08054
855-225-6906
US BANK TRUST NATIONAL COURT OF COMMON PLEAS OF ASSOCIATION, NOT IN ITS

LACKAWANNA JURIST

INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, Plaintiff V. SADIE ANN O'DAY A/K/A SADIE O'DAY, Defendant(s).

NO.: 2025-05753

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TWENTY-FIRST (21ST) WARD OF THE CITY OF SCRANTON, LACKAWANNA COUNTY, PENNSYLVANIA: BEING KNOWN AS: 828 N BROMLEY AVE SCRANTON, PA 18504.

BEING PARCEL#: 14507030045

DIMENSIONS: 40X128X41X136

TOTAL VALUE: \$12,000

IMPROVEMENTS: RESIDENTIAL PROPERTY

By: Queen Stewart, Esq, PA ID No. 328662

Attorney for Plaintiff

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

855-225-6906

U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, Plaintiff V. WILLIAM D. CLARK; MARGARET CLARK, Defendant(s).

NO.: 2024-09040

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE CITY OF CARBONDALE, LACKAWANNA COUNTY, PA: BEING KNOWN AS: 94 PARK ST CARBONDALE, PA 18407.

BEING PARCEL#: 05505070024

IMPROVEMENTS: RESIDENTIAL PROPERTY

By: Queen Stewart, Esq, PA ID No. 328662

Attorney for Plaintiff

SALE 14

By virtue of a Writ of Execution filed to No. 25-CV-4232, M&T BANK VS. HELEN D LOGAN, owner(s) of property situate in West Abington Township, Lackawanna County, PA.

Being: 531 Lower Mill City Road, Dalton, PA 18414

Assessment Map #: 0780201000602

Assessed Value Figure: \$14,000.00

Improvements thereon: A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$125,688.19

ALL THAT CERTAIN piece or parcel of land situate in the Township of West Abington, County of Lackawanna and Commonwealth of PA.

SALE 15

By virtue of Writ of Execution No. 25CV1735, U.S. Bank Trust National Association, as Trustee for LB-Ranch Series V Trust v. 1211 Pittston LLC, F/K/A 1828 Pittston LLC.

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

Commonly known as: 1828 Pittston Avenue, Scranton, PA 18505

Parcel#: 1671004004201

Judgment Amount: \$222,742.81

Attorneys for the Plaintiff:

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212) 471-5100

By: Danielle Johnson, Esq. (334703)

SALE 16

By virtue of a Writ of Execution filed to No. 2025-CV-2850, Daniel Carson and Sara Elizabeth Carson, owners

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of property situate in the Borough of Jessup, Lackawanna County, PA: being 221 Bridge Street, Jessup, PA 18434.

Property ID#: 10417-030-034

Assessed Value Figure: \$5,000.00

Improvements Thereon: Residential Property

Attorney: Jill M. Fein, Esq, Hill Wallack, LLP

Sheriff to Collect: \$183,571.21 plus interest at the per diem rate of \$28.31

ALL the following described lot of land, situate in the Borough of Jessup, County of Lackawanna and State of PA, being known as the rear eighty-five (85) feet of Lot No. Twenty-two (22) on J.W. Peck's Plot of Lots.

THE PREMISES hereby conveyed being fifty (50) feet in front on the Southwesterly side of an alley which alley is parallel with and one hundred fifty (150) feet Northeasterly from Bridge Street, the same width in the rear or Northeast line of lands now or formerly of Joseph L. McLane, et. ux., eighty-five (85) feet in depth along the Southeast line of Lot No. Twenty-one (21) and eighty-five (85) feet in depth along the Northwest line of Lot No. Twenty-three (23).

BEING PIN#. 10417-030-034.

BEING the same premises which Roswitha C. Nogan by Deed dated 03/18/2024 and recorded 03/19/2024 in the Office of the Recorder of Deeds in and for the County of Lackawanna in Instrument #202403725, granted and conveyed unto Daniel C. Carson and Sara Elizabeth Carson, husband and wife.

SALE 17

By virtue of a Writ of Execution filed to No. 2025-04680, MidFirst Bank (Plaintiff) V. Paul T. Oustrich, Jr; Kelly Lawless-Oustrich (Defendant(s), owner(s) of property situate in Borough of Old Forge, Lackawanna County, PA: being 216 McClure Avenue, Old Forge, PA 18518.

5,625 sq ft

Property ID #: 17605060010

Assessed Value Figure: \$16,000.00.

Improvements thereon: single family dwelling

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

Connor and Katherine M. Wolf

Sheriff to collect: \$112,683.19

SALE 18

By virtue of a Writ of Execution No. 2025-04038, GUILD MORTGAGE COMPANY LLC V. MARGARET TEJADA; RAMONCITO TEJADA-BORROME, owner(s) of property situate in the CITY OF SCRANTON, LACKAWANNA County, PA, being 727 FELLOWS STREET, SCRANTON, PA 18504.

Tax ID #. 15610030002 aka 15610 030 002

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$111,030.37

Attorneys for Plaintiff

Brock & Scott, PLLC

SALE 19

By virtue of a Writ of Execution filed to No. 2024-07454, The Bank of New York Mellon, formerly known as The Bank of New York, not in its individual capacity but solely as Trustee on behalf of the holders of the CIT Mortgage Loan Trust, 2007-1 Asset-Backed Certificates, Series 2007-1 v. Robert P. Parks, III and Robyn Smith Defendants/owners of property situate in the City of Jermyn, Lackawanna, PA being 316 Delaware Street, Jermyn, PA 18433.

Property ID#: 07417-050-004

Assessed Value figure: \$0.00

Improvements thereon: Residential Real Estate

Attorney: Kenya Bates, Esq.

Sheriff to collect: \$79,694.26

SALE 20

By virtue of a Writ of Execution No. 25-CV-5181, SWBC MORTGAGE CORPORATION v. MICHAEL RUSSELL JAMES A/K/A MICHAEL R. JAMES, owner(s) of property situate in the BOROUGH OF OLYPHANT, LACKAWANNA County, PA, being 424 WILLOW AVE, OLYPHANT, PA 18447.

Tax ID No. 11407010027

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Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$189,000.97
Attorneys for Plaintiff
Brock & Scott, PLLC

SALE 21

All that certain piece or parcel or Tract of land situate in the Township of Carbondale, Lackawanna County, Pennsylvania, and being known as 129 School Street, Childs, PA 18407.
TAX MAP AND PARCEL #:06406030031
THE IMPROVEMENTS THEREON ARE: Residential Dwelling
REAL DEBT: \$167,741.99
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Terrence R. Moody
McCabe, Weisberg & Conway, LLC
1420 Walnut Street, Suite 1501
Philadelphia, PA 19102

SALE 22

By virtue of a Writ of Execution No. 2025-04292, ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. V DALE CARNRIKE, owner(s) of property situate in the CITY OF CARBONDALE, LACKAWANNA County, PA, being 136 WYOMING AVENUE A/K/A 136 S WYOMING STREET, CARBONDALE, PA 18407.
Tax ID#: 05505050010 AKA 055.05-050-010
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$36,186.24
Attorneys for Plaintiff
Brock & Scott, PLLC

SALE 23

By virtue of a Writ of Execution filed to No. 2025-03127, Citigroup Mortgage Loan Trust 2024-RP1 v. Christopher M. Jordan Defendants/owners of property situate in the City of Jermyn, Lackawanna, PA, being 103 Lackawanna Street, Jermyn, PA 18433.
Property ID#: 0732006000700
Assessed Value figure: \$0.00
Improvements thereon: Residential Real Estate
Attorney: Caroline P. Aprahamian, Esq.
Sheriff to collect: \$124,610.12

SALE 24

By virtue of a Writ of Execution filed to No. 2025-02690, Citibank, N.A., as trustee for CMLTI Asset Trust v. Paula A. Thompson and Richard C. Thompson Jr Defendants/owners of property situate in the City of Clarks Summit, Lackawanna, PA, being 1714 Falls Rd, A/K/A 1715 Falls Rd, Clarks Summit, PA 18411.
Property ID#: 10903-010-00201
Assessed Value figure: \$0.00
Improvements thereon: Residential Real Estate
Attorney: Steven P. Kelly, Esq.
Sheriff to collect: \$103,827.85

SALE 25

By virtue of a Writ of Execution filed to No. 2024-CV-6313, 340 BROOK LLC , owners of property situate in the Borough of Taylor Lackawanna County, Pennsylvania being 840 Brooks Street, Scranton, PA 18505.
Property ID#: 167. 12-010-024.01.
Assessed Value Figure: \$6,400.00
Improvements Thereon: Residential Property
Attorney: Jill M. Fein, Esq, Hill Wallack, LLP
Sheriff to collect: \$135,084.89 plus interest at the per diem rate of \$66.22
THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE CITY OF SCRANTON, COUNTY OF LACKAWANNA, AND COMMONWEALTH OF PENNSYLVANIA, TO WIT:
BEING one-half of Lot Number Twenty-two (22) in Square or Block Number Forty-six (46) upon streets called

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and known as the South-westerly corner of Brook Street and Crown Avenue upon the Town Plot of the City of Scranton, intended to be duly registered and recorded, said front part of said Lot Number Twenty-two (22) being forty (40) feet in front on Crown Avenue, Forty (40) in rear and One hundred forty (140) feet in depth, with the privilege of using Ten (10) feet in front of the front line of said lot on Crown Avenue and Ten (10) feet on the side of said lot Brook Street, for yard, porch, piazza, bay window, shrubbery and cellar way, but for no other purpose. It is the purpose of this deed to convey to the Grantee herein a forty (40) foot by seventy (70) foot lot fronting on Brook Street for seventy (70) feet and being forty (40) feet deep and adjoining a similar sized lot at the corner of Brook Street and Crown Avenue presently owned by the Grantee herein.

SALE 26

By virtue of a Writ of Execution filed to No. 25CEV3908, LAKEVIEW LOAN SERVICING, LLC VS. ERIC C. STROH, owner(s) of property situate in Carbondale City, Lackawanna County, PA, being: 29 Gilbert Street, Carbondale, PA 18407

Assessment Map#: 04514020070

Assessed Value Figure: \$8370.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$94,425.45

ALL THE SURFACE OR RIGHT AT SOIL OF THAT LOT AT LAND IN BIRKETT'S SECOND ADDITION TO THE CITY OF CARBONDALE, PA.

SALE 27

By virtue of Writ of Execution No. 25CV3384, Athene Annuity and Life Company v. 423 RIVER ST LLC. Property to be sold is situated in the First Ward of the City of Scranton, County of Lackawanna and Commonwealth of PA.

Commonly known as: 2089 North Main Avenue, Scranton, PA 18508

Parcel#: 13505040046

Judgment Amount: \$429,859.28

Attorneys for the Plaintiff:

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212) 471-5100

By: Danielle Johnson, Esq. (334703)

SALE 28

By virtue of Writ of Execution No. 2024-02192, NewRez LLC d/b/a Shellpoint Mortgage Servicing v Jennifer J. Benfante, Known Heir of Mary M. Kimble, Deceased; Francis J. Jezorwski, Known Heir of Mary M. Kimble, Deceased; Unknown Heirs Successors Assigns, and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Mary M. Kimble, Deceased.

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

Commonly known as: 1421 Division Street, Scranton, PA 18504

Parcel #: 14517020028

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

Judgment Amount: \$78,706.09

Attorneys for the Plaintiff:

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212) 471-5100

By: Nicole Francese (332253)

SALE 29

By virtue of a Writ of Execution filed to No. 2023-01318, LAKEVIEW LOAN SERVICING, LLC vs. JOANNE CAINES and MICHAEL CAINES, owner(s) of property situate in BOROUGH OF OLYPHANT, Lackawanna County, PA, being 604 Elm Street, Olyphant, PA 18447.

Assessment Map#: 1141406000102

Assessed Value Figure: \$21,000.00

Improvements thereon: A Residential Dwelling

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Attorney: KML Law Group, P.C.

Sheriff to collect: \$108,269.26

BEGINNING at a point South Forty degrees Forty-five minutes East (S. 40° 45' E.) Eighty (80) feet from an iron pin corner, said corner being at the point of intersection between the Southerly side of Beech Street with the Easterly side of Elm Street; thence North Forty-nine degrees Fifteen minutes East (N. 49° 15' E.) One Hundred Twenty-two feet to an iron pin corner; said corner being on the dividing line between Lots 7, 8, 14 and 13 of Mellow-DeMatteo Development; thence South Forty degrees Forty-five minutes East (S. 40° 45' E.) 124.5 feet to a point being the middle of Lot 15; thence along the middle of Lot 15, South Forty-nine degrees Fifteen minutes West (N. 40° 45' W.) 124.5 feet to the place of beginning.

SALE 30

By virtue of Writ of Execution No. 2024-08437, U.S. Bank Trust National Association, not in its individual capacity, but solely as Delaware Trustee for Determination Mortgage Trust v. 801 Webster LLC.

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

Commonly known as: 801 S Webster Avenue, Scranton, PA 18505.

Parcel#: 15620040010

Judgment Amount:\$556,083.49

Attorneys for the Plaintiff:

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212) 471-5100

By: Robert Flacco, Esq. (325024)

SALE 31

By virtue of Writ of Execution in Case Number: 2019-05730, U.S. Bank National Association, not in its individual capacity but solely as trustee for RMTP Trust, Series 2021 Cottage-TT-V (Plaintiff) vs. Andrew J. Edwards and Renee L. Zimmerman (Defendants). Owners of the property situate in the First Ward of the City of Scranton, Lackawanna County, PA, being 2113 North Main Street, Scranton, PA 18508

Dimensions of Parcel: 58 X 87

Property ID# 13505070006

Assessed Value Figure: \$15,500.00

Improvements thereon: Residential Dwelling

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

298 Wissahickon Avenue, North Wales, PA 19454

Sheriff to Collect: \$144,411.81 plus costs, expenses, attorneys' fees and additional interest.

SALE 32

By virtue of a Writ of Execution filed to No. _____, Poney Express, LLC, assignee of Peoples Security Bank and Trust Company vs. Leo Dobrinski aka Leo J. Dobrinski, owner(s) of property situate in South Abington Township, Lackawanna County, PA, being 1110 Edella, Clarks Summit, PA 18411.

5.9A bldg. & land

Property ID#: 08103 040 013

Assessed Value figure: \$50,530

Improvements thereon: Commercial building

Attorney: John J. Martin, Esq

Sheriff to collect: \$291,487.06

SALE 33

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

A Florida professional limited liability company

ATTORNEYS FOR PLAINTIFF

133 GAITHER DRIVE, SUITE F

MT. LAUREL, NJ 08054

855-225-6906

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR NRPL 2023-RPL1 TRUST, LACKAWANNA COUNTY, Plaintiff v. REGINA T. PRUSSACK A/K/A REGINA PRUSSACK, Defendant(s).

NO.: 2025-04907

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ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP OF GREENFIELD, LACKAWANNA COUNTY, PA:
BEING KNOWN AS: 1896 GREENFIELD RD A/K/A 1900 GREENFIELD RD JERMYN, PA 18433.
BEING PARCEL#: 04204010003
IMPROVEMENTS: RESIDENTIAL PROPERTY
By: Queen Stewart, Esq, PA ID No. 328662
Attorney for Plaintiff

SALE 34

By virtue of a Writ of Execution filed to No. 25CV3606, U.S. Bank Trust Company, National Association, as Trustee, as successor-in-interest to U.S. Bank National Association, as trustee, in trust for the holders of MLMI Trust 2002-AFC1 Asset-Backed Certificates, Series 2002-AFC1 vs. Ellen Piercy, owner(s) of property situated in Village of Simpson, Fell Township Lackawanna County, PA, being 31 Midland Street, Carbondale, PA 18407.
Assessment Map#: 03515010043
Assessed Value figure: \$103,420.00
Improvement thereon: a residential dwelling
Attorney: Samantha Gable, Esq.
Sheriff to Collect: \$27,622.92

SALE 35

By virtue of a Writ of Execution filed to No. 2024-06318, FAIRPORT ASSET MANAGEMENT, LLC, owner(s) of property situate in City of Scranton, Lackawanna County, PA, being 520 ½ Pleasant Avenue, Scranton, PA 18504.
Property ID#: 14515 01 0022
Assessed Value Figure: Land Value \$1,100
Improvement Value \$3,200
TOTAL: \$4,300
Improvements thereon: single family residential dwelling
Attorney: Kimberly A. Bonner, Esq
Sheriff to collect: \$ 71,765.80

SALE 36

By virtue of a Writ of Execution No. 2020-51283, Riverside School District vs. Richaed Guzzy and Danyelle Guzzy, owner(s) of property situate in Moosic, Lackawanna County, PA, being: 203 Main Street.
60x150
Property ID#: 18412-010-008
Assessed Value Figure: \$6,000.00
Attorney: Portnoff Law Associates, Ltd., (866) 211-9466
Sheriff to Collect: \$5,231.85

SALE 37

By virtue of a Writ of Execution No. 2020-51026, Carbondale Area School District vs. Jennifer Carachilo, owner(s) of property situate in Fell Township, Lackawanna County, PA, being 35-37 Reservoir Street.
50x125
Property ID#: 03519-040-03 1
Assessed Value Figure: \$6,000.00
Attorney: Portnoff Law Associates, Ltd., (866) 211-9466
Sheriff to Collect: \$4,986.08

SALE 38

By virtue of a Writ of Execution No. 2023-50797, Carbondale Area School District vs. Joshua J. Rodney, owner(s) of property situate in Fell Township, Lackawanna County, PA, being 454 Delaware Street.
7.70A
Property ID#: 02503-010-010
Assessed Value Figure: \$25,000.00
Improvements thereon: Commercial
Attorney: Portnoff Law Associates, Ltd.
(866) 211-9466

LACKAWANNA JURIST

Sheriff to Collect: \$8,532.21

SALE 39

By virtue of a Writ of Execution No. 2020-52011, Carbondale Area School District vs. Bond Cadwell, owner(s) of property situate in Carbondale, Lackawanna County, PA, being 165 S. Main Street.

62x94x43x58x66

Property ID#: 05509-030-008

Assessed Value Figure: \$9,500.00

Attorney: Portnoff Law Associates, Ltd.

(866) 211-9466

Sheriff to Collect: \$6,263.42

SALE 40

By virtue of a Writ of Execution No. 2021-50078, North Pocono School District vs. Gary Louis Marinangeli and Melissa Marinangeli, owner(s) of property situate in Moscow, Lackawanna County, PA, being 423 Green Street.

108x200

Property ID#: 19811-010-006

Assessed Value Figure: \$13,000.00

Attorney: Portnoff Law Associates, Ltd.

(866) 211-9466

Sheriff to Collect: \$6,681.20

SALE 41

By virtue of a Writ of Execution No. 2025-05447, ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. 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#. 12513050006 A/K/A 125.13-050-006

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$90,497.33

Attorneys for Plaintiff

Brock & Scott, PLLC

SALE 42

By virtue of a Writ of Execution filed to No. 23 CV 3916, CITIZENS BANK, N.A. S/B/M TO CITIZENS BANK OF PENNSYLVANIA v. Daniel! Gilligan and Amber Gilligan a/k/a Amber J. Gilligan, owner(s) of property situate in 1st Ward, City of Carbondale, Lackawanna County, PA, being 196 Fallbrook Street, Carbondale, PA 18407.

Size of Lot 6,050 sq ft

Property ID#: 04412-020-018

Assessed Value figure: \$6,800.00

Improvements thereon: Residential property.

Attorney: Law Office of Gregory Javardian, LLC

Sheriff to collect: \$116,395.39

SALE 43

By virtue of a Writ of Execution No. 22-4767, loanDepot.com, LLC v. Terri Balint, in her capacity as Administratrix and Heir of the Estate of Kenneth S. Havir a/k/a Kenneth Havir, Deceased and Unknown Heirs, Successors, Assigns, and all Persons, Firms, or Associations Claiming Right, Title or Interest from or under Kenneth S. Havir a/k/a Kenneth Havir, Deceased, owner(s) of property situate in the City of Scranton, Lackawanna County, PA, being 1017 Ash Street, Scranton, PA 18510.

Parcel No. 14618010007

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$87,489.69

Attorneys for Plaintiff

Orlans Law Group PLLC

LACKAWANNA JURIST

SALE 44

By virtue of a Writ of Execution No. 24CV9156, Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as trustee for IBIS Holdings V Trust v. 409 Prospect, LLC, owner(s) of property situate in the City of Scranton, Lackawanna County, PA, being 409 Prospect Avenue, Scranton, PA 18505.

Parcel#: 15668010007

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$202,953.88

Attorneys for Plaintiff

Orlans Law Group PLLC

SALE 45

By virtue of a Writ of Execution No. 24CV8072, AmeriHome Mortgage Company, LLC v. Bernie Stephen Mullen, owner(s) of property situate in the Borough of Jessup, Lackawanna County, PA, being 136 Hill Street, Jessup, PA 18434.

Parcel#: 10418-020-061

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$124,583.35

Attorneys for Plaintiff

Orlans Law Group PLLC

SALE 46

By virtue of a Writ of Execution filed to No. 2025-02953, Rocket Mortgage, LLC f/k/a Quicken Loans, LLC v. Alexander Karangis Defendants/owners of property situate in the City of Scranton, Lackawanna, PA, being 621 River St, Scranton, PA 18505-1372.

Property ID#: 15668020018

Assessed Value figure: \$0.00

Improvements thereon: Residential Real Estate

Attorney: Steven P. Kelly, Esq (308573)

Sheriff to collect: \$201,053.74

SALE 47

BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY GCAP HOLDINGS LLC, NO. (CASE #) 25-CV-2786.

IMPROVEMENTS THEREON CONSIST OF: Commercial Building w/Apartments

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Butters Investments LLC

ASSESSMENT MAP# 15615-010-048, ASSESSED VALUE: LAND: 5,950.00, BUILDING: 18,050.00

TOTAL: 24,000.00

SALE 48

BY VIRTUE OF A WRIT OF EXECUTION, filed to Docket No. 2022-CV-4755, Fairport Asset Management, LLC, successor in interest to Peoples Security Bank & Trust Company, now by further assignment, Fairport Asset Management REO 2, LLC Vv. Mark D. Semkew and The United States of America. Mark D. Semkew, is the owner of those certain premises situate in the 3 Ward of the Borough of Blakely, Lackawanna County, Commonwealth of PA.

ALSO all that certain lot, piece or parcel of land situate, lying and being in the Third Ward of Blakely, County of Lackawanna and Commonwealth of PA,

Being a street address of: 330 Virginia Avenue, L48, Peckville, PA 18452

Assessment Map/Parcel/Plate#: 10409 030 002

Instrument#: 201110684

Assessed Value Figure: \$10,000.00

Improvements Thereon: Improved 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: \$42,588.06 (plus accrued interest, attorney's fees, and costs)

LACKAWANNA JURIST

SALE 49

By virtue of a Writ of Execution filed to No. 2024-09229, Citigroup Mortgage Loan Trust 2022-RP1 by U.S. Bank Trust National Association not in its Individual Capacity but solely as Owner Trustee, Plaintiff, v. Bruce Biancarelli, in his capacity as Heir to Pauline Biancarelli, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Pauline Biancarelli, Deceased, Defendants, Pauline Biancarelli, owner of the property situated in Jessup Borough, Lackawanna County, PA being 914 Martin Drive, Jessup, PA 18434.

9,720 Square Feet, building and land

Assessment Map#: 11503040005

Assessed Value figure: \$279,580.00

Improvement thereon: A residential dwelling

Attorney: Robert P. Wendt, Esq.,

PA Bar ID No. 89150

Sheriff to collect: \$121,831.27

SALE 50

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

A Florida professional limited liability company

ATTORNEYS FOR PLAINTIFF

133 GAITHER DRIVE, SUITE F

MT. LAUREL, NJ 08054

855-225-6906

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, v. ERIC PICCOTTI; MARGARET PICCOTTI.

NO.: 2025-03253

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE CITY OF SCRANTON, LACKAWANNA COUNTY, PA.

BEING KNOWN AS: 714 TAYLOR AVENUE SCRANTON, PA 18510.

BEING PARCEL#: 15706010012

IMPROVEMENTS: RESIDENTIAL PROPERTY

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

Attorney for Plaintiff

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 **MARCH 2, 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

OCTOBER 27, 2025

LACKAWANNA JURIST

ESTATE

First Notice

ESTATE OF KEITH ROBERT AYERS, Deceased, Late of Lackawanna County, PA. Letters of Testamentary on the above Estate having been granted to the Executor, **Vickie Marie Ayers**, 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 Executor, 22 E Grant St, New Castle, PA 16101-2279.

ESTATE OF EDWARD P. FITZGERALD, late of Scranton, Pennsylvania (died February 21, 2025). Notice is hereby given that Letters of Administration for the Estate of Edward P. Fitzgerald have been issued to Timothy Michael Fitzgerald, Administrator of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to the Administrator at 3403 N. Wellington Place, Spokane, WA 99205 or to Kris E. Fendrock, Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Biden Street, Suite 200, Scranton, PA 18503.

Notice is hereby given that Letters Administration have been granted in the **ESTATE OF PAUL R. HART**, deceased, late of Scranton, Lackawanna County, Pennsylvania who died June 1, 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 Denise Dragon, Administratrix of the Estate, or to Donald P. Dolan, Esquire, Attorney for the Estate, 436 Jefferson Avenue, Scranton, PA 18510.

ESTATE OF THOMAS T JORDAN, NUMBER 35-2025-1518. Deceased, late of Scranton, Lackawanna County, PA; died August 23, 2025. Notice is hereby given that letters of administration have been granted in above referenced Estate. All persons indebted to the Estate are required to make payments, and those having claims or demands are to present the same without delay to Peter B. Jordan, 2104 N. Washington Avenue, Scranton, PA 18509.

ANTHONY J. KUBILUS, late of Scranton, Lackawanna County, Pennsylvania, who died March 9, 2025, 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 Kenneth Kubilus, Executor, c/o Attorney Scott Lynett, The Law Office of Scott Lynett, 237 Penn Avenue, Scranton, Pennsylvania 18503.

BRIAN MICHAEL MOORE, late of Madison Township, Lackawanna County, Pennsylvania, who died November 30, 2025, Letters of Administration in the above Estate having been granted, all persons having claims or demands against the Estate of the decedent shall make them known, and present them, and all persons indebted to said decedent shall make payment thereof without delay to Robert Joseph Trosky III, Administrator, c/o Attorney Scott Lynett, The Law Office of Scott Lynett, 237 Penn Avenue, Scranton, Pennsylvania 18503.

ESTATE OF HUGO MORI, late of Waverly Township, Pennsylvania (died November 20, 2025). Notice is hereby given that Letters Testamentary for the Estate of Hugo Mori have been issued to Maria Mori Brooks and Eugenia Mori McCauley, Executors 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 Executors at 938 Field Club Road, Pittsburgh, PA 15238 or to Robert T. Kelly, Jr., Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Biden Street, Suite 200, Scranton, PA 18503.

ESTATE OF MICHAEL J. MUSHENO, late of the City of Scranton, died November 19, 225. Letters of Administration granted to Michael E. Musheno, 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 Executor name.

ESTATE OF STEPHEN JOHN SHAY a/k/a STEPHEN SHAY, late of Madison Township, Lackawanna County, PA (November 16, 2025). Notice is hereby given that Letters Testamentary on the above Estate have been granted to Donna Cox. 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, P.O. Box 396, Gouldsboro, PA 18424.

Estate of IRENE SHIMKUS, late of Clarks Summit, Lackawanna County, Pennsylvania (died December 4, 2025). Notice is hereby given that Letters of Testamentary for the Estate have been issued to FRANK S. SHIMKUS, Executor of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to the EXECUTOR, or to John J. McGovern, Jr., Attorney for the Estate, 321 Biden Street - Suite 201, Scranton, PA 18503.

Second Notice

THE ESTATE OF CURTIS F. FRATAMICO, JR., a/k/a CURTIS FRATAMICO, late of the City of Scranton, County of Lackawanna, Commonwealth of Pennsylvania (died October 29, 2025.) Notice is hereby given that Letters Testamentary have been granted in the above Estate to Renee Williams, Executrix. 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 Renee Williams, 2 Fieldstone Lane, Dalton, PA 18414.

ESTATE DOROTHY BORKOWSKI, late of the City of Scranton died 9/23/2025. Letters of Testamentary granted to Mary Jane Cerminaro, 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.

LACKAWANNA JURIST

Estate of **CAROL F. BOYLE**, late of Peckville, Lackawanna County, Pennsylvania 18452, who died on October 22, 2025. Letters Testamentary have been granted to Christine Lasewicz. All persons indebted to the Estate are required to make payment and those having claims or demands to present the same without delay to John J. Warring, Attorney for the Estate, c/o O'Malley & Perry, P.C., 224 Wyoming Avenue, Suite 200, Scranton, Pennsylvania 18503.

ESTATE OF BARRY R. BRACK a/k/a BARRY E. BRACK, late of the City of Scranton, died October 12, 2025. Letters of Administration granted to Brian Brack, 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 Administrators name.

ESTATE OF ROSE CONRAD a/k/a ROSE MARIE CONRAD, late of Scranton, Lackawanna County, PA (died June 15, 2024), Letters Testamentary were granted to Jaclyn Honeycutt. Creditors present claims and debtors make payment to the Executrix or to Kim A. Giombetti, Esq., The GAR Building, 305 Linden Street, Scranton, PA 18503, Attorney for the Estate.

ESTATE OF PATRICIA A. EPLER, Deceased, late of 702 Adele Dr., Peckville, PA 18452, (Died November 19, 2025) Lisa Kelly, Executrix; Dante A. Cancelli, Esquire, Suite 260, 125 North Washington Ave., Scranton, Pennsylvania 18503, Attorney.

Letters of Administration have been granted in the **ESTATE OF DEBORAH A. GADZIALA a/k/a DEBORAH GADZIALA a/k/a DEBI GADZIALA a/k/a DEBORAH TURINO**, late of the Township of Covington, County of Lackawanna, to Mary F. Mulligan, Administratrix. All persons indebted to the Estate are to make payment to the Estate in care of James J. Powell, III, Esquire, Powell Zero Mundy, 527 Linden Street, Scranton, PA 18503.

ESTATE OF DOMENIC J. GIACOBBE, JR. a/k/a DOMENIC GIACOBBE, late of Dunmore, 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 payments thereof without delay to: Domenic J. Giacobbe, III, Personal Representative, c/o Geff Blake, Esq., BLAKE & WALSH, LLC, 436 Jefferson Avenue, Scranton, Pennsylvania 18510, Attorney for the Estate.

ESTATE OF JOSEPH LABONICH, late of the Borough of Dickson City, Lackawanna County, Pennsylvania, (died, November 25, 2025). Letters Testamentary were granted to Joseph Kofira. 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 **JOHN M. ROGAN, JR.**, late of Jessup, Pennsylvania, (died June 21, 2021). Letters Testamentary have been granted to Debora Ann E. Rogan, Executrix of the Estate, who requests all persons having claims or demands against the Estate of the Decedent to make them known the same, and all persons indebted to the Decedent to make payments without delay to the Executrix named herein or to the attorney for the Estate at: Edwin A. Abrahamson, Jr., 255 E. Grove St., 2nd Fl., Clarks Summit, PA 18411.

ESTATE OF WALTER R. ROSIECKI, JR., late of Jefferson Township, Pennsylvania (Died October 20, 2025). Letters of Administration have been granted to Mr. Walter C. Rosiecki, Administrator. All persons having claims against the Estate of 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.

Notice is hereby given that Letters Testamentary have been issued to Jean F. Thompson, Executrix of the **ESTATE OF WILLIAM E. THOMPSON, JR.**, Deceased, who died on May 3, 2021, late of Scranton, 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.

ESTATE OF JOSEPH ZUPON, late of the City of Scranton, died 01/16/2024, Letters of Administration granted to Karen Zupon, 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 Executor name.

Third Notice

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF MARIE A. CALPIN**, Deceased, 2500 Adams Avenue, Scranton, Lackawanna County, Pennsylvania 18509, who died on November 2, 2025. 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 Executrix, Elaine Perry, or Michael N. Krisa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447.

Estate of **RICHARD M. GRONSKI**, late of Throop, Lackawanna County, Pennsylvania (died October 08, 2024). Notice is hereby given that Letters Administrative for the Estate have been issued to Ronald J. Gronski, and Christopher Gronski, Administrators 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 ADMINISTRATORS, or to John J. McGovern, Jr., Attorney for the Estate, 321 Biden Street - Suite 201, Scranton, PA 18503.

LACKAWANNA JURIST

ESTATE OF MAUDE HEIM-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, P.O. Box 256, Tafton, Pennsylvania 18464 and counsel for the Estate, Nancy M. Barrasse, Esquire, 24 Adams Avenue, Scranton, Pennsylvania 18503.

ESTATE OF ALBERT M. LIBERATORE, SR., Late of Scranton, Pennsylvania (Died September 25, 2025). Letters Testamentary having been granted to Ann Marie Kizer, all persons having claims against the Estate or indebted to the Estate shall make payment or present claims to Matthew P. Barrett, Esquire, 345 Wyoming Avenue, Suite 215 Scranton, PA 18503.

Estate of **DOROTHY MADAY** (died November 22, 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 Executrix, Daria Jeanne Cunningham, or Richard A. Fanucci, Attorney for the Estate, 1711 Main Street, Blakely, PA 18447.

ESTATE OF ANTHONY A. MCNULTY, deceased, late of South Abington Township, Lackawanna County, Pennsylvania, (died August 11, 2006). Letters Testamentary having been granted, creditors shall make demand and debtors shall make payment to Terrance Brendan McNulty, 80 Beech Hill Dr., Newark, DE, 19711 or Stephen J. Evers, Esq., 213 R. North State Street, Clarks Summit, PA, 18411.

PALMINA M. OLIVERI, late of Carbondale, Lackawanna County, Pennsylvania, who died September 12, 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 K. Alexias Oliveri, Executor, c/o Attorney Scott Lynett, The Law Office of Scott Lynett, 237 Penn Avenue, Scranton, Pennsylvania 18503.

ESTATE OF ANNE MARIE STULGIS, Late of Scranton, Pennsylvania (Died October 26, 2025). Letters of Administration having been granted to James T. Stulgis, all persons having claims against the Estate or indebted to the Estate shall make payment or present claims to Matthew P. Barrett, Esquire, 345 Wyoming Avenue, Suite 215 Scranton, PA 18503.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in **THE ESTATE OF JOSEPH J. TRENTLY**, Deceased, 138 S. Main Street Apt. 2, Archbald, Lackawanna County, Pennsylvania 18403, who died on November 9, 2025. All persons indebted to the Estate are requested to make payment and those having claims or demands are to present the same, without delay, to the Executor Robert J. Trently, or Michael N. Krisa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF MARTIN R. VAIL, a/k/a MARTIN VAIL**, Deceased, 164 Sandy Banks Road, Greenfield Township, Lackawanna County, Pennsylvania 18407, who died on April 4, 2025. All persons indebted to the Estate are requested to make payment and those having claims or demands are to present same, without delay to the Executrix, Ida M. Vail, or Michael N. Krisa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447.

Change of Name

In the Court of Common Pleas, Lackawanna County, Pennsylvania, Civil Division: In Re: In the Matter of the Petition of Nancy Ann LaRoza for Change of Name to Nancy LaRoza O'Neill. Notice is hereby given that on December 31, 2025, the Petition for Change of Name was filed in the above Court, requesting an Order to change Petitioner's name to Nancy LaRoza O'Neill. The Court has fixed the 20th day of February, 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

PATRICK WALSH, ESQUIRE
in his capacity as Successor Trustee of the
Agreement of Trust dated February 1, 1980

Plaintiff

vs.

BARBARA A. RINALDI, in her capacity as Personal
Representative of the Estate of Anthony J. Rinaldi,

MADELYN RINALDI, in her capacity as
Personal Representative of the Estate of Clement J.
Rinaldi,

RAYMOND C. RINALDI, II, in his capacity as Personal
Representative of the Estate of Raymond C. Rinaldi

and ALL UNKNOWN PERSONS, HEIRS,
SUCCESSORS, AND/OR ASSIGNS, CLAIMING
ANY LEGAL OR EQUITABLE RIGHT, TITLE, OR
INTEREST IN THE PROPERTY ADVERSE TO
PLAINTIFF'S TITLE AS SUCCESSOR TRUSTEE
UNDER THE TRUST AGREEMENT

Defendants

IN THE COURT OF COMMON PLEAS
OF LACKAWANNA COUNTY

CIVIL DIVISION- LAW

ACTION TO QUIET TITLE

DOCKET NO: 25-CV- 10360

NOTICE
NOTICE TO PLEAD

TO: Defendants

You are hereby notified that an Action in Quiet Title has been commenced with the Court of Common Pleas of Lackawanna County, Civil Division No. 25-CV-10360 as to the above number, averring that Plaintiff is the lawful owner in fee simple of the Property, free and clear of all adverse claims, liens, or encumbrances asserted by Defendants. Plaintiff requests that a Decree permanently barring and enjoining Defendants, and all persons claiming by, through, or under them, from asserting any right, title, estate, lien, or interest in or to the Property adverse to Plaintiff and entering a Decree quieting title to the Property in favor of Plaintiff

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, 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.

Northeastern Pennsylvania Legal Services
33 N. Main Street, Suite 200
Pittston, PA 18640
Telephone (570) 299-4100

Patrick A. Walsh, Esquire
Law Office of Patrick A. Walsh, LLC
261 E. Grove Street
Clarks Green, PA 18411
Phone: 570-903-1684
Attorney for Plaintiff/Plaintiff