

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

JUDICIAL OPINION

CASE NAME AND NUMBER: Jefferson Township Board of Supervisors v. Hyland, **2023 WL** (Lacka. Co. 2025)

DATE OF DECISION: December 9, 2025

JUDGE: Terrence R. Nealon

ATTORNEYS INVOLVED: Anthony J. Magnotta, Esquire, *Counsel for Plaintiff*
Ford T. Hyland, *Self-Represented*

SUMMARY OF OPINION:

A township board of supervisors filed a petition and motion seeking to compel a property owner to vacate his dilapidated, unsafe, unsanitary, and uninhabitable property pursuant to the township's dangerous building ordinance, and to be granted authorization to demolish the hazardous structure and to clear the surrounding land in accordance with that ordinance. The board also sought to have defendant adjudged in indirect criminal contempt for his volitional and repeated violations with wrongful intent of the 2023 stipulated court order requiring him to remedy and repair that property. Although defendant continued to inhabit that property in violation of the stipulated court order, and was duly served at that site with notice of the scheduled hearing, he declined to attend the evidentiary hearing or to oppose the township's requests.

The credible evidence established that defendant's residence and property constituted "dangerous buildings" and "public nuisances" under the ordinance, and that they first must be vacated as "dangerous to the health, safety, or general welfare of its occupants" and thereafter demolished since they "cannot be reasonably repaired" per the ordinance. In addition, the board proved beyond a reasonable doubt that defendant was guilty of indirect criminal contempt of the stipulated order of June 1, 2023, and as a summary punishment, a fine of \$25,000.00 was imposed upon defendant. Therefore, defendant was ordered to vacate the subject property within the next 10 days so that the township could demolish and clear it 30 days thereafter, and to further pay the township the sum of \$25,000.00 as a fine for his indirect criminal contempt. Any costs incurred by the township in demolishing and clearing defendant's property were to be asserted as a municipal lien against that property.

LACKAWANNA JURIST

ESTATE

Second Notice

First Notice

Estate of **GIRARD J. ALBRECHT**, late of Scranton, Lackawanna County, Pennsylvania (died December 7, 2025). Notice is hereby given that Letters Testamentary for the Estate have been issued to Joanne A. Keppley, Executrix of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to the Executrix or to John J. McGovern, Jr., Attorney for the Estate, 321 Biden Street - Suite 201, Scranton, PA 18503.

Estate of **NANCY C. BARRETT**, late of Dunmore, Pennsylvania (died October 29, 2025). Notice is hereby given that Letters Testamentary for the Estate of Nancy C. Barrett have been issued to Laurie C. Barrett-Valunas, Executrix of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to the Executrix at 1721 Madison Avenue, Dunmore, PA 18509 or to Robert T. Kelly, Jr., Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Biden Street, Suite 200, Scranton, PA 18503.

Notice is hereby given that Letters Testamentary have been granted in the **ESTATE OF MARY A. FRYER** late of Carbondale, Lackawanna County, Commonwealth of Pennsylvania (died September 21, 2025). All persons indebted to the Estate are requested to make payments and all those having claims or demands are to present the same, without delay to Mary Louise O'Hara, Executrix of the Estate or Sean P. McGraw, Esquire, Attorney for the Estate, 41 N. Main Street, 4th Floor, Carbondale, PA 18407.

NOTICE IS HEREBY GIVEN that Letters of Administration in the **ESTATE OF MARY A. PAONE, a/k/a MARY PAONE**, late of the Borough of Archbald, Lackawanna County, Pennsylvania, who died on December 3, 2015, were issued to David Solomon, on December 18, 2025. 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, (570) 826-1115.

Estate of **IRENE SHEBAUGH** (died August 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 Executor, John Shebaugh, Jr., or Richard A. Fanucci, Attorney for the Estate, 1711 Main Street, Blakely, PA 18447.

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.

LACKAWANNA JURIST

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.

Third 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.

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. EPPLER, 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.

LACKAWANNA JURIST

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.

Change of Name

In the Court of Common Pleas, Lackawanna County, Pennsylvania, Civil Division: In Re: In the Matter of the Petition of Lucas Riley Notarianni-Durante for Change of Name to Lucas Riley Notarianni. Notice is hereby given that on January 8th, 2026 the Petition for Change of Name was filed in the above Court, requesting an Order to change Petitioner's name to Lucas Riley Notarianni. 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.

Articles of Incorporation

Joyce Perih Consulting, P.C. has been incorporated under the provisions of Chapter 29 of the Pennsylvania Business Corporation law of 1988 as a [Professional Corporation](#), as amended. Tellie & Coleman, P.C., 310 E. Drinker St., Dunmore, PA 18512.

LACKAWANNA JURIST

TO: Nicole Fife, Defendant

RE: Lackawanna County Civil Action 2025-CV-8248
Forum Towers Condominium Association, Plaintiff vs. Nicole Fife, Defendant

Complaint has been filed to the above number and term in response to your Rule to file a Complaint in appeal from Magisterial Judgment in favor of the Plaintiff against yourself. You are hereby served under Court Order for service by publication with this publication bilaterally in The Scranton Times / Times-Tribune and the Lackawanna Jurist. Service date for the commencement of the period of time to plead to the Complaint will be the date of the last publication.

You are placed of notice in conformity with the Rules of Civil Procedure of both the Commonwealth of Pennsylvania and Lackawanna County.

NOTICE

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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Lawyer Referral Services
Lackawanna Bar Association
233 Penn Avenue
Scranton, PA 18503
Phone: (570) 969-9600

North Penn Legal Services
33 N. Main Street, Suite 200
Pittston, PA 18640
Phone: (570) 299-4100

A copy of the Complaint can be secured from the Clerk of Judicial Records of Lackawanna County in person or through the public access of the Clerk.

This advertisement has been approved by the Court to effectuate service upon you.

Brigid E. Carey, Esquire
Attorney for Plaintiff

LACKAWANNA JURIST

Estate of Marion T. Kman by her
Administratrix Nancy Ann Kman-Gerfin
329 Stone Road
Kingsley, PA 18826

IN THE COURT OF COMMON PLEAS
OF LACKAWANNA COUNTY

Plaintiff

vs.

CIVIL DIVISION - LAW
ACTION TO QUIET TITLE

NO. 20 25-CV-9896

Estate of Andrew Kman, Stanley Kman, deceased, son of the Andrew Kman; Michael Kman, deceased son of Stanley Kman and grandchild of the Andrew Kman; Kristin Elizabeth Ziebal, Michael Kman Beradelli, Kelsey S. Kman, Ashley Marie Kman, Nicole Taylor Kman, great grandchildren of the Andrew Kman, by above Michael Kman, deceased; John Kman, deceased son of father Stanley Kman and grandchild of the Andrew Kman; Teri Kman, Christine Kman, Nancy Kman-Gerfin (appearing individually) and Laura Horvath, great grandchildren of the Andrew Kman by above John Kman, deceased; Stanley Kman, deceased child of father, Stanley Kman and grandchild of the Andrew Kman; Stanley Kman, great grandchild of the Andrew Kman, by above Stanley Kman, grandchild of Stanley Kman, also deceased who in turn is child of deceased Stanley Kman, son of the Andrew Kman; Sally O'Keefe and Ellen Van Dyke, the latter great grandchildren of the Andrew Kman by deceased Stanley Kman, grandchild of the Andrew Kman; Andrew Kman, deceased grandchild of the Andrew Kman and son of the deceased Stanley Kman (son of the Andrew Kman); Andrew Kman and Candice Kman Malinowski, great grandchildren of the Andrew Kman by above Andrew Kman, deceased; Bernard A. Kman, deceased son of the Andrew Kman and Gerilyn Durnin, Meribeth Durnin, Richard Cheplick and Kenneth Cheplick, each and all of these being the great grandchildren of the Andrew Kman, and children respectively of Louis Kman and Antoinette Kman Cheplick who are grandchildren of deceased Bernard A. Kman; Anthony Kman, deceased son of the Andrew Kman, no known heirs other than siblings, the children of the Andrew Kman and the issue of those siblings of the Andrew Kman; Joseph Kman, deceased son of Andrew Kman, no known heirs other than siblings, the children of the Andrew Kman and the issue of the siblings of the Andrew Kman; Stephen Kman, deceased son of the Andrew Kman and Stephen Kman grandson of the Andrew Kman, Celia Finn, granddaughter of the Andrew Kman, and Kim Sellers, granddaughter of the Andrew Kman by the deceased Stephen Kman, and Lulu Elisabeth Kman, now deceased / widow daughter-in-law of the Andrew Kman; Chris Cole, great grandchild of the Andrew Kman by his mother, Phyllis Spadene Cole, daughter of the above deceased Stephen Kman and granddaughter of the Andrew Kman; Wendi Lipford, Alvin Gipson, April Reaver and Doug Kman, all great grandchildren of the Andrew Kman through their grandfather, Stephen Kman and their deceased father, Frank Kman, grandchild of the Andrew Kman; Walter Kman, deceased son of the Andrew Kman; Joan Newman and Gloria J. Kman, grandchildren of the Andrew Kman by their deceased father, Walter Kman; Sigmund a/k/a Zigmund Kman, deceased son of the Andrew Kman, Audrey Kman, widow of Sigmund a/k/a Zigmund as well Stephen Kman, son of deceased child, Walter Kman and grandchild of the Andrew Kman; Stella (Sally) Kman Okolovitch, deceased daughter of the Andrew Kman; Constance Brereton and John Okolovitch, both grandchildren of the Andrew Kman by their deceased mother, the

above Stella/Sally Kman Okolovitch; Cecelia Kman Woloch, deceased daughter of the Andrew Kman; Dennis Woloch and Kathleen Otis, grandchildren of the Andrew Kman by their deceased mother, the above Cecelia Kman Woloch; Helen Kman Mellow, deceased daughter of the Andrew Kman; and Ellen Bradbury, Barbara Roodvoets and Marilyn Brananite, granddaughters of the Andrew Kman by their deceased mother, Helen Kman Mellow, as to each and all, their heirs, successors and assigns as best known, as best identified in the caption herein and in the pleading below, as well as those who may be unknown but with claim and/or interest as heirs, estates, administrators, executors, successors and assigns or persons who may claim by, through or under Andrew Kman, father, grandfather, great-grandfather and his children now all deceased and their children and their children's children

Defendants

LACKAWANNA JURIST

LEGAL ADVERTISEMENT ACTION TO QUIET TITLE

TO EACH AND ALL OF THE ABOVE NAMED DEFENDANTS: TAKE NOTICE that on December 19, 2025, an Order of Publication was signed by the Honorable Motion Judge of the Court of Common Pleas of Lackawanna County directing service of this action be by publication upon each and all of the Defendants as recited in the Complaint, pursuant to PA Rule of Civil Procedure. The subject of the Action to Quiet Title is Property in Dickson City, Lackawanna County, Pennsylvania, to wit:

ALL that certain lot, piece or parcel of land situate in the Borough of Dickson City, County of Lackawanna and State of Pennsylvania bounded and described as follows: Commencing at a point on grantors; thence in a Southeasterly direction a distance of One Hundred Thirteen and Five Tenths (113.5) feet to a point in the said division line; thence in a southeasterly direction along other lands of the said grantors, being the land about to be sold to Resta Taylor, Thirty Six (36) feet to a point along an alley dedicated for public use; thence in a southwesterly direction along the said alley, One Hundred Seventeen (117) feet to a point on Pancoast Street; and thence along Pancoast Street in a Southwesterly direction Thirty Three (33) feet to the point or place of beginning.

The Plaintiff is the owner of the subject property by adverse possession that has been continuous, notorious, open, hostile and exclusive during her lifetime and continued by her estate with no other party or person seeking or exercising possession, presence, custody or control of the subject property as described in the Complaint.

The Action to Quiet Title Order seeks relief that the Court declare the Defendants and its heirs, personal representatives, successors, assigns and any other party, person or entity who may claim by, through or under each and all of the Defendants, known and unknown, forever barred from asserting any right, title, interest, fee or estate in and to the above described property inconsistent with that of the Plaintiff and thereby divesting each and all of the Defendants, their heirs, personal representatives, successors and assigns and any party or person who may claim by, through or under them, whether they are known or unknown to the Plaintiff from fee simple and vesting the fee simple good and marketable title in the Plaintiff exclusively.

The Defendants are to file a responsive pleading to the above Complaint filed in this action within twenty (20) days from date of last publication of the newspaper of general circulation of Lackawanna County and the legal journal of Lackawanna County.

Further, Notice to Defend is recited in and attached to the Complaint filed in the Clerk of Judicial Records and incorporated by reference herein.

Service by this publication is of the same effect as if personal service was made by the Lackawanna County Sheriff upon each and all of the Defendants.

Attorney for Plaintiff

Edwin A. Abrahamson Esq

“NOTICE TO LEGATEES”

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

The following accounts have been filed and may be examined in the Office of the Register of Wills and Clerk of Orphans’ Court. If you desire to object, the same may be accomplished by filing that objection in writing with the Clerk of Orphans’ Court **on or before Monday, the 9th day of February 2026**

The accounts will be filed by the clerk, with the Court for adjudication and confirmation on Tuesday, **the 10th day of February 2026**. Distribution may be ordered or authorized without further notice if no objections are filed prior to that date.

35 2023 244
Anthony Sanko
Deceased

First and Final Account
Karen J. Thompson Executrix
Anthony G. Ross, Esquire

35 2006 1132
John J. Page
Trust

First and Final Account
Nottingham Trust, Division of Community Bank N.A.
Jenna Kraycer Tuzze, Esquire