

LACKAWANNA JURIST

BY VIRTUE OF CERTAIN WRITS OF EXECUTION ISSUED OUT OF THE COURTS OF COMMON PLEAS OF LACKAWANNA COUNTY, THE SHERIFF WILL EXPOSE AT PUBLIC SALE, BY VENUE OR OUTCRY, ALL THE RIGHT, TITLE AND INTEREST OF THE DESCRIBED LOTS, PIECES OR PARCELS OF LAND TO THE HIGHEST AND BEST BIDDER FOR CASH OR CERTIFIED FUNDS (SUBJECT TO PAYMENT OF ANY UNPAID TAXES) AT THE COURTHOUSE IN THE CITY OF SCRANTON, COUNTY OF LACKAWANNA, AND STATE OF PENNSYLVANIA, ON **FRIDAY, NOVEMBER 6, 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. 664-Civil-2026 - NBT Bank, NA, successor-in-interest to Pennstar Bank, a division of NBT Bank, NA vs. Michael P. Cron, Executor of the Estate of Sandra K. Cron, a/k/a, Sandra Cron, owner of property situate in the City of Scranton, Lackawanna County, Pennsylvania, being: 1813 Ash Street. Scranton, PA 18510.

60 X 66

Assessed Map#: 15707-010-009

Assessed Value figure: \$109,000

Improvements thereon: Residential Dwelling

Attorney: Nicholas D. Gregory, Esq

Sheriff to collect: \$35,485.77

SALE 2

By virtue of a Writ of Execution filed to No. 00280-Civil-2026 NBT Bank, N.A., Successor-in-Interest to Pennstar Bank, a division of NBT Bank, N.A. vs. Philip B. Jewell, owner of property situate in Roaring Brook Town bjp, Lackawanna County, Pennsylvania, being: 501 Blue Shutters Road, Roaring Brook Township, PA 18444.

250 X 140 X 250 X 137

Assessed Map#: 18901-030-018

Assessed Value figure: \$167,640.00

Improvements thereon: Residential Dwelling

Attorney: Nicholas D. Gregory, Esq

Sheriff to collect: \$109,452.66

SALE 3

By virtue of a Writ of Execution filed to No. 2026-01798, CitiMortgage, Inc. v. Owen A. Baillie Defendants/owners of property situate in the City of Scranton, Lackawanna, PA being 1319 Olive Street, Scranton, PA 18510-1824.

Front: Depth:

Property ID#: 157.05-030-024

Assessed Value figure: \$0.00

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Improvements thereon: Residential Real Estate

Attorney: Steven P. Kelly, Esq (308573) Matthew Fleck, Esq (330498)

Jessica N. Manis, Esq (318705) Matthew C. Fallings, Esq (326896) Daniel P. Jones, Esq (321876) Caroline P. Helton, Esq (329932)

Sheriff to collect: \$70,945.36

SALE 4

By virtue of a Writ of Execution No. 26 CV 3159, ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. vs. DAVID ZAHORSKY, owner(s) of property situate in the OLD FORGE BOROUGH, LACKAWANNA County, PA, being 125 CORCORAN STREET, OLD FORGE, PA 18518.

Tax ID#: 17512060040 A/K/A 17512-060-040 A/K/A 175.12-060-040

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$104,676.86

Attorneys for Plaintiff

Brock & Scott, PLLC

SALE 5

By virtue of a Writ of Execution filed to No. CASE # 2025-09620, First National Bank of America vs. Ana Recio, Angel Mejia Vizcaino, 515 Lenepe Ln, Old Forge, PA 18518. Ana Recio and Angel Mejia Vizcaino, owners of property situate in BOROUGH OF OLD FORGE, being 515 Lenepe Lane, Old Forge, PA 18518. 8965 sq ft

Property ID#: 17519020005

Assessed Value figure: \$320,420

Improvements thereon: Residential Dwelling

Attorney: Benjamin Hoen, Esq, PA ID# 312786

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

Sheriff to collect: \$318,342.34

SALE 6

By virtue of a Writ of Execution filed to No. 24 CV 8453, First Heritage Financial LLC vs. Holly Yvonne Bogaski, owner(s) of property situated in City of Scranton, Lackawanna County, PA, being 522 New Street, Scranton, PA 18509.

0.1361

Assessment Map#: 14661020023

Assessed Value figure: \$122,980.00

Improvement thereon:

A residential dwelling

Attorney: LOGS Legal Group LLP

SALE 7

BY VIRTUE OF A WRIT OF EXECUTION, filed to Docket No. 2026-CV-00210, The Dime Bank vs.

Robert W. Farber, as Successor Trustee of the William F. Farber Revocable Trust, et al. Robert W. Farber, As a Successor Trustee of the William F. Farber Revocable Trust u/a/d October 3, 1997, f/b/o Robert Farber, and William F. Farber, Jr., as a Successor Trustee of the William F. Farber Revocable Trust u/a/d October 3, 1997 f/b/a William F. Farber, Jr., are the owners of the property situate in the Township of Fell, County of Lackawanna, and Commonwealth of PA, more specifically known as a street address of: 317 Crystal Lake Road, Fell Township, PA 18407.

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Assessment Map/Parcel/Plate#: 01501 010 00901
Instrument#: 201820241
Assessed Value Figure: \$60,000.00
Improvements Thereon: Residential single-family home
Attorney: JAMES T. SHOEMAKER, ESQ
HOURIGAN, KLUGER & QUINN, PC
600 Third Avenue
Kingston, PA 18704 jshoemaker@hkqlaw.com
(570) 287-3000
Sheriff to collect: \$616,882.31
(plus accrued interest, attorney's fees, and costs)

SALE 8

By virtue of Writ of Execution No. 24-3643, US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST v LORRAINE RIZZI, KNOWN HEIR OF JOSEPH M. MCGOWAN, KELLY RUSSELL, KNOWN HEIR OF JOSEPH M. MCGOWAN, ANTHONY ANGELO, KNOWN HEIR OF JOSEPH M. MCGOWAN, MARK ANGELO, KNOWN HEIR OF JOSEPH M. MCGOWAN, JOHN TRENTLY, KNOWN HEIR OF JOSEPH M. MCGOWAN, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOSEPH M. MCGOWAN, DECEASED.

Docket#: 24-CV-3643

Property to be sold is situated in the Borough of Mayfield, County of Lackawanna and Commonwealth of PA. Commonly known as: 705 Hill Street, Mayfield, PA 18433.

Parcel#: 0740506000800

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

Residential Dwelling

Judgment Amount: \$92,992.30

Attorneys for the Plaintiff:

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212) 471-5100

By: Danielle Johnson, Esq. (334703)

SALE 9

By virtue of Writ of Execution No. 25-8860, TVC Funding IV, LLC vs. 644 Elm St, LLC.

Docket#: 2025-08860

Property to be sold is situated in the City of Scranton, County of Lackawanna and Commonwealth of PA. Commonly known as: 515 North Decker Court, Scranton, PA 18504.

Parcel#: 1451408003401

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

Residential Dwelling

Judgment Amount: \$82,505.27

Attorneys for the Plaintiff:

1325 Franklin Avenue

Suite 160

Garden City, NY 11530

(212) 471-5100

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By: Jacqueline McNally, Esq. (201332)

SALE 10

By virtue of Writ of Execution No. 26-253, Morgan Stanley Residential Mortgage Loan Trust 2025-NQM3 vs. Midland Simpson Rental LLC, Ireneusz J. Bednarz.

Docket#: 2026-00253

Property to be sold is situated in the City of Scranton, County of Lackawanna and Commonwealth of PA. Commonly known as: 211 Harrison Avenue Rear, Scranton, PA 18510.

Parcel#: 15754010026

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

Residential Dwelling

Judgment Amount: \$196,812.37

Attorneys for the Plaintiff:

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212) 471-5100

By: Jacqueline McNally, Esq. (201332)

SALE 11

BY VIRTUE OF A WRIT OF EXECUTION, filed to Docket No. 2024-CV-3459, Wilmington Savings Fund Society, FSB d/b/a Christina Trust, not in its individual capacity but solely in its capacity as Certificate Trustee for NNPL Trust Series 2012-1, now by assignment, Interim Capital, LLC, vs. Ted J. Kalinowski. Ted J. Kalinowski is the owner of ALL THOSE CERTAIN lots, pieces or parcels of land, situate lying and being in the Borough of Dunmore, County of Lackawanna and Commonwealth of PA, bounded and described as follows, to wit: Being a street address of: 602 E. Drinker Street, Dunmore, PA 18512.

PARCEL I: 14652 020 04701

PARCEL II: 14652 020 048

Assessed Value Figure: \$3,000.00 (Land)

Assessed Value Figure: \$10,000.00 (Land and Building)

Instrument#: 200630413

Improvements Thereon: improved real estate consisting of: Mixed use (3rd floor attic, 2nd floor apartments, bar on street level)

Attorney: JAMES T. SHOEMAKER, ESQ

HOURIGAN, KLUGER & QUINN, PC

600 Third Avenue

Kingston, PA 18704

jshoemaker@hkqlaw.com

(570) 287-3000

Sheriff to collect: \$119,572.29 (plus accrued interest, attorney's fees, and costs)

SALE 12

By virtue of a Writ of Execution filed to No. 2025-08931, Freedom Mortgage Corporation vs. Richard D. Klingel. Richard D. Klingel, owner(s) of property situate in Newton Township, Lackawanna County, PA, being 1501 Forest Acres Drive, Clarks Summit, PA.

Residential dwelling and land totaling 1.15 acres

Property ID#: 1100103000301

Assessed Value figure: \$234,180

Improvements thereon: Residential dwelling

LACKAWANNA JURIST

Attorney: McCalla Raymer Leibert Pierce, LLP c/o Dylan Chase, Esq
Sheriff to collect: \$

SALE 13

BY VIRTUE of a Writ of Execution filed to No. 26-CV-2670, PENNSYLVANIA HOUSING FINANCE AGENCY, vs. VICTORIA C. HERNANDEZ. Real Estate: 1305 BLUCHER AVENUE L-6 SCRANTON, PA 18505

Municipality: 19th Ward - City of Scranton Lackawanna County, PA

Dimensions:

See Instrument: 2024-06049

Assessment Map: 16704030018

Assessed Value: \$212,070

Improvements thereon:

A residential dwelling house

Attorney: Leon P. Haller, Esq

Purcell, Krug & Haller

Sheriff to collect: \$225,745.28 (Total amount of Judgment)*

*With costs, interest, late charges and taxes, etc. as may accrue.

SALE 14

BY VIRTUE of a Writ of Execution filed to No. 26-CV-196, PA HOUSING FINANCE AGENCY, vs. RAYMOND TINSLEY. Real Estate: 1727 BULWER STREET SCRANTON, PA 18504

Municipality: 21st Ward - City of Scranton Lackawanna County, PA

Dimensions: 40 X 112

See Instrument: 2023-17373

Assessment Map: 13418050045

Assessed Value: \$12,000

Improvements thereon:

A residential dwelling house

Attorney: Leon P. Haller, Esq

Purcell, Krug & Haller

Sheriff to collect: \$245,218.91 (Total amount of Judgment) *

*With costs, interest, late charges and taxes, etc. as may accrue.

SALE 15

Property of: LEO J. DOBRINSKI Execution No. 2025-09089

Judgment Amount: \$38,131.86

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF LEO J. DOBRINSKI, IN AND TO THE FOLLOWING DESCRIBED PROPERTY: ALL OF THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE TWP SOUTH ABINGTON, COUNTY OF LACKAWANNA AND COMMONWEALTH OF PENNSYLVANIA, HAVING ERECTED THEREON A DWELLING BEING KNOWN AND NUMBERED AS 306 SKYLINE DRIVE N., SOUTH ABINGTON, PA 18411, CONVEYED AND GRANTED FROM GEORGE DOBRINSKI, SR A/K/A GEORGE DOBRINSKI, SR. AND LEONA DOBRINSKI TO LEO J. DOBRINSKI 47961182 BY CERTAIN DATED DECEMBER 16, 2013 AND RECORDED ON DECEMBER 20, 2013 IN THE RECORDER OF DEEDS OF LACKAWANNA COUNTY AT INSTRUMENT # 2013-25967.

PARCEL#: 10004-020-021

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Improvements: Residential Structure commonly known as 306 SKYLINE DRIVE, N., SOUTH ABINGTON TWP., PA 18411.

ATTORNEY: David W. Raphael, Corporate Counsel

ADDRESS: FIRST NATIONAL BANK OF PA

626 Washington Place

25TH FLOOR

PITTSBURGH, PA 15219

PHONE: 412-465-9718

SALE 16

By virtue of a Writ of Execution No. 2024-07000, Jefferson Township Sewer Authority vs. Gregory F. Gentile Bridget Gentile. Gregory F. Gentile and Bridget Gentile, owner(s) of property situate in Jefferson Township, Lackawanna County, PA, being: 2131 Moosic Lake Road.

75 ft X 225 ft

Property ID#: 14902-030-002

Assessed Value Figure: \$326,830.00

Improvements thereon:

Attorney: Portnoff Law Assoc., Ltd.

(866) 211-9466

Sheriff to Collect: \$11,101.74

NOTICE

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

A SCHEDULE OF DISTRIBUTION OF ONLY **HIGH BID SALES** WILL BE FILED BY THE SHERIFF NOT LATER THAN **DECEMBER 6, 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

AUGUST 3, 2026

LACKAWANNA JURIST

ESTATE

First Notice

NOTICE is hereby given that Letters of Administration have been granted in the **ESTATE OF ILONA CONWAY**, late of Dunmore, Lackawanna County, PA, who died August 1, 2025. All persons indebted to said Estate are requested to make payment and those having claims to present the same, without delay to the Administrator, Michael M. Conway, Executor and his Attorney. JOSEPH KALINOWSKI, ESQUIRE, 410 JEFFERSON AVENUE SCRANTON, PA 18510.

Estate of **WILFRED L. COOMBS**, late of Taylor, Lackawanna County, Pennsylvania (died August 16, 2026). Notice is hereby given that Letters of Testamentary for the Estate have been issued to Susan G. Bloom and Robert T. Coombs, Co-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 CO-EXECUTORS, or to John J. McGovern, Jr., Attorney for the Estate, 321 Biden Street - Suite 201, Scranton, PA 18503.

ESTATE OF WILLIAM J. FETSKO, ESTATE NO.35-26-01039, Deceased, late of Scranton, Lackawanna County, PA died on June 26, 2026. Notice is hereby given that Letters of Testamentary have been granted in the above Estate. All persons indebted to said Estate are required to make payments, and those having claims or demands are to present the same without delay to the Executor Elizabeth F. Salva % Attorney James T. Mulligan, 3703 Birney Ave. Moosic, PA 18507.

Estate of **JOHN GARVEY**, late of Dunmore, Lackawanna County, Pennsylvania (died March 11, 2025). Notice is hereby given that Letters of Administration for the Estate have been issued to Shannon Garvey, Administratrix 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 ADMINISTRATRIX, or to John J. McGovern, Jr., Attorney for the Estate, 321 Biden Street - Suite 201, Scranton, PA 18503.

ESTATE OF LORI ANN HAWK, late of Carbondale, Lackawanna County, Pennsylvania (died October 24, 2025). Letters of Administration having been granted, all persons having claims or demands against estate of decedent shall make them known and present them, and all persons indebted to said decedent shall make payment thereof without delay to Edward F. Hawk, Administrator, 9 Pleasant Avenue, Carbondale, Pennsylvania 18407 or to Jenna Kraycer Tuzze, of Oliver, Price & Rhodes, LLP, Attorney for the Estate, 1212 South Abington Road, Clarks Summit, Pennsylvania 18411.

Notice is hereby given that Letters Testamentary have been granted in the **ESTATE OF JOHN MICKIEWICZ**, deceased, late of the Borough of Moosic, Lackawanna County, Pennsylvania, who died on March 14, 2026, Letters to Leon J. Mickiewicz, Administrator. All claims against the estate or indebted to the Estate should make a presentment or payment to Donald J. Frederickson, Jr., Esquire, attorney for the Estate, at 435 Main Street, Moosic, PA 18507.

ESTATE OF MARGARET MILLER a/k/a MARGARET A. MILLER, late of Madison Township, Lackawanna County, Pennsylvania, 18444 (died October 21, 2015). Letters 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 the said Decedent shall make payment, thereof, without delay, to Jennifer Schultz, Personal Representative, or to Joseph S. Toczydlowski, Jr., Esquire or the Toczydlowski Law Office, 723 N. Main Street, Archbald, PA 18403.

ESTATE OF JEANETTE A. RADZIKOWSKI, late of Dickson City, PA, who died August 7, 2026. Letters of Administration in the above estate having been granted, all persons having claims or demands against the estate of the decedent shall make them know and present them, and all persons indebted to said decedent shall make payment thereof without delay to: Carol Casacci, Administratrix, or Daniel L. Penetar, Jr., Esquire, 753 East Drinker Street, Dunmore, Pennsylvania.

Notice is hereby given that Letters Testamentary have been granted in the **ESTATE OF DEBBIE VOSBURG aka DEBBIE LYNN VOSBURG aka DEBBIE L. VOSBURG**, late of Blakely, Lackawanna County, Pennsylvania (died September 2, 2026). All persons indebted to the Estate are requested to make payment, and those having claims or demands are to present same, without delay, to Executor, Kimberly Cohick, or John J. Lawler, Jr., Attorney for the Estate, 25 North Main Street, Suite Two, Carbondale, Pennsylvania 18407.

Second Notice

ESTATE OF MARY ANN CHERKOSKI, a/k/a MARYANN CHERKOSKI, late of Scott Township, Lackawanna County, PA; died February 10, 2025; Selena Simmons, Executor; Patrick M. Rogan, Attorney for the Estate, 604 North State Street, Clarks Summit, PA 18411.

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted in the **ESTATE OF LEONARD DEMORELAND**, Deceased, late of Jefferson Township, PA, who died on August 17, 2026 to Dawn Marie Moylan. All persons having claims or demands against the Estate of the Decedent shall make them known and present them, and all persons indebted to said Decedent shall make payment thereof without delay to the Executor, Dawn Marie Moylan, or to Michael J. Krushinski, Esquire, Attorney for the Estate at 418 Main Street, Dickson City, PA 18519.

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ESTATE OF ANN MARIE DONSON, late of the Borough of Dickson City, Lackawanna County, Pennsylvania, (died, August 22, 2026). Letters Testamentary were granted to Joanne M. Pesota. 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 JAMES F. FERRARIO, JR., late of the Township of South Abington, Pennsylvania (died May 5, 2026). Notice is hereby given that Letters of Testamentary on the above Estate have been granted to Eileen Burke, Waverly, Pennsylvania. All persons indebted to the said estate are required to make payment and those having claims to present the same without delay to the Personal Representative named herein, or to Nicholas D. Tellie, Esquire, Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

ESTATE OF CONSTANCE A. FLESCH, Late of Ransom Township, Lackawanna County, Pennsylvania. Letters Testamentary on the above Estate having been granted to Darlene Logan, all persons indebted to the said Estate are requested to make payment, and those having claims to present the same without delay to her c/o Joseph Kosierowski, Esq., 400 Broad Street, Milford, Pennsylvania 18337.

JAY A. KOLLER, Dec'd. Roaring Brook Twp., Lackawanna Co., PA. DOD 8/17/26. Letters of Admin. on the above Estate have been granted to the undersigned, who request all persons having claims or demands against the estate of the decedent to make known the same and all persons indebted to the decedent to make payment without delay to Jay P. Koller & Tara Davies, Administrators, c/o Kristen L. Behrens, Esq., 1650 Market St., Ste. 1200, Phila., PA.

ESTATE OF JOSEPH F. LUBY, NUMBER 35-2026-1050, deceased, late of Scranton, PA, Lackawanna County, PA: died May 13, 2026. Notice is hereby given that Letters of Testamentary have been granted in the above Estate. All persons indebted to said Estate are required to make payments, and those having claims or demands are to present the same without delay to Carol A. Luby, 2125 Durkin Ave., Scranton, PA 18508.

ESTATE OF DAVID P. MATCHULAT, Late of the City of Covington Twp, Lackawanna County, Commonwealth of Pennsylvania, (died August 1, 2026) Co-Administrators, **JAMIE MATCHULAT, 401 O'Hara Road Springbrook Twp, PA 18444 and CINDY KANC, 782 Greenspring Road, Newville, PA 17241**, Smith & Smith Group, PLLC, Attorney for the Estate, 6870 Highland Lines Circle, Ft. Myers, Florida 33966. (570-815-5447).

ESTATE OF ROBERT MCLAINE, NUMBER 35-2026-1150. Deceased, late of Dunmore, PA, Lackawanna County, PA: died August 26, 2026. Notice is hereby given that Letters of Administration have been granted in the above Estate. All persons indebted to said Estate are required to make payments, and those having claims or demands are to present the same without delay to Shannon McClaine, 2 Kirkcaldy Drive, West Chester, PA 19382.

ESTATE OF PAULINE L. MILKO, late of Dickson City, PA, who died May 26, 2026. Letters Testamentary in the above estate having been granted, all persons having claims or demands against the estate of the decedent shall make them known and present them, and all persons indebted to said decedent shall make payment thereof without delay to: Lisa Boraske, Executrix, or Daniel L. Penetar, Jr., Esquire, 753 East Drinker Street, Dunmore, Pennsylvania.

ESTATE OF DEBRA A. MURPHY, late of Archbald, Lackawanna County, Pennsylvania, 18403 (died July 15, 2026). Letters 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 the said Decedent shall make payment thereof, without delay, to Eugene Murphy, Personal Representative, or to Joseph S. Tocsydowski, Jr., Esquire of the Tocsydowski Law Office, 723 N. Main Street, Archbald, PA 18403.

Notice is hereby given that Letters of Administration have been granted to Diane M. Murray, in the **ESTATE OF HAROLD J. MURRAY**, late Of Scranton, Pennsylvania, who died on August 3, 2026, 2026. All persons indebted to the Estate are requested to make payment and those having claims or demand are to present the same without delay to Sean P. McDonough, Esquire, 459 Wyoming Avenue, Kingston, Pennsylvania 18704.

ESTATE OF DIANE OLSON, late of Lackawanna County, Pennsylvania (died April 11, 2026). 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 Thomas J. Kern, Jr., 106 White Tail Drive, Scranton, Pennsylvania 18504 and counsel for the Estate, Nancy M. Barrasse, Esquire, 224 Adams Avenue, Scranton, Pennsylvania 18503.

ESTATE OF HELEN A. SICONOLFI, late of Dunmore, Lackawanna County, Pennsylvania, (died December 12, 2025). Notice is hereby given that Letters Testamentary for the Estate of Helen A. Siconolfi have been issued to Rocco J. Siconolfi, Executor of the Estate. All those having claims or demands against the Estate or indebtedness to the Estate shall present claims or remit payment to Rocco J. Siconolfi, c/o John J. McGee, Esquire, P.O. Box 3298, Scranton, PA 18505.

ESTATE OF THOMAS F. SNYDER, late of Scranton, Lackawanna County, Pennsylvania (died September 7, 2026). Notice is hereby given that Letters Testamentary for the Estate have been issued to Francine A. Hazelton, 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 Patrick J. Lavelle, Attorney for the Estate, 345 Wyoming Avenue, Scranton, PA 18503.

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ESTATE OF LEONARD J. ZAWACKI, late of the Borough of Dickson City, Lackawanna County, Pennsylvania, (died January 17, 2026). Notice is hereby given that Letters of Administration C.T.A. on the above Estate have been issued to Pamela Filarsky, Administratrix C.T.A. of the Estate. All persons indebted to said Estate are required to make payment and those having claims or demands to present the same without delay to the Administratrix C.T.A. or to Guy N. Valvano, Esquire, 117 W. Drinker Street, Dunmore, PA 18512, Attorney for the Estate.

Third Notice

NOTICE IS HEREBY GIVEN that Letters of Administration in **THE ESTATE OF JOSE ANGEL ARROYO A/K/A JOSE ARROYO A/K/A JOSE ARROYO SR.**, late of City of Scranton, Lackawanna County, Pennsylvania, who died on March 28, 2026, have been granted to Daisa Arroyo, Administratrix. All persons indebted to said Estate are requested to make payment and those having claims or demands are requested to present the same without delay to the Administratrix c/o Michael J. Rostolsky, Esquire, Appel Yost LLP, 33 N Duke Street, Lancaster PA 17602.

ESTATE OF ELIZABETH ANN CAWLEY, late of Scranton, Lackawanna County (died November 20, 2023). Notice is hereby given that Letters of Administration have been granted to Patrick Cawley. All persons indebted to the said Estate are required to make payment, and those having claims or demands to present the same without delay to the administratrix or to David I. Falk, Esq., attorney for the Estate, 227 Penn Avenue, Scranton, PA 18503.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted to Donna Marie Weitz, Executor of the **ESTATE OF MARGARET CHAMPINE, AKA MARGIE CHAMPINE**, deceased, who died on March 14, 2025, late of Scranton, Pennsylvania. All persons indebted to the estate are required to make payment, and those having any claims or demands are to present the same, without delay, to the Executor, Donna Marie Weitz, c/o her attorney, Carlo A. LaMonica, Esquire, LaMonica Law Firm LLC, 1252 Church Street, Moscow, PA 18444.

ESTATE OF MARIA CECILIA CORREA, late of City of Scranton, Lackawanna County, Pennsylvania (died September 18, 2026). Notice is hereby given that Letters Testamentary for the Estate have been issued to Luis Eduardo Correa and Juan Carlos Correa, Executors of the Estate. All persons indebted to the Estate are requested to make payments, and all those having claims or demands against the Estate shall present the same without delay to the EXECUTOR, 5142 Jarrett Farm Rd. Macungie, PA, 18062.

ESTATE OF ANNMARIE KELLY a/k/a ANN MARIE KELLY, ANNE MARIE KELLY, ANNEMARIE KELLY, Late of the City of Madison Twp., Lackawanna County, Commonwealth of Pennsylvania (died August 3, 2026). Administrator, SEAN P. KELLY, 225 Bear Brook Acres Dr, Madison Twp., PA 18444, Smith & Smith Group, PLLC, Attorney for the Estate, 6870 Highland Lines Circle, Ft. Myers, Florida 33966. (570-815-5447).

NOTICE IS HEREBY GIVEN that Letters of Administration were granted to David Kreig and Karl Kreig, in **THE ESTATE OF THEODORE L. KREIG, JR. A/K/A TEDDY OR TED KREIG**, late of the Borough of Moosic, Lackawanna County, Pennsylvania, who died on March 21, 2022. All persons indebted to the said Estate are required to make payment, and those having claims or demands to present the same without delay to the estate's counsel named below: Edwin A. Abrahamsen, Esquire Abrahamsen, Conaboy & Abrahamsen, P.C. 255 E. Grove St, 2nd Fl. Clarks Summit, PA 18411.

NOTICE IS HEREBY GIVEN that Letters of Administration DBN CTA have been granted in the **ESTATE OF CAROLINE ANTONETTE LUONGO A/K/A CAROLINE A. LUONGO**, deceased, who died June 30, 2025, late of Dunmore, Lackawanna County, Pennsylvania to Lauren Luongo Trichilo, Administratrix DBN CTA. 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 Administratrix of the Estate and/or her attorney. SAMUEL A. FALCONE, ESQUIRE, 900 Rutter Avenue, Suite 24, Forty Fort, PA 18704.

ESTATE OF DAVID P. MATCHULAT, Late of the City of Covington Twp, Lackawanna County, Commonwealth of Pennsylvania (died August 1, 2026) Co-Administrators, JAMIE MATCHULAT, 401 O'Hara Road Springbrook Twp, PA 18444 and CINDY KANC, 782 Greenspring Road, Newville, PA 17241, Smith & Smith Group, PLLC, Attorney for the Estate, 6870 Highland Lines Circle, Ft. Myers, Florida 33966. (570-815-5447).

ESTATE OF MARTHA MAURER, Late of Moosic, Lackawanna County, Pennsylvania. Letters Testamentary on the above Estate having been granted to Virginia Hargrove, all persons indebted to the said Estate are requested to make payment, and those having claims to present the same without delay to her c/o Joseph Kosierowski, Esq., 400 Broad Street, Milford, Pennsylvania 18337.

NOTICE is hereby given that Letters of Administration have been granted in the **ESTATE OF THOMAS J. MILES**, late of Clarks Summit, Lackawanna County, PA, who died August 16, 2026. All persons indebted to said Estate are requested to make payment and those having claims to present the same, without delay to the Administrator, CTA Kathleen M. Thomas, and her Attorney, David Cherundolo, Esquire, 410 Jefferson Avenue, Scranton, PA 18510.

Estate of HOWARD A. MYERS, SR. a/k/a HOWARD A. MYERS, late of Scranton, County of Lackawanna, and State of Pennsylvania, deceased, who died on the 8th day of December, 2025. Letters of Administration having been granted to File No. 35-26-01055, all persons having claims or demands against the Estate of the decedent shall make them known and present them, and all persons indebted to the decedent shall make payment thereof without delay to Virginia Myers, 1325 Lafayette Street, Scranton, PA 18504, or Mattes & Mattes, P.C., P.o. Box 222, Dalton, PA 18414.

LACKAWANNA JURIST

ESTATE OF GEORGE RABBETTS, late of Old Forge, Lackawanna County, Pennsylvania, 18518 (died *March 29, 2024*). Letters 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 Todd Rabbetts, Personal Representative, or to Joseph S. Toczydlowski, Jr., Esquire of the Toczydlowski Law Office, 723 N. Main Street, Archbald, PA 18403.

ESTATE OF NELENE M. RABBETTS, late of Old Forge, Lackawanna County, Pennsylvania, 18518 (died *May 16, 2026*). Letters 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 Todd Rabbetts, Personal Representative, or to Joseph S. Toczydlowski, Jr., Esquire of the Toczydlowski Law Office, 723 N. Main Street, Archbald, PA 18403.

ESTATE OF MINAXIBEN D. RAI, late of Scranton, Lackawanna County, Pennsylvania (died December 12, 2025). Notice is hereby given that Letters of Administration for the Estate have been issued to DILIPKUMAR R. RAI, 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, or to John J. McGovern, Jr., Attorney for the Estate, 321 Biden Street - Suite 201, Scranton, PA 18503.

BRIAN J. ROKITA, late of Jermyrn, Lackawanna County, Pennsylvania, who died August 1, 2026, Letters of Administration in the above Estate having been granted, all persons having claims or demands against the Estate of the decedent shall make them known, and present them, and all persons indebted to said decedent shall make payment thereof without delay to Chad Rokita, Administrator, c/o Attorney Scott Lynett, The Law Office of Scott Lynett, 237 Penn Avenue, Scranton, Pennsylvania 18503.

ESTATE OF RICHARD R. ROMAN A/K/A RICHARD ROMAN (died August 13, 2026) formerly of Throop, Pennsylvania. All persons indebted to the estate shall make payment and those having claims or demands are to present same without delay to the Administratrix, Kathleen Roman, or Richard A. Fanucci, Attorney for the Estate, 1711 Main Street, Blakely, PA 18447.

NOTICE is hereby given of the opening of **THE ESTATE OF ANN VELTRI a/k/a ANNA VELTRI**, late of 1000 Mill Street, Dunmore, Pennsylvania, 18512-3069 (died December 20, 2025). Letters of Administration were granted on September 3rd, 2026 to: William Patrick Opeil, 113 Windsor Way, Roaringbrook Township, PA 18444, as Administrator C.T.A. All persons having claims shall present them to the Administrator C.T.A. named above, and all persons indebted to the decedent shall immediately make payment to: Attorney William Patrick Opeil, 113 Windsor Way, Roaringbrook Township, PA 18444.

Change of Name

Notice is hereby given that Winny Reyes filed a Petition in the Court of Common Pleas of Lackawanna County to change the name of the minor child, W.I.B.M born in 2023, to W.I.B.R. A hearing has been scheduled for November 20, 2026, at 1:30 PM in Courtroom A of the Lackawanna County Government Center, 123 Wyoming Avenue Scranton, PA.

Fictitious Name

Notice is hereby given that **Mindy Hill**, of 409 Arthur Avenue, Scranton, PA 18510, registered the fictitious name **Yoga with Mindy** with the Pennsylvania Department of State on September 24, 2026, pursuant to the Pennsylvania Fictitious Names Act, 54 Pa.C.S. § 311. The principal place of business is located at 409 Arthur Avenue, Scranton, PA 18510. The business is owned and operated by Mindy Hill as a sole proprietorship.

LACKAWANNA JURIST

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Molly Delguercio

Plaintiff,

vs.

David Delguercio

Defendant

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

:
: CIVIL ACTION—
: LAW IN DIVORCE

:
: 2026FC _____
:

NOTICE TO DEFEND AND CLAIM RIGHTS

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

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

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

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

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

LACKAWANNA JURIST

SERVICE BY PUBLICATION

IN THE COURT OF COMMON PLEAS OF LACKAWANNA COUNTY, PENNSYLVANIA
CIVIL DIVISION
NO. 26-CV-0744

CAPITAL ONE, N.A., SUCCESSOR BY MERGER TO DISCOVER BANK
4590 E. BROAD ST
COLUMBUS, OH 43213 Plaintiff
v.

KATRINA A SONNENBERG
312 S VALLEY AVE
OLYPHANT, PA 18447 Defendant

NOTICE OF CIVIL ACTION
COMPLAINT IN CIVIL ACTION

NOTICE TO: KATRINA A SONNENBERG
312 S VALLEY AVE
OLYPHANT, PA 18447

YOU HAVE BEEN SUED IN COURT. NOTICE IS HEREBY GIVEN THAT Capital One, N.A., successor by merger to Discover bank., filed a Complaint in Civil Action against you in the Court of Common Pleas of Lackawanna County, Pennsylvania, Case No.26-CV-0744, If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

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.

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

Further inquiry can be directed to counsel for Plaintiff as follows:

Michael J Dougherty, Esq.
PA ID No. 76046
Weltman, Weinberg & Reis Co., L.P.A.
520 Walnut St, Suite 1355
Philadelphia, PA 19106
Tel. (215) 599-1500

NOTICE OF NISI CONFIRMATION

The Tax Claim Bureau of Lackawanna County, Pennsylvania, hereby gives notice that it presented a Consolidated Return of Sale to the Court of Common Pleas of Lackawanna County, Pennsylvania, on September 30, 2026, of the Upset Tax Sales of real estate for delinquent taxes held by the Bureau on September 21, 2026, pursuant to due notices required by the Real Estate Tax Sale Law of 1947, as amended. The Court confirmed this Return *nisi* on October 6, 2026. Any owner or lien creditor may file exceptions or objections to the Return within thirty (30) days after October 6, 2026. If no exceptions or objections are filed by that date, the Return will be confirmed absolutely.

Tax Claim Bureau of Lackawanna County
By: Barbara Lynady, Director