

## LACKAWANNA JURIST

### ESTATE

#### **First Notice**

**ESTATE OF JOSEPH F. CAPALONG**, late of the Borough of Dunmore, Lackawanna County, Pennsylvania, (died March 26, 2024). Notice is hereby given that Letters Testamentary on the above estate have been issued to Andrew Capalong Jr., Executor of the 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 the Executor or to Guy N. Valvano, Esquire, 117 W. Drinker Street, Dunmore, PA 18512. Attorney for the Estate

NOTICE IS HEREBY GIVEN that Letters Testamentary in the **ESTATE OF JOHN G. CARLING A/K/A JOHN G. CARLING, SR.**, late of Roaring Brook Township, Lackawanna County, Pennsylvania, have been granted to the undersigned. All persons indebted to said estate are required to make immediate payment and those having claims shall present them for settlement to: KENNETH CARLING, EXECUTOR, KEVIN R. GREBAS, Esquire, COLBERT & GREBAS, P.C., 210 Montage Mountain Road – Suite A, Moosic, PA 18507. Date of Death: December 10, 2024

**ESTATE OF CAROL A. FRITCH, A/K/A CAROL ANN FRITCH**, late of the City of Scranton, Lackawanna County, Pennsylvania (died February 25, 2025). Notice is hereby given that Letters Testamentary have been granted in the above Estate. All persons indebted to said Estate are required to make payment; and those having claims or demands are to present the same without delay to John E. Fritch, 530 North Abington Road, Clarks Green, Pennsylvania 18411 and counsel for the Estate, Nancy M. Barrassé, Esquire, 224 Adams Avenue, Scranton, Pennsylvania 18503.

**IN RE: ESTATE OF DIANE J. GRUSS**, late of Jefferson Township, Lackawanna County, PA, Date of Death: August 20, 2024, Administratrix: Stacy Griffin, Attorneys: Needle Law, P.C., 240 Penn Avenue, Scranton, PA 18503, Gregory J. Pascale, Esq., Attorney for the Estate

NOTICE IS HEREBY GIVEN that Letters Testamentary (Letters of Administration) have been granted to Lori Murray, Executrix of the **ESTATE OF RICHARD A. JONES, A/K/A RICHARD ALLEN JONES**, late of Dunmore, Lackawanna County, Pennsylvania, who died on January 9, 2025. All persons indebted to said Estate are required to make payment and those having claims to present the same without delay to the Executrix or to Joseph O. Haggerty, Jr., of Haggerty Hinton & Cosgrove, LLP, 1401 Monroe Avenue, Suite 2, Dunmore, PA 18509.

**ESTATE OF GERALDINE L. KOTSOGIANNIS**, late of the Township of Jefferson, Lackawanna County, Pennsylvania. Any person or persons having claim against or indebted to estate present same to Administrator: John M. Holick, c/o Gregory & Associates, PC, 307 Erie Street, Honesdale, PA 18431.

**ESTATE OF STANLEY MAJAIKA**, late of Benton Township, Lackawanna County, Pennsylvania (died February 10, 2025). Letters Testamentary having been granted, all persons having claims or demands against estate of decedent shall make them known and present them, and all persons indebted to said decedent shall make payment thereof without delay to Karen Rolka, Executor, 208 Brookside Road, Dalton, PA 18414, or to James J. Gillotti, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, Clarks Summit, Pennsylvania 18411.

Notice is hereby given that Letters Testamentary have been granted to Alison Boga in the **ESTATE OF BRIAN J. MILES**, late of Scranton, Pennsylvania, who died on January 18, 2025. All persons indebted to the Estate are requested to make payment and those having claims or demands are to present the same without delay to Alison Boga, Executrix, c/o John P. Finnerty, Esquire, 459 Wyoming Avenue, Kingston, Pennsylvania 18704.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF ANN MOSKALCZYK, A/K/A ANN A. MOSKALCZYK**, Deceased, 611 Clark Street, Throop, Lackawanna County, Pennsylvania 18512, who died on December 15, 2024. All persons indebted to the Estate are requested to make payment and those having claims or demands are to present same, without delay, to the Executrix, Michele Moskalczyk, or Michal N. Krisa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447. Michael N. Krisa, Esquire, KRISA & KRISA, P.C.

Notice is hereby given that Letters Testamentary have been granted to Loren F. Selznick, Executrix, of the **ESTATE OF ELAINE SELZNICK**, late of 1083 Green Holly Road, South Abington Township, PA 18411, who died on January 18, 2025. All persons indebted to the Estate are required to make payment and those having claims or demands are to present the same without delay to the Executrix, Loren F. Selznick, 404 Fairview Avenue, Clarks Summit, PA 18411.

NOTICE IS HEREBY GIVEN, that Letters of Testamentary have been issued in the **ESTATE OF PEGGY ANN SETZER** late of Moscow, Lackawanna County, P.A., Date of Death, January 18, 2025, to Betty J. Domotor, as Executrix of the Estate. All persons indebted to the said Estate are required to make payments and those having claims or demands are to present the same without delay to Betty J. Domotor, Executrix, c/o the Estate Attorney, George E. Clause, II as follows: The Estate of Peggy Ann Setzer c/o Attorney, George E. Clause, II, 972 Main Street, P.O. Box 241, Newfoundland, PA 18445, 570-676-5212, [gclause@clauselawgroup.com](mailto:gclause@clauselawgroup.com), Attorney for the Estate of Peggy Ann Setzer

**ESTATE OF STEPHEN A. STAWINSKY**, Late of the City of Scranton, Lackawanna County, Commonwealth of Pennsylvania (died January 15, 2024) Administrator, STACEY THOMAS, 1126 West Gibson St, Scranton, PA 18504, Smith & Smith Group, PLLC, Attorney for the Estate, 10491 Ben C. Pratt/6 Mile Cypress Pky., Box 256, Ft. Myers, Florida 33966. (570-815-5447)

## LACKAWANNA JURIST

**IN RE: LOIS WINTERMANTEL**, Deceased, late of City of Scranton, Lackawanna County, Pennsylvania, who died February 10, 2025. Letters of Testamentary having been granted in said Estate, all persons indebted thereto shall make payment and all creditors shall present their claims without delay to Walker & Walker, P.C., Matthew H. Walker, Esquire, Attorney for the Estate, P.O. Box 747, 364 Hamlin Highway, Hamlin, Pennsylvania 18427. Matthew H. Walker, Esquire, Walker & Walker, PC Attorney

### Second Notice

Notice is hereby given that Letters Testamentary have been granted to Alison Prisco, Administratrix, of the **ESTATE OF KENNETH BEDNARCZYK**, late of Dunmore, PA, who died on January 23, 2025. All persons indebted to the Estate are required to make payment and those having claims or demands are to present the same without delay to the Administratrix or to Raymond C. Rinaldi, II, Esquire, Rinaldi & Poveromo, P.C., P.O. Box 826, Scranton, PA 18501.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF JENNIE CAPPARELL, A/K/A JENNIE C. CAPPARELL**, Deceased, 7 Matthew Street, Scott Township, Lackawanna County, Pennsylvania 18433, who died on February 8, 2025. All persons indebted to the Estate are requested to make payment and those having claims or demands are to present same, without delay, to the Executrix, Linda Steier, or Michael N. Krisa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447. Michael N. Krisa, Esquire, Attorney for the Estate

**ESTATE OF MICHAEL CIECIORKA A/K/A MIKE CIECIORKA**, late of Scranton, 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 payment thereof without delay to: Stephen Cieciorcka, Personal Representative, c/o Geff Blake, Esq., BLAKE & WALSH, LLC, 436 Jefferson Avenue, Scranton, Pennsylvania 18510, Attorney for the Estate.

**ESTATE OF ELLEN CRAVEN A/K/A ELLEN M. CRAVEN**, late of Dunmore, Pennsylvania, Letters Testamentary 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 payment thereof without delay to: Geff Blake, Personal Representative, c/o Alexia Kita Blake, Esq., BLAKE & WALSH, LLC, 436 Jefferson Avenue, Scranton, Pennsylvania 18510, Attorney for the Estate.

**RE: THOMAS P. DEMPSEY**, late of Dunmore Borough, Pennsylvania (died February 13, 2025). Notice is hereby given that Letters Testamentary for the Estate of Thomas P. Dempsey have been issued to Kristin Dempsey O'Donnell, 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 at 1701 Monroe Avenue, Dunmore, PA 18509 or to Kris E. Fendrock, Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Biden Street, Suite 200, Scranton, PA 18503.

**ESTATE OF JAMES HOLMAN JR.**, late of Scranton, Lackawanna County, Pennsylvania (died November 16, 2024). Letters Testamentary having been granted, all persons having claims or demands against estate of decedent shall make them known and present them, and all persons indebted to said decedent shall make payment thereof without delay to Jeffrey Holman, Executor, 726 Parrott Avenue, Scranton, PA 18504, or to James J. Gillotti, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, Clarks Summit, Pennsylvania 18411.

**ESTATE OF HELEN M. MAY**, late of Scranton, Lackawanna County, Pennsylvania (died December 21, 2024). Letters Testamentary having been granted, all persons having claims or demands against estate of decedent shall make them known and present them, and all persons indebted to said decedent shall make payment thereof without delay to the Executor, John May, 904 South Jensen Road, Vestal, NY 13850, or to the attorney for the estate, John M. Price, Oliver, Price & Rhodes, LLP, 1212 South Abington Road, Clarks Summit, Pennsylvania 18411.

NOTICE IS HEREBY GIVEN that Letters Testamentary in the Estate of **ARTHUR G. MCCARTHY SR.**, late of Scranton, Lackawanna County, Pennsylvania, have been granted to the undersigned. All persons indebted to said estate are required to make immediate payment and those having claims shall present them for settlement to: **ARTHUR G. MCCARTHY JR.**, EXECUTOR, KEVIN R. GREBAS, Esquire, COLBERT & GREBAS, P.C., 210 Montage Mountain Road – Suite A, Moosic, PA 18507. Date of Death: October 27, 2024

**ESTATE OF JOHN E. MENICHELLO**, late of Jefferson Township, Lackawanna County, Pennsylvania (died February 21, 2025). Letters Testamentary having been granted, all persons having claims or demands against estate of decedent shall make them known and present them, and all persons indebted to said decedent shall make payment thereof without delay to Carole Kovalchik, Executor, 192 Old Lake Road, Jefferson Township, Pennsylvania 18436 or to Jenna Kraycer Tuzze, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, Clarks Summit, Pennsylvania 18411.

Notice is hereby given that Letters Testamentary have been granted to Raymond C. Rinaldi, II, Executor, of the **ESTATE OF RAYMOND C. RINALDI**, late of Moosic, PA, who died on January 22, 2025. All persons indebted to the Estate are required to make payment and those having claims or demands are to present the same without delay to the Executor or to Raymond C. Rinaldi, II, Esquire, Rinaldi & Poveromo, P.C., P.O. Box 826, Scranton, PA, 18501.

**ESTATE OF JOHN RITZCO A/K/A JOHN J. RITZCO**, DECEASED, late of 104 JESSUP AVE., JESSUP, PA 18434, (Died FEBRUARY 2, 2025) ANN MARIE MUNLEY, Executrix; Dante A. Cancelli, Esquire, Suite 260, 125 North Washington Ave., Scranton, PA 18503, Attorney. DANTE A. CANCELLI, ESQUIRE

NOTICE IS HEREBY GIVEN that Letters of Administration in the **ESTATE OF EUGENE M. ROONEY**, late of the City of Scranton, Lackawanna County, Pennsylvania, who died on March 10, 1988, have been granted to Kimberly R. Comandy, 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: David E. Schwager, Esquire, 183 Market Street, Suite 100, Kingston, PA 18704-5444.

## LACKAWANNA JURIST

NOTICE IS HEREBY GIVEN that Letters of Administration in the **ESTATE OF DOMINICK P. STRANIERI**, late of the City of Scranton, Lackawanna County, Pennsylvania, who died on January 8, 1983, have been granted to Linda A. Mancuso, 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: David E. Schwager, Esquire, 183 Market Street, Suite 100, Kingston, PA 18704-5444.

**RE: ESTATE OF CHARLES J. TANSITS JR.**, late of the City of Scranton, Pennsylvania, who died on January 4, 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: Christopher J. Osborne Jr., Attorney for the Estate, 201 Lackawanna Avenue, Suite 300A, Scranton, Pennsylvania 18503.

**ESTATE OF MARY P. TOPAR**, late of Scranton, Pennsylvania, died on January 18, 2025. All persons having claims against the Estate shall present same to Executor, Benjamin J. Topar, c/o Donald W. Jensen, Esquire, 538 Biden Street, Suite 730, Scranton, Pennsylvania 18503.

### Third Notice

**ESTATE OF ROBERT F. BANNON**, deceased, late of Olyphant, Lackawanna County, Pennsylvania. 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 payment and those having claims or demands are to be present the same day without delay to: Karen Caswell, 210 Edgar Street, Olyphant, PA 18447 or Joseph D. Silvaggio, Esq., Willman & Silvaggio LLP, 5500 Corporate Drive, Suite 150, Pittsburgh, PA 15237.

**ESTATE OF JOSEPH L. BRADY, JR.**, late of Springbrook Twp, Lackawanna County, PA (died March 15, 2023). 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 Kathleen A. Brady, 1044 Beech Street, PO Box 316, Moscow, PA 18444, Administrator of the Estate, or to Jane M. Carlonas, Esquire, Oliver, Price & Rhodes LLP, 1212 S. Abington Road, Clarks Summit, PA 18411.

Notice is hereby given that Letters of Administration have been granted to Annmarie Fernandez, Administratrix of the **ESTATE OF MARIE T. BARRON, A/K/A MARIE BARRON**, late of the Borough of Throop, Lackawanna County, Pennsylvania. Date of Death: January 19, 2025. Creditors are to present claims and debtors are to make payments to Annmarie Fernandez, Estate Administratrix or to P. Timothy Kelly, Esquire, Attorney for the Estate, 240 Penn Avenue, Suite 202, Scranton, PA 18503. P. Timothy Kelly, Esquire, Attorney for the Estate

**ESTATE OF DIANE M COGLISER** late of Scranton, Lackawanna County, PA (February 23, 2025). Letters Testamentary granted to CHRISTINE HERNE; all persons indebted thereto shall make payment and all creditors shall present their claims without delay to her c/o Paul Keeler, Esq., 415 S. State St., Clarks Summit, PA 18411.

**ESTATE OF MARY ANN DUCHNIK** (died January 30, 2025) formerly of Scott Township, Pennsylvania. All persons indebted to the estate shall make payment and those having claims or demands are to present same without delay to the Executrix, Kathleen A. Horan, or Richard A. Fanucci, Attorney for the Estate, 1711 Main Street, Blakely, PA 18447. RICHARD A. FANUCCI, ESQ.

**ESTATE OF CURTIS MALCOM ELDER**, late of Mayfield, PA (died 02/09/2025), Kendra L. Lynn, Executor, c/o Michael F. Bailey, Esquire, 4099 Birney Avenue, Moosic, PA 18507.

**ESTATE OF KAREN JUNE ELDER**, late of Mayfield, PA (died 12/22/2021), Kendra L. Lynn, Administrator, c/o Michael F. Bailey, Esquire, 4099 Birney Avenue, Moosic, PA 18507.

**RE: ESTATE OF GLENN J. GRESS**, late of Waverly Township, Pennsylvania (died February 13, 2025). Notice is hereby given that Letters Testamentary for the Estate of Glenn J. Gress have been issued to Natalie H. Gress, 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 120 Miller Road, Waverly Township, PA 18411 or to Robert T. Kelly, Jr., Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Biden Street, Suite 200, Scranton, PA 18503

**RE: ESTATE OF ROSE M. GRESS**, late of Waverly Township, Pennsylvania (died January 27, 2025). Notice is hereby given that Letters Testamentary for the Estate of Rose M. Gress have been issued to Keith S. Gress, 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 at 316 Carbondale Road, Waverly Township, PA 18411 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 of Administration have been granted to P. Timothy Kelly, Executor of the **ESTATE OF ALICE E. McANDREW, A/K/A ALICE McANDREW**, Deceased, late of the Borough of Archbald, Lackawanna County, Pennsylvania. Date of death: December 31, 2024. Creditors are to present claims and debtors are to make payments to P. Timothy Kelly, Executor or to P. Timothy Kelly, Esquire, Attorney for the Estate, 240 Penn Avenue, Suite 202, Scranton, PA 18503. P. Timothy Kelly, Esquire, Attorney for the Estate

**ESTATE OF TERRY M. MICCICHE**, late of the City of Scranton died 12/3/24. Letters of Testamentary granted to Nancy Ann Cortese and Donna Marie Salva, Sean 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 Executors name.

## LACKAWANNA JURIST

**ESTATE OF ELEANOR MUNLEY, AKA ELEANOR ROSE MUNLEY**, ESTATE NUMBER 35-2025-167, DECEASED, LATE OF ARCHBALD, PA LACKAWANNA COUNTY, PA: DIED JANUARY 6, 2025. NOTICE IS HEREBY GIVEN THAT LETTERS OF TESTAMENTARY HAVE BEEN GRANTED IN THE ABOVE ESTATE. ALL PERSONS INDEBTED TO SAID ESTATE ARE REQUIRED TO MAKE PAYMENTS, AND THOSE HAVING CLAIMS OR DEMANDS ARE TO PRESENT THE SAME WITHOUT DELAY TO KATHLEEN KANZLEITER, 1635 SONRISA, LOS ALAMOS, NM 87544.

Letters Testamentary have been granted in the **ESTATE OF BEVERLY PENCEK A/K/A BEVERLY ANN PENCEK A/K/A BEVERLY A. PENCEK**, late of the City of Scranton, County of Lackawanna, to Jennifer Kamla, Executrix. All persons having claims against the estate are requested to present them in writing and all persons indebted to the estate are to make payment to the estate in care of Bruce S. Zero, Esquire, Powell Zero Mundy, 527 Linden Street, Scranton, PA 18503.

**ESTATE OF PATRICIA JOANN SABIA, AKA PATRICIA J. SABIA**, ESTATE NUMBER 35-2025-230, DECEASED LATE OF THROOP, PA, LACKAWANNA COUNTY, PA: DIED DECEMBER 11, 2024. 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 GERALD L. SABIA, 136 BOULEVARD AVE., THROOP, PA 18512-3307.

NOTICE IS HEREBY GIVEN THAT Letters Testamentary have been granted in the **ESTATE OF WILLIAM P. WALSH, SR.**, Deceased, late of 2301 Cedar Avenue, City of Scranton, Pennsylvania, 18505 (died August 30, 2024), and all persons indebted to said estate are requested to make payment, and those having claims to present the sum without delay, to JUDITH A. REESEY, Executrix, c/o PAUL G. BATYKO, III, ESQUIRE, MINORA KROWIAK MUNLEY BATYKO, 700 Vine Street, 18510, Attorney for the Estate.

**ESTATE OF JOHN F. WALTER, SR.**, late of Peckville, Lackawanna County, PA (died October 29, 2023), Letters of Administration were granted to John Walter, III. Creditors present claims and debtors make payment to the Administrator or to Kim A. Giombetti, Esq., The GAR Building, 305 Linden Street, Scranton, PA 18503, Attorney for the Estate.

**ESTATE OF HELEN S. WELLER**, late of Olyphant, Lackawanna County, Pennsylvania (died January 8, 2025). Letters Testamentary having been granted, all persons having claims or demands against the Estate of decedent shall make them known and present them, and all persons indebted to said decedent shall make payment thereof without to James Eakle, Executor c/o Lawrence A.J. Spegar, Esquire, 24 Hill Street, Jessup, PA 18434.

**ESTATE OF LOUIS W. WELTZ, AKA LOUIS W. WELTZ, JR.**, ESTATE NUMBER 35-2025-139, DECEASED, LATE OF TAYLOR, PA, LACKAWANNA COUNTY, PA: DIED AUGUST 20, 2024. NOTICE IS HEREBY GIVEN THAT LETTERS OF TESTAMENTARY HAVE BEEN GRANTED IN THE ABOVE ESTATE. ALL PERSONS INDEBTED TO SAID ESTATE ARE REQUIRED O MAKE PAYMENTS, AND THOSE HAVING CLAIMS OR DEMANDS ARE TO PRESENT THE SAME WITHOUT DELAY TO JANETTE GALLAGHER, 201 SIBLEY AVE, TAYLOR, PA 18517.

**LACKAWANNA JURIST**

**IN RE: ESTATE OF WILLIAM F. FOWLER, DECEASED**  
**PETITION FOR SETTLEMENT OF A SMALL ESTATE**  
**IN ACCORDANCE WITH 20 Pa.C.S.A. § 3102**

**TO: NICHOLAS FOWLER AND DUSTIN FOWLER:**

**YOU ARE HEREBY NOTIFIED** that WLR FINANCIAL, LLC has filed a Rule to Show Cause and Petition for Settlement of the Estate of William F. Fowler, Deceased, in Accordance with 20 Pa.C.S.A. § 3102, naming you as Intestate Heirs pursuant to the Pennsylvania Intestate Succession Law, 20 Pa.C.S.A. §2102(4), in the Court of Common Pleas of Lackawanna County, Pennsylvania, Orphans' Court Division, at File No. 35-24-1093, in order seek authorization to appoint or designate an individual on the Decedent's behalf to assign Decedent's shares of certain stock to the Petitioner.

**NOTICE**

The Court has ordered service of the Petition to be made upon you by publication and you are hereby notified to plead to the said Petition by the Rule Returnable Date of May 2, 2025, with hearing, if necessary, to be held on May 18, 2025, in the ground floor Courtroom at the Lackawanna County Court of Common Pleas located at 200 North Washington Avenue, Scranton, Pennsylvania 18503. If you fail to plead to the Petition by the Rule Returnable Date above, the Court may deem that you have no objection to the relief requested in the Petition and the Court may grant such relief without further Notice to you. 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  
Telephone: (570) 299-4100

**LAWYER REFERRAL SERVICE**

Lackawanna Bar Association  
233 Penn Avenue  
Scranton, PA 18503  
Telephone: (570) 969-9600

**Attorney for Petitioner:**

**PATRICK A. KANE III, ESQUIRE**  
**960 Scranton/Carbondale Hwy.**  
**Archbald, PA 18403**  
**Ph: (570) 876-6900**

## LACKAWANNA JURIST

NOTICE IS HEREBY GIVEN to JOSEPH TRAVIS and JULIA TRAVIS, their heirs, executors, administrators, grantees, mortgagees, and any other persons claiming by, from, under and through them:

That on March 21, 2025, ANGEL ACEVEDO filed a Complaint in Action to Quiet Title in the Court of Common Pleas of Lackawanna County, Civil Division, at Docket No. 2025-CV-2319, against you setting forth that he is the owner and claims title in fee simple to the following described pieces or parcels of land situate in the Borough of Dunmore, County of Lackawanna and Commonwealth of Pennsylvania, bounded and described as follows:

Being Lot number fifteen (15) in square of block number two hundred forty-seven (247) in partition of lands known as the "Apgar Tract", the map of which is recorded in the office for the recording of deeds, etc., in and for said County, in Deed Book 7, at page 154, (reference to which map being hereby made), on the westerly side of Quincy Avenue, between Poplar and Walnut Streets. Said lot is forty (40) feet wide in front on said Avenue, the same width in rear, and one hundred fifty (150) feet in depth to an alley. With the privilege of using ten (10) feet in front of the front line of said lot for yard, vault, porch, piazza, cellarway or bay window, but not the right to use the same for any other purpose whatever.

### LACKAWANNA COUNTY PROPERTY IDENTIFICATION NUMBER: 14614-010-062

The Court has ordered that service of the Complaint be made upon you by publication and you are hereby notified to plead to the said Complaint within twenty (20) days from publication hereof. If you fail to plead to the Complaint, judgment will be entered against you and the Plaintiff will be decreed the owner in fee simple of the said premises; and such other decrees shall be made as the Court may deem proper.

### NOTICE

You have been sued in Court. If you wish to defend against the claims set forth herein, 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 NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICES SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

NORTH PENN LEGAL SERVICES, INC.  
33 North Main Street, Suite 200  
Pittston, PA 18640  
Ph. (570) 299-4100  
(877) 953-4250 (toll free)

LAWYER REFERRAL SERVICES  
LACKAWANNA BAR ASSOCIATION  
233 Penn Avenue  
Scranton, PA 18503-1410  
Ph: (570) 969-9161

PATRICK A. KANE III, ESQUIRE  
Counsel for Plaintiff  
960 Scranton/Carbondale Hwy.  
Archbald, PA 18403  
(570) 876-6900 (telephone); (570) 704-3300 (fax)  
pkane@4palaw.com (email)

## LACKAWANNA JURIST

NOTICE IS HEREBY GIVEN to JOSEPH J. ALOE, his heirs, executors, administrators, grantees, mortgagees, and any other persons claiming by, from, under and through them:

That on March 21, 2025, CARLOS COLON filed a Complaint in Action to Quiet Title in the Court of Common Pleas of Lackawanna County, Civil Division, at Docket No. 2025-CV-2318, against you setting forth that he is the owner and claims title in fee simple to the following described pieces or parcels of land situate in the City of Carbondale, County of Lackawanna and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a point in the Southerly line of Fallbrook Street, a common corner of herein described land and land, now or formerly of Antonio Tolerico et ux.; thence in an Easterly direction..along the Southerly line of Fallbrook Street, forty-four and one-half (44½) feet to a corner of land, now or late of Fedela Gallo; thence in a Southerly direction along the lands of the said Fedela Gallo, ninety feet four inches (90' 4") to a corner; thence in a Westerly direction, and still along lands of said Fedela Gallo, forty-one (41) feet to a corner of lands of Michael Aloe et ux.; thence in a Northerly direction along lands of Michael Aloe et ux., ninety-four feet and two inches (94' 02") to the place of beginning. Coal and minerals rights reserved as in prior deeds of the chain of title. Being known as 93 Fallbrook Street, Carbondale, Pa.

### LACKAWANNA COUNTY PROPERTY IDENTIFICATION NUMBER: 04416-010-017

The Court has ordered that service of the Complaint be made upon you by publication and you are hereby notified to plead to the said Complaint within twenty (20) days from publication hereof. If you fail to plead to the Complaint, judgment will be entered against you and the Plaintiff will be decreed the owner in fee simple of the said premises; and such other decrees shall be made as the Court may deem proper.

### NOTICE

You have been sued in Court. If you wish to defend against the claims set forth herein, 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 NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICES SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

NORTH PENN LEGAL SERVICES, INC.  
33 North Main Street, Suite 200  
Pittston, PA 18640  
Ph. (570) 299-4100  
(877) 953-4250 (toll free)

LAWYER REFERRAL SERVICES  
LACKAWANNA BAR ASSOCIATION  
233 Penn Avenue  
Scranton, PA 18503-1410  
Ph: (570) 969-9161

PATRICK A. KANE III, ESQUIRE  
Counsel for Plaintiff  
960 Scranton/Carbondale Hwy.  
Archbald, PA 18403  
(570) 876-6900 (telephone); (570) 704-3300 (fax); pkane@4palaw.com (email)

LACKAWANNA JURIST

LOGS LEGAL GROUP LLP

BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447

SAMANTHA GABLE, PA I.D. NO. 320695

STEVEN PALMER, PA I.D. NO. 334553

LESLIE J. RASE, PA I.D. NO. 58365

HEATHER RILOFF, PA I.D. NO. 309906

KEVIN T. TONCZYCZYN, PA I.D. NO. 332616

ELIZABETH L. WASSALL, PA I.D. NO. 77788

JOSEPH L. LoCASTRO, IV, PA I.D. NO. 314973

985 OLD EAGLE SCHOOL ROAD, SUITE 514

WAYNE, PA 19087

TELEPHONE: (610) 278-6800

E-MAIL: PAHELP@LOGS.COM

LLG FILE NO. 22-068103

Ocwen Loan Acquisition Trust 2023-HB1  
PLAINTIFF

VS.

Unknown Heirs of Successors, Assigns, and  
All Persons, Firms, or Associations Claiming  
Right, Title or Interest From or Under  
Matilda Tomarelli, deceased and  
DEFENDANT

COURT OF COMMON PLEAS  
CIVIL DIVISION  
LACKAWANNA COUNTY

NO: 2022-05375

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

TO: Unknown Heirs of Successors, Assigns, and All Persons, Firms, or  
Associations Claiming Right, Title or Interest From or Under Matilda  
Tomarelli, deceased  
1829 Prospect Avenue  
Scranton, PA 18505  
Your house (real estate) at:

**1829 Prospect Avenue, Scranton, PA 18505**

16711020027

is scheduled to be sold at Sheriff's Sale at Lackawanna County Sheriff's Office, 200 North  
Washington Avenue, Scranton, PA 18503 on June 6, 2025 at 10:00AM to enforce the court  
judgment of \$129,506.77 obtained by Ocwen Loan Acquisition Trust 2023-HB1 against you.

**NOTICE OF OWNER'S RIGHTS**

**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

To prevent this Sheriff's Sale you must take immediate action:

The sale will be cancelled if you pay back to Ocwen Loan Acquisition Trust 2023-HB1 the  
amount of the judgment plus costs or the back payments, late charges, costs, and reasonable  
attorneys fees due. To find out how much you must pay, you may call: (610) 278-6800.

PLEASE NOTE a Schedule of Distribution will be filed by the Sheriff on a date specified by the  
Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the  
schedule unless exceptions are filed thereto within 20 days after the filing of the schedule.



LACKAWANNA JURIST