

LACKAWANNA JURIST

JUDICIAL OPINION

Case Name and Number: Samuel DeSimone and Merrilee Ann DeSimone v.
George H. Kessler and Anne M. Kessler
12 CV 2133

Date of Decision: February 29, 2016

Judge: Honorable Carmen D. Minora

Attorneys Involved: Plaintiffs: Patrick J. Lavelle, Esquire
Defendants: Robert A. Cecchini, Esquire

Summary of Opinion:

This matter arose from Post-Trial Motions filed by the Defendants following a non-jury verdict entered by this Court in favor of Plaintiffs and against Defendants regarding Plaintiffs' quiet title action involving a Right to Way Agreement for a gravel driveway. Upon consideration of Defendants' Motion for Post-Trial Relief and Brief in Support Thereof, Plaintiffs' Answer and Brief in Opposition, and oral argument on the matter, this Court denied Defendants' Motion, as the Court's determinations of issues of credibility and conflicts of evidence were supported by the record.

JUDICIAL OPINION

Case Name and Number: Custom Designs & Manufacturing Co., Inc. v.
Atlantic States Insurance Co.
06 CV 2790

Date of Decision: June 7, 2016

Judge: Honorable Carmen D. Minora

Attorneys Involved: Plaintiffs: Joseph S. Sileo, Esquire
Defendants (Donegal): Joseph B. Mayers, Esquire
Defendants (Atlantic States): John D. Brinkman, Esquire

Summary of Opinion:

This matter arises from a bad faith and breach of contract action filed by Plaintiff seeking recovery of business interruption losses under an insurance policy based on Defendant's failure to pay. Defendant filed a Motion for Partial Summary Judgment, alleging that the policy limits were paid or there was no coverage extension. This Court denied Defendant's Motion, finding that the Motion was premature as discovery was incomplete at the time the motion was filed and that additional discovery could aid in the establishment of material facts. As such, Summary Judgment was improper at that time.

LACKAWANNA JURIST
JUDICIAL OPINION

Case Name and Number: Robert T. Arvonio and Robert Rossi, Individually and Robert T. Arvonio and Robert T. Rossi t/a Robert Rossi & Co. Realty vs. PNC Financial Services Group, Inc.
11 CV 478

Date of Decision: August 24, 2016

Judge: Honorable Carmen D. Minora, S.J.

Attorneys Involved: Plaintiffs: George A. Reihner, Esquire
Defendants: Robert A. Nicholas, Esquire

Summary of Opinion:

This matter arises from an action filed by Plaintiffs against Defendant for claims of breach of contract and tortious conduct in the course of a borrower/lender and investment management relationship. Plaintiff filed a Motion for Sanctions against Defendant for failure to designate a knowledgeable designee in violation of Pa. R.C.P. 4007.1(e) and Defendant's generally obstructive conduct throughout the course of discovery in this proceeding. The Court granted the Plaintiff's request to have Defendant reappear for a corporate designee deposition. However, the Court denied the motion for monetary sanctions because such an award was not applicable under the Rules of Civil Procedure and any prejudice can be still cured by this Court's order for Defendant to reappear for deposition and proper responses. The Court determined that Defendant's conduct had not yet crossed the line of bad faith.

JUDICIAL OPINION

Case Name and Number: Amber Clifford, Individually and as Administrator of the Estate of Denise McLaughlin, Deceased v. Community Medical Center, Scranton Counseling Center, Emergency Services, P.C., Christopher Donohue, M.D., MHMR Delegate Pete Holk, Michael Wolk, M.D., as Executor of the Estate of Danilo DeSoto, M.D., Danilo A. DeSoto, M.D., P.C., Berger/DeSoto, P.C., Michael Gilhooley, M.D., d/b/a Medical Associates of Northeastern PA and/or Medical Associates of Northeastern PA,
12 CV 1529

Date of Decision: August 24, 2016

Judge: Honorable Carmen D. Minora, S.J.

Attorneys Involved: Douglas Yazinski, Esquire Frank J. Brier, Esquire
Paul Wylam, Esquire Patrick C. Carey, Esquire
John J. Aponick, Esquire Anthony Trozzolillo, Esquire

Summary of Opinion:

This matter arises from five motions for summary judgment filed by defendant medical care providers in action involving negligence, wrongful death, survival action, and punitive damages claims arising from a patient's subsequent suicide. The Court denied the Defendants' motions for summary judgment regarding civil immunity because, viewing the facts in favor of Plaintiff as the non-moving party, Plaintiff's supplemental expert report raised a genuine issue of material fact for the jury regarding whether the medical providers grossly deviated from the standard of care in this case, thereby removing the providers from the protection of immunity under Mental Health Procedures Act. The Court granted the Motion for Summary Judgment of Dr. Gilhooley, Dr. DeSoto, Scranton Counseling and Holyk with respect to punitive damages, as no evidence demonstrated willful or wonton conduct or reckless indifference to others. The Court also granted Defendant Community Medical Center's Motion with respect to the claim of corporate negligence, as the claim was not supported by the expert report.

LACKAWANNA JURIST
JUDICIAL OPINION

Case Name and Number: Friends of Lackawanna, Joseph James and Mary May; Edward And Beverly Mizanty; and Katherine and Todd Spanish vs. Dunmore Borough Zoning Land Use Appeal Hearing Board and Dunmore Borough; Keystone Sanitary Landfill, Inc.; F&L Realty Corporation; F&L Realty, Inc.; Keystone Company and Keystone Landfill, Inc.
2015 CV 6337

Date of Decision: November 28, 2016

Judge: Honorable Carmen D. Minora, S.J.

Attorneys Involved: Attorney for Appellants: Jordan B. Yeager, Esquire
Attorney for Appelle: Carl J. Greco, Esquire
Attorney(s) for Intervenors: Marc D. Jones, Esquire
Jeffrey Belardi, Esquire
Solicitor of Dunmore Borough: Thomas Cummings, Esquire

Summary of Opinion:

This matter involves Appellants Motion for Recusal of this Court and the entire Court of Common Pleas of Lackawanna County regarding Appellants' land use appeal. This Court granted Appellant's Motion in part and denied in part. This Court denied Appellant's Motion for Recusal of the entire Lackawanna County Bench, as it is beyond the Court's authority to preside over a fellow judge of coordinate jurisdiction. This Court granted Appellant's Motion for Recusal in part, holding that although this Court would be impartial under the subjective introspective review factors and made necessary disclosures in accordance with the code of judicial conduct, detached judges or disinterested observers could reasonably conclude that judicial neutrality and objectivity could be at as risk. As such, this Court recused himself individually, but not the entire bench.

JUDICIAL OPINION

Case Name and Number: Andrea J. Dyer Now Andrea Jeanne Woodling and Benjamin A. Liebersohn, vs. Robert Meacham
14-01675 – Lycoming County

Date of Decision: December 2, 2016

Judge: Honorable Carmen D. Minora, S.J.
(Specially presiding per order of the Pennsylvania Supreme Court)

Attorneys Involved: *Pro Se* Plaintiffs: Andrea J. Woodling
Benjamin A. Liebersohn
Defendant: Suzanne M. Utke, Esquire

Summary of Opinion:

In this matter, the Court dismissed a *pro se* malpractice action filed against a court appointed expert performing psychological and custody evaluations in a separate family law matter. Plaintiffs filed the professional liability complaint without an expert's certificate of merit. The Court, finding Grimm II v. Grimm et al, 2016 WL 5408071 (Pa. Super. September 28, 2016) controlling, determined that that Plaintiffs did not have standing, as the court lacks judicial power to remedy the claim. Moreover, there was no privity of contract or duty between the parties for the defendant to have breached. The defendant was an agent of the court, with a duty owed only to the court, and such a duty was associated with quasi-judicial immunity. There were no special circumstances present to impose a duty upon a third person in this context.

LACKAWANNA JURIST

ESTATES

First Notice

Notice is hereby given that Letters Testamentary have been granted in the following 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 Executrix named. **ESTATE OF MARK BABYAR**, Dunmore, PA. Heather Rakestraw, Executrix; Christopher J. Szewczyk, Esquire, Attorney, 321 Spruce Street, Suite 201, Scranton, PA 18503.

RE: **ESTATE OF LOLA BEHAR**, late of Clarks Summit, Lackawanna County, Pennsylvania (died May 8, 2017). Notice is hereby given that Letters Testamentary for the Estate of Lola Behar have been issued to Denise Krafchin, 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 Spruce Street – Suite 201, Scranton, PA 18503.

ESTATE OF JOAN ANN GIRTS, ESTATE NUMBER 35-2017-530, DECEASED LATE OF CLARKS SUMMIT, LACKAWANNA COUNTY, PA: DIED JANUARY 11, 2017. NOTICE IS HEREBY GIVEN THAT LETTERS 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 CHRISTIAN GIRTS, 442 ECHO LANE, ENDWELL, NY 13760

ESTATE OF FERN E. JONES, late of Jefferson Township, Lackawanna County, Pennsylvania. Letters Testamentary on the above estate having been granted to Jacob Jones, all persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to him c/o Joseph Kosierowski, Esq. 400 Broad Street, Milford, Pennsylvania 18337.

ESTATE OF JULIA A KAMIN, ESTATE NUMBER 35-2017-526, DECEASED, LATE OF CLARKS GREEN, LACKAWANNA COUNTY, PA: DIED APRIL 20, 2017. 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 JUDITH A. DECARLO, 304 BRIGHTON DRIVE, CLARKS GREEN, PA 18411

ESTATE OF FRANK LYONS, ESTATE, NUMBER 35-2017-612, DECEASED, LATE OF OLYPHANT, LACKAWANNA COUNTY, PA: DIED APRIL 3, 2017. 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 VINCE J LYONS, 121 BELLEVUE DRIVE, EAST FALLOWFIELD TWP. PA 19320

ESTATE OF RACHEL ROMANO, late of Dunmore, PA (died March 16, 2017) Letters of Administration were granted to Donna Koepfler, Administratrix. Elaine C. Geroulo, Esq., Attorney for the Estate, 411 Jefferson Avenue, Scranton, PA 18510.

In re: **ESTATE OF ANN M. SALVA**, late of Dalton, Lackawanna County, PA (died February 25, 2017). Letters of Administration in the above Estate having been granted, all person 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 the Estate Co-Partner Representatives, Audrey Arthur and William M. Salva, Jr., or to Joan Guari, Esquire, 392 North Main Street, Archbald, PA 18403.

RE: **ESTATE OF HELEN M. SCHROTH-O'MALLEY**, late of Scranton, PA, who died May 13, 2017. 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: Fidelity Deposit & Discount Bank, Executor, or Daniel L. Penetar, Jr., Esquire, 116 North Washington Avenue, Suite 2A, Scranton, PA 18503.

ESTATE OF LEONARD F. TOLAN, ESTATE, NUMBER 35-2017-586, DECEASED, LATE OF SCRANTON, LACKAWANNA COUNTY, PA: DIED MAY 15, 2017. NOTICE IS HEREBY GIVEN THAT LETTERS 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 WILLIAM TOLAN, 221 3RD STREET, BLAKELY, PA 18447

Letters of Testamentary have been granted in the **ESTATE OF FRANK X. WALSH A/K/A FRANK X. WALSH, SR.**, Deceased to Frank X. Walsh, Jr., Executor, or to Powell Law Attorneys, 527 Linden Street, Scranton, PA 18503. All persons having claims against the estate are requested to present them in writing and all persons indebted to the estate to make payment to it in care of the Attorney noted above.

ESTATE OF NANCY WALSH, AKA NANCY LEAH WALSH, ESTATE NUMBER 35-2017-574, DECEASED, LATE OF SCRANTON, LACKAWANNA COUNTY, PA: DIED DECEMBER 8, 2016. 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 MEGAN MAY, 19 MORELAND ROAD, PAOLI, PA 19301.

ESTATE OF EDWARD W. WEITZ SR, ESTATE NUMBER 35-2017- 543, DECEASED, LATE OF ROARING BROOK TOWNSHIP, LACKAWANNA COUNTY, PA: DIED APRIL 8, 2017. 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 LANA WEITZ, 644 MAIN STREET, DICKSON CITY, PA 18519

RE: **ESTATE OF JOSEPH ZENZEL** late of Peckville, Lackawanna County, Pennsylvania (died March 3, 2017). Notice is hereby given that Letters of Administration for the Estate of Joseph Zenzel have been issued to Dorothy Pukita, 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 3922 Kul Circle South, Hilliard, OH 43026 or to Kristen Mackrell Clark, Esquire, Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Spruce Street, Suite 200, Scranton, PA 18503.

LACKAWANNA JURIST

Second Notice

RE: **ESTATE OF LISA MARIE ADALIAN** late of North Abington Township, Lackawanna County, Pennsylvania (died July 18, 2014). Notice is hereby given that Letters of Administration for the Estate of Lisa Marie Adalian have been issued to Gregory M. Adalian, 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 201 S. Manning Road, North Abington Township, PA 18414 or to Robert T. Kelly, Jr., Esquire, Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Spruce Street, Suite 200, Scranton, PA 18503.

ESTATE OF CAROLE A BUNEVITCH, late of Scranton, Pennsylvania, (Died: May 5, 2017). Notice is hereby given that Letters Administration on the above Estate have been granted to Marilyn Sabad, Administrator. All persons indebted to the said Estate are required to make payment and those having claims to present the same without delay to the Administrator named herein or to the attorney for this Estate, Lawrence A. Durkin, Esquire, Durkin MacDonald, LLC, 108 North Washington Avenue, Suite 1000, Scranton, Pennsylvania 18503.

RE: **ESTATE OF FRANCIS E. CUNION, A/K/A FRANCIS CUNION**, late of Newton Township, Pennsylvania (died March 20, 2017). Notice is hereby given that Letters Testamentary for the Estate of Francis E. Cunion, a/k/a Francis Cunion, have been issued to Barbara A. Cunion and Jacqueline Hunt, 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 at 47 Marshwood Bend, Clarks Summit, Pennsylvania 18411 or to Robert T. Kelly, Jr., Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Spruce Street, Suite 200, Scranton, PA 18503.

RE: **ESTATE OF MARIE FEDRICK**, late of Scranton, Pennsylvania (died December 31, 2016). Notice is hereby given that Letters of Administration for the Estate of Marie Fedrick have been issued to Marie Elaine Tierney, 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 at 298 North Pleasant View Road, Pottstown, PA 19464 or to Robert T. Kelly, Jr., Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Spruce Street, Suite 200, Scranton, PA 18503.

RE: **ESTATE OF ARDETH M. FISCHETTI**, late of Archbald, Pennsylvania (died February 5, 2017). Notice is hereby given that Letters Testamentary for the Estate of Ardeh M. Fischetti have been issued to Patrick F. Fischetti, 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 113 Wisteria Lane, Archbald, Pennsylvania 18403 or to Robert T. Kelly, Jr., Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Spruce Street, Suite 200, Scranton, PA 18503.

ESTATE OF ROBERT JOSEPH JONES, late of Scranton, PA (died November 13, 2016) Janet Jones, Administratrix, Chester M. Bistrycki, Jr., Attorney for the Estate, Law Offices of Chester M. Bistrycki, Jr., 135 Phinney Street, Scranton, PA 18505.

RE: **ESTATE OF WILLIAM J. MCNAMARA** late of the City of Scranton, Lackawanna County, Pennsylvania (died February 15, 2017). Notice is hereby given that Letters of Administration for the Estate of William J. McNamara have been issued to Colleen McNamara, 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 5411 McGrath Blvd., #820, Rockville, MD 20852 or to Kristen M. Clark, Esquire, Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Spruce Street, Suite 200, Scranton, PA 18503.

ESTATE OF VIOLA H. MILLER, late of Waverly Township, Lackawanna County, Pennsylvania, died on April 27, 2016. Letters Testamentary having been granted to Holly Faux, Executrix. Creditors shall make demands and debtors shall make payment without delay to the Executrix or Marjorie DeSanto Barlow, Esquire, Attorney for the Estate, 400 Spruce Street, Suite 301, Scranton, PA 18503.

ESTATE OF STANLEY R. RADZICKI, late of Jessup, Pennsylvania (died April 02, 2017). Notice is hereby given that Letters Testamentary on the above Estate have been granted to Stanley R. Radzicki, Jr., of Jessup, PA. All persons indebted to the said estate are required to make payment and those having claims to present the same without delay to the Executor named herein, or to Nicholas D. Tellie, Esquire, Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

ESTATE OF JAMES P. SLOVAK, late of Scranton, Pennsylvania (died March 26, 2017); Catherine A. Fredericks, Executor or William J. Rinaldi, Esquire, Attorney for the Estate, Suite 600, 538 Spruce Street, Scranton, PA 18503.

ESTATE OF HELEN K. STEFALO, DECEASED, late of 614 FIRST STREET, EYNON, PA 18403, (Died APRIL 10, 2017) WILLIAM R. STEFALO, Executor; Mark G. Rudalavage, 171 Scranton-Carbondale Highway, Eynon, Pennsylvania 18403-1027, Attorney.

Notice is hereby given that Letters Testamentary have been granted in the following 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 Co-Executors named. **ESTATE OF THERESA TUNIS**, Scranton, PA. Frank J. Tunis, Sr. and Angela Valvano, Co-Executors; Rocco V. Valvano, Jr., Esquire, Attorney, 321 Spruce Street, Suite 201, Scranton, PA 18503.

Third Notice

ESTATE OF V JULE ASKOMITUS, late of Scranton, PA (died January 12, 2017) Letters of Administration were granted to Jennifer Roman, Administratrix. Elaine C. Geroulo, Esq., Attorney for the Estate, 411 Jefferson Avenue, Scranton, PA 18510.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF MARGARET RUTH BARON**, Deceased, late of Scranton, PA who died on January 6, 2017, to Christopher John Baron. 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, Christopher John Baron, 503 Ash Street, Vandling, PA 18421, or to Michael J. Krushinski, Esquire, Attorney for the Estate at 418 Main Street, Dickson City, PA 18519.

Notice is given that Letters Testamentary have been granted in the **ESTATE OF LARRY BLANK**, late of the Borough of Carbondale Township, Lackawanna County, Pennsylvania, who died on 04/09/2017. All persons indebted to said decedent are required to make payment, and those having claims or demands, to present the same without delay to Paul E. Smith, Esquire, Attorney for the Estate, 1015 N. Main Street, Forest City, Pa 18421, or to the Executrix, Diana Blank c/o the same address.

LACKAWANNA JURIST

ESTATE OF ROSEMARY G. CARUCCI, A/K/A ROSEMARY CARUCCI, DECEASED, late of 28 CHERRY COURT, GOULDSBORO, PA 18424, (Died JANUARY 16, 2017) CIRO CARUCCI, Executor; Mark G. Rudalavage, 171 Scranton-Carbondale Highway, Eynon, Pennsylvania 18403-1027, Attorney.

ESTATE OF GINO CORTI, late of Scranton, Pennsylvania (died April 29, 2017); JoAnn Corti, Executor or William J. Rinaldi, Esquire, Attorney for the Estate, Suite 600, 538 Spruce Street, Scranton, PA 18503.

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted in the **ESTATE OF JOHN CRANE**, Deceased, late of Olyphant, Lackawanna County, Pennsylvania, 18447, who died on February 4, 2017. 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 Administrator, Sean Crane, or John P. Sanderson, III, Attorney for the Estate – Sanderson Building, One Terrace Drive, Olyphant, Pennsylvania 18447.

In the **ESTATE OF HENRY GAVLINSKI A/K/A HENRY W. GAVLINSKI**, late of Scott Township, County of Lackawanna and Commonwealth of Pennsylvania, deceased, who died on the 5th day of February, 2017; Letters of Administration have been granted to the undersigned. All persons having claims against the estate of said decedent are requested to make known the same and all persons indebted to make payment without delay to: Georgette Stancavage, c/o Catherine J. Garbus, Esquire, 24 E. Tioga Street, Tunkhannock, PA 18657. (570)836-6749

RE: ROBERT DARRELL GETZ, late of Scranton, Pennsylvania (died February 21, 2017). Notice is hereby given that Letters of Administration for the Estate of Robert Darrell Getz, have been issued to Joanne Getz, 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 at 3019 Colliery Avenue, Scranton, Pennsylvania 18505 or to Kristen M. Clark, Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Spruce Street, Suite 200, Scranton, PA 18503.

ESTATE OF BERNARD M. KAUFMAN, late of Scranton, Pennsylvania (died February 1, 2017). Notice is hereby given that Letters Testamentary have hereby been granted to Paul Skaluba, Executor. All persons indebted to the Estate are requested to make payment, and those having claims or demands to present same without delay to the Executor, or to Edward A. Monsky, Esquire, Fine & Wyatt, P.C., 425 Spruce St., 4th Fl, Scranton, PA 18503, attorneys for Estate.

Notice is hereby given that letters of Testamentary, have been granted in the **ESTATE OF JANE B. McDONALD** late of Scranton, PA (died April 2, 2017). 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: Jane Needham, Executrix; or Terrence J. McDonald, Atty., 3738 Birney Avenue, Moosic, PA 18507.

Notice is hereby given, that Letters Testamentary have been granted to Lois Eitz, Executrix of the **ESTATE OF ROSE MARY MUTHIG A/K/A ROSE M. MUTHIG**, late of Peckville, Lackawanna County, Pennsylvania who died on March 14, 2017. 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 Executrix, Lois Eitz c/o Mark R Zimmer, Esquire, 1133 Main Street, Honesdale, PA 18431.

ESTATE OF JULIA MIENHARDT, Late of Scott Township, Pennsylvania, (Died April 6, 2017). Letters Testamentary having been granted to Marilyn Zimorowicz, Executrix. All persons having claims against the Estate or indebted to the Estate shall make payment or present claims to Douglas P. Thomas, Attorney for the Estate, 415 Wyoming Avenue, Scranton, PA 18503.

RE: ESTATE OF JACK PARRY, late of Jessup, Lackawanna County, Pennsylvania (died April 1, 2017). Notice is hereby given that Letters of Administration for the Estate of Jack Parry have been issued to Charles Parry, 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 Spruce Street – Suite 201, Scranton, PA 18503.

Notice is hereby given that Letters of Administration have been issued to David Price, Jr., in the **ESTATE OF DAVID W. PRICE, SR.**, who died February 25, 2017, late of Clifton, Lackawanna County, Pennsylvania. All creditors are requested to present their claims and all persons indebted to the decedent will make payment to the aforementioned Administrator in care of attorneys. HISCOX & MUSTO, 400 Third Avenue, Suite 201, Kingston, PA 18704.

NOTICE IS HEREBY GIVEN THAT Letters Testamentary have been granted in the **ESTATE OF THEODORE S. RIGGI**, Deceased, late of 1905 Cleveland Avenue, Scranton, PA 18505 (died March 28, 2017), and all persons indebted to said estate are requested to make payment, and those having claims to present the sum without delay, to VALARIE A., RIGGI, 1905 Cleveland Avenue, Scranton, PA 18505, Executrix, or to JOSEPH S. COLBASSANI Esquire, MINORA, MINORA, COLBASSANI, KROWIAK, MATTIOLI & MUNLEY, 700 Vine Street, Scranton, PA 18510, Attorney for the estate.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the Estate of **WILLIAM M. SHAMONSKY, A/K/A WILLIAM SHAMONSKY**, Deceased, late of 106 Center Lane, North Abington Twp., Lackawanna County, Pennsylvania 18414, who died on March 24, 2017. 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, Carol J. Shamonsky, or Michael N. Krisa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the Estate of **GEORGE H. STEPHENS, A/K/A GEORGE STEPHENS**, Deceased, late of 185 Shadyside Drive, Greenfield Township, Lackawanna County, Pennsylvania 18407, who died on April 7, 2017. 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, Rosemary Stephens, or Michael N. Krisa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447.

ESTATE OF ROBERT H. TWISS, DECEASED, late of 350 VIRGINIA AVENUE, PECKVILLE, PA 18452, (DIED MAY 2, 2017) SHARON CHAPMAN, Executrix; Dante A. Cancelli, Esquire, Suite 401, 400 Spruce Street, Scranton, Pennsylvania 18503, Attorney.

LACKAWANNA JURIST

ARTICLES OF INCORPORATION

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania on May 22, 2017 under the Pennsylvania Business Corporation Law of 1988, as amended, for the incorporation of **Ballard Print & Design, Inc.**

JAMES J. ZAYDON, JR., ESQUIRE
t1-June 9

NOTICE OF WINDING UP PROCEEDINGS

KOZA Inc., a Pennsylvania corporation, hereby gives notice of its winding up proceedings under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

ROSENN, JENKINS & GREENWALD, L.L.P.
15 South Franklin Street
Wilkes-Barre, Pennsylvania 18711-0075
t1-June 9

NOTICE

NOTICE OF FILING ARTICLES OF AMENDMENT TO CONVERT TO A COMMUNITY CREDIT UNION CHARTER

Notice is hereby given that on April 24, 2017, Community Regional Credit Union, with its principal place of business located at 584 Wyoming Avenue Kingston, Luzerne County, Pennsylvania, filed Articles of Amendment with the Pennsylvania Department of Banking and Securities pursuant to the provisions of the Credit Union Code.

The purpose of the amendment is to convert from an occupational credit union charter to a community credit union charter. The geographic area to be included in the community field of membership is "all people who live, work, worship or attend school in, and businesses and other legal entities in Luzerne and Lackawanna Counties, where both offices are currently located, in the Commonwealth of Pennsylvania".

All interested persons may file comments regarding this amendment, in writing, with the Pennsylvania Department of Banking and Securities, Corporate Applications Division, 17 North Second Street Suite 1300, Harrisburg, PA 17101-2290.

In order to be considered, comments regarding this amendment must be received by the Department of Banking and Securities no later than thirty (30) days after the date that notice of the filing of this amendment is published in the Pennsylvania Bulletin. Publication in the Pennsylvania Bulletin may or may not appear contemporaneously with this notice. Please check the Pennsylvania Bulletin Website at www.pabulletin.com to determine due date for filing comments.

T1- June 9

NOTICE

Court of Common Pleas of Lackawanna County, PA.
Docket No. 52025-06

North Pocono School District
vs.
Philip Soltoff Associates

Notice is given that the above was named as Defendant in a civil action by plaintiff to recover 2005 real estate taxes for property located at Roaring Brook Est 124, Roaring Brook, PA, PIN No. 18804-030-001. A Writ of Scire Facias for \$755.21 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered.

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 Plaintiff. You may lose money, 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 OFFICES SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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

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

Portnoff Law Associates, Ltd., P.O. Box 391,
Norristown, PA 19404-0391, (866) 211-9466
T1- June 9

LACKAWANNA JURIST

NOTICE

IN THE COURT OF COMMON PLEAS OF
LACKAWANNA COUNTY, PENNSYLVANIA
CIVIL ACTION-LAW
NO. 16-CV-6859

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

James B. Nutter & Company,
Plaintiff
vs.

Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under
Betty Ann Tallo a/k/a Elizabeth Ann Tallo, Deceased, Defendant(s)

TO: The Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Betty Ann Tallo a/k/a Elizabeth Ann Tallo, Deceased, Defendant(s), whose last known address is 104 Willow Street, Dunmore, PA 18512.

COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, James B. Nutter & Company, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Lackawanna County, Pennsylvania, docketed to NO. 16-CV-6859, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 104 Willow Street, Dunmore, PA 18512, whereupon your property would be sold by the Sheriff of Lackawanna County. NOTICE: YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the notice above, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH THE 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 N. Main Street, Suite 200, Pittston, PA 18640
(570) 299-4100

Lackawanna Bar Assn.,
233 Penn Ave., Scranton, PA 18503,
570.969.9600.

Jill Manuel-Coughlin, Amanda L. Rauer,
Jolanta Pekalska, Harry B. Reese &
Matthew J. McDonnell,
Attys. for Plaintiff
Powers, Kim & Assoc., LLC
Eight Neshaminy Interplex, Ste. 215
Trevose, PA 19053
(215) 942-2090
T1- June 9

LACKAWANNA JURIST

NOTICE

IN THE COURT OF COMMON PLEAS OF
LACKAWANNA COUNTY, PENNSYLVANIA
CIVIL ACTION-LAW
NO. 17 CV 1874

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

HSBC Bank USA, N.A., as Trustee for the Registered Holders of Renaissance Home Equity Loan Trust 2006-1,
c/o Ocwen Loan Servicing, LLC,
Plaintiff

vs.

Richard Johns a/k/a Richard E. Johns, Individually, and as Known Heir of Simone A. Johns a/k/a Simone A. Hudak-Johns and
Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under
Estate of Simone A. Johns a/k/a Simone A. Hudak-Johns,
Defendant(s)

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under
Estate of Simone A. Johns a/k/a Simone Hudak-Johns, Defendant(s), whose last known address is 831 North Rebecca Avenue,
Scranton, PA 18504.

COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, HSBC Bank USA, N.A., as Trustee for the Registered Holders of Renaissance Home Equity
Loan Trust 2006-1, c/o Ocwen Loan Servicing, LLC, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to
Defend, against you in the Court of Common Pleas of Lackawanna County, Pennsylvania, docketed to NO. 17 CV 1874, wherein
Plaintiff seeks to foreclose on the mortgage secured on your property located, 831 North Rebecca Avenue, Scranton, PA 18504,
whereupon your property would be sold by the Sheriff of Lackawanna County.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the notice above, you must take action
within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and
filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do
so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money
claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights
important to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO
OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH THE 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.

LAWYERS REFERRAL SERVICE,
Northern PA Legal Services, Inc.,
33 N. Main Street, Suite 200, Pittston, PA 18640
(570) 299-4100

Lackawanna Bar Assn.,
233 Penn Ave., Scranton, PA 18503,
570.969.9600.

Mark J. Udren, Lorraine Gazzara Doyle,
Sherri J. Braunstein, Elizabeth L. Wassall,
John Eric Kishbaugh, Nicole B. Labletta,
David Neeren & Morris Scott,
Attys. for Plaintiff,
Udren Law Offices, P.C.,
111 Woodcrest Rd., Ste. 200,
Cherry Hill, NJ 08003,
856.669.5400.
T1- June 9