

LACKAWANNA JURIST

JUDICIAL OPINION

CASE NAME AND NUMBER: Wendolowski v. Erie Insurance - 2025 WL 1936853 (Lacka. Co. 2025)

DATE OF DECISION: July 14, 2025

JUDGE: Terrence R. Nealon

ATTORNEYS INVOLVED: Stephen G. Bresset, Esquire, *Counsel for Plaintiff*
Nick Weifsnyder, Esquire, *Counsel for Defendant*

SUMMARY OF OPINION:

An insured commenced this action against his homeowner’s insurer asserting claims for breach of contract and statutory bad faith based upon their dispute concerning “the extent of the loss” claimed by the insured following fire damage to his property. The insurer filed preliminary objections challenging the legal sufficiency of the insured’s bad faith claim and the factual specificity of the averments supporting that particular claim.

A bad faith claim under 42 Pa.C.S. § 8371 is an independent cause of action that is separate and distinct from any contractual insurance claim, and pursuant to Pa.R.Civ.P. 1019(a), the material facts upon which a cause of action is based must be set forth in the complaint in a concise and summary form. To recover for statutory bad faith, an insured must establish that the insurer did not have a reasonable basis for denying benefits under the policy, and that the insurer knew or recklessly disregarded its lack of a reasonable basis in denying the claim. The insured’s complaint baldly alleged that the insurer acted in bad faith in failing to pay his claimed loss in full, but provided no facts arguably supporting any conclusion that the insurer lacked a reasonable basis for disputing “the extent of the loss” and that it knew or recklessly disregarded the absence of such a reasonable basis. Consequently, the insurer’s demurrer to the insured’s bad faith claim was sustained since it was clear and free from doubt that the insured could not recover for bad faith based upon the paucity of facts alleged, but the insured was directed to file an amended complaint providing the requisite factual support for his statutory bad faith claim.

LACKAWANNA JURIST

JUDICIAL OPINION

CASE NAME AND NUMBER: *Burke v. Hoffman Health Partners, P.C.,
d/b/a Hoffman Health Partners, et al., Lacka.
Co., Powell, J., 2024 CV 8753*

DATE OF DECISION: August 4, 2025

JUDGE: Mark Powell

ATTORNEYS INVOLVED: Patrick J. Doyle, Jr., Esquire
Kelly M. Ciravolo, Esquire
Anzalone & Doyle
Attorneys for Plaintiff

Amy Shwed, Esquire
Olivia Levine, Esquire
Ciara L. DeNaples, Esquire
Cipriani & Werner
*Attorneys for Hoffman Health Partners and
Timothy Hoffman, D.O.*

Edward Beitz, Esquire
*Attorney for Geisinger Medical Center,
Geisinger Health, and Adam Hetzler, M.D.*

Frank J. Brier, Esquire
Frederick J. Lokuta, Esquire
Myers, Brier, & Kelley
*Attorneys for James Thomas Kane, II, PA-C
Reginald Mbolda, M.D.*

Joseph G. Zack, Esquire
Post and Post
*Attorneys for Gesinger Clinic,
Richard Davis, M.D., and Hunter Kline, D.O.*

Amalia Romanowicz, Esquire
A.Bryan Tomlinson, Esquire
Post & Schell
*Attorneys for CVS Health Corporation
d/b/a CVS Health
d/b/a CVS Pharmacy d/b/a CVS
d/b/a CVS Pharmacy #1590,
CVS Pharmacy, Inc. d/b/a CVS Pharmacy #1590,
and CVS Pharmacy, LLC d/b/a CVS Pharmacy #1590*

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SUMMARY OF OPINION:

In this medical malpractice case, the plaintiff alleges that she suffered severe injuries—including Stevens-Johnson Syndrome (SJS) and toxic epidermal necrolysis (TEN)—after being prescribed and dispensed Lamotrigine inappropriately. The prescription originated from Dr. Timothy Hoffman, who allegedly prescribed the drug off-label for anxiety at a dosage far exceeding FDA guidelines. Plaintiff further claims that the CVS Defendants filled the prescription without providing required counseling, verifying its safety, or reconciling what Plaintiff alleges were inadequacies on the face of the prescription with the prescribing physician. Within days, Burke developed life-threatening symptoms and was hospitalized for over two months.

Multiple defendants, including physicians, pharmacies, and healthcare institutions, filed preliminary objections seeking to dismiss punitive damage claims and asserting that the complaint lacked factual specificity. The court addressed each group's objections separately.

As to CVS, the court found that the plaintiff sufficiently alleged both vicarious and direct liability. The complaint claimed CVS agents failed to counsel the plaintiff, ignored dosage red flags, and did not contact the prescriber. It also alleged systemic failures in training, policy enforcement, and prescription review. The court determined these facts could, if proven, rise to the level of reckless indifference which could warrant punitive damages. Thus, CVS's objections were overruled.

Geisinger Clinic and doctors Kline and Davis objected to punitive damages based on their alleged treatment failures. The court held that Plaintiff's claims of misdiagnosis, discharge despite warning signs, and inadequate supervision supported direct claims and warranted consideration of punitive damages. Geisinger Clinic's objection to vicarious liability for punitive damages, however, was sustained without prejudice because the complaint failed to allege that the Clinic had actual knowledge of its agents' conduct, as required under Section 505(c) of the MCARE Act.

The court overruled the objections of Dr. Hoffman, finding that the allegations—prescribing a high-risk medication off-label and at dangerous levels—could constitute reckless conduct. The Court sustained without prejudice the claim for punitive damages against Hoffman Health Partners on a vicarious liability theory, again citing the lack of alleged actual knowledge.

Objections by Geisinger Medical Center and Geisinger Health were treated similarly. The court allowed claims to proceed against Dr. Hetzler, who allegedly failed to examine the Plaintiff before discharging her, but sustained objections as to the entities' vicarious liability due to insufficient knowledge allegations.

Objections from PA Kane and Dr. Mbolda, who allegedly failed to review the Plaintiff's medication history or recognize her condition, were overruled. The court found their alleged conduct—particularly in failing to identify drug-induced reactions—could support punitive damages at this stage.

Finally, the court rejected arguments that several negligence allegations were too vague, ruling that the complaint gave sufficient notice to defendants of the claims they must defend.

In sum, the court largely overruled the preliminary objections, allowing punitive damages claims to proceed where sufficiently pled, while sustaining others without prejudice where allegations of institutional knowledge were lacking.

Judge Mark Powell

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ESTATE

First Notice

ESTATE OF BARBARA LILLIAN HEIER aka BARBARA B. HEIER late of South Abington Township, Lackawanna County, PA (died June 13, 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 Susan Heier Famularo, 117 Evergreen Court, Saylorburg, PA 18353 or Carole Heier Rainey, 54 Main Street, Gouldsboro, PA 18424, or Alison Heier Pesarcik, 91 Chapman Road, Lake Ariel, PA 18436, or William F. Dunstone, Esquire, 1212 S. Abington Road, Clarks Summit, PA 18411.

NOTICE is hereby given of the opening of **Estate of MARTHA KETTLE**, late of the Borough of Clarks Summit, County of Lackawanna and Commonwealth of Pennsylvania (died 11/04/2024). Letters Testamentary were granted on December 5, 2024 to: Joseph Paul Kettle of 1343 Winola Rd., Borough of Dalton, County of Lackawanna and Commonwealth of Pennsylvania. All persons having claims shall present them to the Executor named above and all persons indebted to decedent shall make payment to WILLIAM P. OPEIL, ESQ., 113 Windsor Way, Moscow, PA 18444.

Estate of THERESA V. GEREK late of the City of Scranton, Lackawanna County, PA. Debra A. Marinelli, c/o David W. Crosson, Esq., Crosson & Richetti LLC, 609 W. Hamilton St., Suite 301, Allentown, PA 18101, Administratrix.

ESTATE OF ANN BOHAN, late of Scranton, Lackawanna County, Pennsylvania (died January 16, 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 Jamie Moss, Co-Administrator, 2010 South Webster Avenue, Scranton, Pennsylvania 18505, Conor O'Brien, Co-Administrator, 816 Wheeler Avenue, Scranton, Pennsylvania 18510 or to Jenna Kraycer Tuzze, of Oliver, Price & Rhodes, LLP, Attorney for the Estate, 1212 South Abington Road, Clarks Summit, Pennsylvania 18411.

ESTATE OF KATHRYN J. OVEN, late of Dunmore, Lackawanna County, Pennsylvania (died April 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 Paul T. Oven, Executor, 1630 Madison Avenue, Dunmore, Pennsylvania 18509 or to James J. Gillotti, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, Clarks Summit, Pennsylvania 18411.

Estate of LESTER DRIESBAUGH, late of Clarks Summit, Pennsylvania (died June 11, 2025). Notice is hereby given that Letters Testamentary for the Estate of Lester Driesbaugh have been issued to Ann Marie Scoda, 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 209 Grayson Drive, Clarks Summit, PA 18411 or to Robert T. Kelly, Jr., Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Biden Street, Suite 200, Scranton, PA 18503.

CHARLES WITACONIS, late of Dunmore, Lackawanna County, Pennsylvania, (died July 3, 2025). Notice is hereby given that Letters of Administration have been granted to EDWARD WITACONIS. All persons indebted to said estate are required to make payment and those having claims or demands to present the same immediately to the Administrator as named above or to Paul K. Paterson, Esquire, MASCELLI & PATERSON, Bank Towers Building, Suite 410, 321 Biden Street, Scranton, PA 18503.

Estate of DOMINICK R. CHRISTIANO, late of the Township of Jefferson, Lackawanna County, Pennsylvania, (died September 8, 2024). Notice is hereby given that Letters Testamentary on the above estate have been issued to Margaret Christiano Przywara, Executrix 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 Executrix or to Guy. N. Valvano, Esquire, 117 W. Drinker Street, Dunmore, PA 18512, Attorney for the Estate.

Estate of JOHN GARY HETSKO, SR., late of the Township of Jefferson, Lackawanna County, Pennsylvania, (died July 2, 2024). Notice is hereby given that Letters Testamentary on the above estate have been issued to Jennie L. Hetsko, Executrix 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 Executrix or to Guy. N. Valvano, Esquire, 117 W. Drinker Street, Dunmore, PA 18512, Attorney for the Estate.

Estate of JEANNE MARIE VAN NORT, late of the Borough of Olyphant, Lackawanna County, Pennsylvania, (died August 21, 2024). Notice is hereby given that Letters Testamentary on the above estate have been issued to Jeanne Kropa, Executrix 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 Executrix or to Guy. N. Valvano, Esquire, 117 W. Drinker Street, Dunmore, PA 18512, Attorney for the Estate.

Estate of EDWARD S. NAYLOR, late of the Township of Jefferson, Lackawanna County, Pennsylvania, (died April 2, 2025). Notice is hereby given that Letters Testamentary on the above estate have been issued to Joseph Ambrogio and Victoria Siess, Co-Executors 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 Co-Executors or to Guy. N. Valvano, Esquire, 117 W. Drinker Street, Dunmore, PA 18512, Attorney for the Estate.

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ESTATE OF JOHN G LIPTAI, late of the City of Scranton died 1/7/24, Letters of Testamentary granted to **Jeremy M Liptai**, Terrence V Gallagher, Attorney for the Estate, 416 Jefferson Avenue, Scranton, PA 18510. Notice is hereby given that Letters of Testamentary have been granted. All persons indebted to the said estate are required to make payment, and those having claims or demands are required to present the same without delay to the Executor name.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **Estate of PATRICK MCLAUGHLIN, A/K/A PATRICK J. MCLAUGHLIN, A/K/A REV. PATRICK J. MCLAUGHLIN**, late of the Borough of Dunmore, Lackawanna County, Pennsylvania, who died on June 16, 2025. All persons indebted to said Estate are requested to make payment and those having claims or demands against the Estate are to present the same without delay to Ann Gennaro, Executrix, c/o Peter O'Donnell, Esquire, 1402 N. Church St., Hazle Township, PA 18202.

ESTATE OF TERRENCE CONNOR, late of Carbondale, Lackawanna County, Pennsylvania. Letters Testamentary on the above estate having been granted to Shelly Muraca, all persons indebted to the said estate are required 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 Testamentary have been granted in the **ESTATE OF ELAINE ADELE LUCHKO a.k.a. ELAINE LUCHKO**, late of Scott Township, Lackawanna County, Pennsylvania. All persons indebted to the Estate are requested to make payment, and those having claims or demands are to present the same, without delay, to the Executrix, Denette Dixon, 54 Mundro Road, Scott Twp., PA 18447 or to Joseph R. Ryzewski, Attorney for the Estate, 7019 N. State Street, Clarks Summit, Pennsylvania 18411.

BARBARA E. SHERMAN, deceased, late of Scranton, PA (died February 15, 2023). Letters Testamentary 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 decedent shall make payment thereof to Jennifer Snyder, Executrix, or to Raymond W. Ferrario, Attorney for the Estate, Suite 528, Scranton Life Building, 538 Biden Street, Scranton, PA 18503-1816.

DONALD J. SHERMAN, deceased, late of Scranton, PA (died August 26, 2021). Letters Testamentary 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 decedent shall make payment thereof to Jennifer L. Snyder, Executrix, or to Raymond W. Ferrario, Attorney for the Estate, Suite 528, Scranton Life Building, 538 Biden Street, Scranton, PA 18503-1816.

Letters Testamentary have been granted in the **Estate of ELAINE PENCEK**, late of the Township of Abington, County of Lackawanna, to Jason Pencek, Executor. 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 CHRISTINA RUNCO, NUMBER 35-2025-902, deceased, late of Throop, PA, Lackawanna County, PA; died June 26, 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 Carmen Runco, 1232 Main St. Dickson City, PA 18519.

Estate of ARLENE MABLE LEE, NUMBER 35-25-553, deceased, late of Jermyn, PA, Lackawanna County, PA; died February 9, 2025. 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 William Donald Lee, 379 Arnolds Road, Jermyn, PA 18433 and David Allen Lee, 209 Willow Way, Mayfield, PA 18433.

Estate of THOMAS ROLAND PHILLIPS, NUMBER 35-25-900, deceased, late of Scranton, PA, Lackawanna County, PA; died April 28, 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 Irene Phillips, 2515 Pittston Ave, Scranton, PA 18505.

Estate of JOSEPH PAUL COLLINS, NUMBER 35-25-859, deceased, late of Scranton, PA, Lackawanna County, PA; died May 28, 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 William Collins, 63 Parkland Drive, Clarks Summit, PA 18504.

Estate of THERESA M. FOX, late of Scranton, Pennsylvania (died April 7, 2025). Notice is hereby given that Letters Testamentary for the Estate of Theresa M. Fox have been issued to Kathleen Mary Smith, 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 34 Harford Avenue, Shavertown, PA 18706 or to Robert T. Kelly, Jr., Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Biden Street, Suite 200, Scranton, PA 18503

Estate of LESTER DRIESBAUGH, late of Clarks Summit, Pennsylvania (died June 11, 2025). Notice is hereby given that Letters Testamentary for the Estate of Lester Driesbaugh have been issued to Ann Marie Scoda, 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 209 Grayson Drive, Clarks Summit, PA 18411 or to Robert T. Kelly, Jr., Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Biden Street, Suite 200, Scranton, PA 18503

Estate of JOSEPH F. GEIGER, SR., NUMBER 35-25-616, deceased, late of Scranton, PA, Lackawanna County, PA; died April 12, 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 Joseph F. Geiger, Jr., 6 Raffaella Drive, Malvern, PA 19355.

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Second Notice

ESTATE OF BARBARA J. RONDONANSKI, ESTATE NO. 35-25-00923, late of Dunmore, Lackawanna County, PA (died March 25, 2025). Notice is hereby given that Letters Testamentary for the Estate of Barbara J. Rondonanski have been issued to Robert Rondonanski, 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: Executor Robert Rondonanski, c/o Atty. Corey D. O'Brien, O'BRIEN LEGAL, 72 Glenmaura National Boulevard, Suite 104, Moosic PA 18507.

ESTATE OF PETER J. GAFFNEY, late of the City of Scranton, Lackawanna County, Pennsylvania 18505, who died on January 28, 2025. Letters of Administration have been granted to Maria Gaffney. All persons indebted to the Estate are required to make payment and those having claims or demands to present the same without delay to John J. Warring, Attorney for the Estate, c/o O'Malley and Perry P.C., 345 Wyoming Avenue, Scranton, Pennsylvania 18503.

ESTATE OF CARRIE L. GRASSETTI, late of the Borough of Dickson City, Lackawanna County, Pennsylvania, (died March 15, 2025). Letters Testamentary were granted to **Valentino Grasseti, Jr.** Creditors present claims and debtors make payments to John P. Pesota, Esquire, Suite 402 SNB Plaza, 108 North Washington Avenue, Scranton, PA 18503.

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted in the Estate of **PETER C. HULSE, A/K/A PETER CHARLES HULSE, A/K/A PETER HULSE**, deceased, 1826 S. Webster Avenue, Scranton, Lackawanna County, Pennsylvania 18505, who died on June 3, 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 Administratrix, Jessie Lee Hulse, or Michael N. Krisa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447.

ESTATE OF ALLAN WILBERT LYONS, late of Scranton, Lackawanna County, PA (died May 24, 2025), Letters Testamentary were granted to Carol Carpenter. Creditors present claims and debtors make payment to the Executrix or Kim A. Giombetti, Esq., The GAR Building, 305 Linden Street, Scranton, PA 18503, Attorney for the Estate.

ESTATE OF HARRIET L JAMES AKA HARRIET METZGER, late of the City of Scranton died 06/23/25. Letters of Testamentary granted to **Michele Graniel**, 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 Co-Executors name.

ESTATE OF MARGARET L FLANNERY, late of the City of Scranton died 06/23/25. Letters of Testamentary granted to **Kimberly Antosh and Shawn Flannery**, 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 Co-Executors name.

RICHARD E. SIENKIEWICZ a/k/a RICHARD E. SIENKIEWICZ, JR., deceased, late of Township of Madison, Lackawanna County, Pennsylvania, who died May 4, 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., Michael D. Walker, Esquire, Attorney for the Estate, P.O. Box 747, 364 Hamlin Highway, Hamlin, Pennsylvania 18427.

NOTICE IS HEREBY GIVEN that Letters Testamentary in the **ESTATE OF JOSEPH M. MULLEN A/K/A JOSEPH MULLEN**, late of the City 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:
Diane Mullen, Executrix
Brenda D. Colbery, Esquire, Colbery & Grebas, P.C.
210 Montage Mountain Road – Suite A, Moosic, PA 18507

ESTATE OF ANN MARIE VITOVSKY, deceased, late of 8 Lord Ave., Simpson, PA 18407, (died May 27, 2025) **FRANCIS VITOVSKY**, Executrix; Dante A. Cancelli, Esquire, Suite 260, 125 North Washington Ave., Scranton, Pennsylvania 18503, Attorney Dante A. Cancelli, Esquire.

ESTATE OF JYETTE KJAER a/k/a JYETTE M. KJAER, late of Clifton Township, Lackawanna County, PA (May 23, 2025). Notice is hereby given that Letters Testamentary on the above Estate have been granted to Edward Zalta. 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 above or to Timothy B. Fisher II, Esquire, Fisher & Fisher Law Offices, LLC, Attorneys for the Estate, 525 Main Street, PO Box 396, Gouldsboro, PA 18424.

ESTATE OF RICHARD BRODERICK a/k/a RICHARD I BRODERICK, late of Clifton Township, Lackawanna County, PA (June 22, 2025). Notice is hereby given that Letters Testamentary on the above Estate have been granted to Jane L Dial. All persons indebted to the said estate are required to make payment and those having claims to present the same without delay to the Executrix named above or to Timothy B. Fisher II, Esquire, Fisher & Fisher Law Offices LLC, Attorneys for the Estate, 525 Main Street, PO Box 396, Gouldsboro, PA 18424.

ESTATE OF RAYMOND MIDGLEY, late of Scranton, PA (died October 27, 2022), Letters of Administration having been granted to Michael Midgley. All persons knowing themselves to be indebted to said Estate will make payment immediately, and those having claims will present them for settlement to Michael Midgley, Administrator or to Tullio DeLuca, Attorney for the Estate, 381 N. 9th Avenue, Scranton, PA 18504.

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Notice is hereby given that Letters Testamentary have been granted in the **ESTATE OF MARY ANN RUDALAVAGE**, late of Eynon, Pennsylvania who died on June 11, 2025, Estate No. 35-25-00824, by the Register of Wills of Lackawanna County to Robert John Rudalavage and Jason James Rudalavage, Executors as of June 27, 2025. All persons indebted to the said Estate are required to make payment and those having claims or demands must present the same without delay to the above-named Executors, c/o Angela F. Stevens, Esquire, 400 Third Avenue, Suite 101, Kingston, Pennsylvania 18704.

Third Notice

ESTATE OF JOHN A. MALLAS, late of the Borough of Dunmore, Pennsylvania (died February 9, 2025). Notice is hereby given that Letters of Testamentary on the above Estate have been granted to Jennifer Popis, City of Scranton, 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 Patrick N. Coleman, Esquire, Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

ESTATE OF ANN MARIE GALLAGHER, late of the Borough of Dunmore, Lackawanna County, Pennsylvania 18509, who died on August 29, 2024. Letters Testamentary have been granted to Colleen Gallagher. All persons indebted to the Estate are required to make payment and those having claims or demands to present the same without delay to John J. Warring, Attorney for the Estate, c/o O'Malley and Perry Law, 345 Wyoming Avenue, Scranton, Pennsylvania 18503.

ESTATE OF GARTH S. ESTADT, late of Scott Township, Lackawanna County, Pennsylvania (died June 27, 2025). Notice is hereby given that Letters of Testamentary for the Estate have been issued to CHRISTIE L. ESTADT, Executrix of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to the EXECUTRIX, or to John J. McGovern, Jr., Attorney for the Estate, 321 Biden Street - Suite 201, Scranton, PA 18503.

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted in the **ESTATE OF ROBERT E. EVANS**, deceased, late of the City of Scranton, Lackawanna County, Pennsylvania (died December 16, 2024). All persons indebted to the Estate are required to make payment and those having claims or demands are required to present the same without delay to **JASON EVANS**, Administrator c/o JUDITH G. PRICE, ESQ., LAW OFFICES OF JUDITH PRICE, L.L.C., 410 BIDEN STREET, SUITE 302, SCRANTON, PA 18503.

NOTICE IS HEREBY GIVEN that on July 17, 2025, Fran Kovaleski, Lackawanna County Register of Wills, granted Letters Testamentary, in common form, for the **ESTATE OF BOYD L. VAIL**, late of Scott Township, PA, to **SUSAN E. MALAR**. Mr. Vail passed on July 4, 2025. Anyone having a claim against the Estate, please contact Lance J. Fanucci, Esquire, 300 Betty Street, Suite 2, Eynon, PA 18403, phone 570.489.0098.

ESTATE OF JOHANNA G. GALENAS, Estate No. 35-25-00914, deceased, late of Scranton, Lackawanna County, PA, died April 27, 2025. 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 the Administrator **Jeffrey Galenas** c/o Atty. Anthony C. Lomma, 3703 Birney Avenue, Moosic, PA 18507.

ESTATE OF EMILIE S. DEITER, late of the City of Scranton, died June, 21, 2025. Letters Testamentary in the above estate having been granted, all persons having claims or demands against the estate of the decedent shall make them known and present them, and all persons indebted to the decedent shall make payments thereof, without delay to Peoples Security Bank & Trust Company, Executor, 150 N. Washington Avenue, Second Floor, Scranton, PA 18503, or Attorney Robert C. Robinson, 336 S. State Street, Clarks Summit, PA 18411.

ESTATE OF MARION EDMONDSON, late of Scranton, PA (died December 22, 2023), Letters of Administration having been granted to Lorilinn A. O'Boyle. All persons knowing themselves to be indebted to said Estate will make payment immediately, and those having claims will present them for settlement to Lorilinn O'Boyle, Administratrix or to Tulli DeLuca, Attorney for the Estate, 381 N. 9th Avenue, Scranton, PA 18504.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF VIOLA R. SLACHTISH**, deceased, late of Olyphant, Lackawanna County, Pennsylvania, 18447, who died on April 29, 2025. All persons indebted to the Estate are requested to make payment and those having claims or demands are to present the same, without delay, to the Executor, Lisa A. Welsch or Scott R. Sanderson, Attorney for the Estate – 1 Terrace Drive, Olyphant, Pennsylvania 18447.

Letters Testamentary have been granted in the **ESTATE OF JAMES MCANDREW**, late of the Borough of Clarks Summit, County of Lackawanna, to Nancy McAndrew, 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 James J. Powell, III, Esquire, Powell Zero Mundy, 527 Linden Street, Scranton, PA 18503.

ERNEST L. RUSH, JR. aka ERNEST L. RUSH, late of Scranton, Lackawanna County, Pennsylvania, who died May 12, 2025, Letters Testamentary in the above Estate having been granted, all persons having claims or demands against the Estate of the decedent shall make them known, and present them, and all persons indebted to said decedent shall make payment thereof without delay to Brian Rush, Executor, c/o Attorney Scott Lynett, The Law Office of Scott Lynett, 310 Penn Avenue, Scranton, Pennsylvania 18503.

LACKAWANNA JURIST

Articles of Dissolution

NOTICE IS HEREBY GIVEN THAT pursuant to the provisions of 15 Pa. C.S.A. § 1975(b) that **ARTICLES OF DISSOLUTION** will be filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on behalf of **ALDERWOOD PROPERTIES, INC., 319 Oakford Road, Waverly, PA 18411.**

Articles of Incorporation

Notice is hereby given that Articles of Incorporation were filed with the Department of State, Commonwealth of Pennsylvania in accordance with the provisions of the Business Corporation Law of 1988, as amended, for Brookside Realty Corporation Two, Inc.

Joseph L. DeNaples, Esquire
Cipriani & Werner, P.C.

Change of Name

In the Court of Common Pleas, Lackawanna County, Pennsylvania, Civil Division:

In Re: In the Matter of the Petition of **Ilma Ayala** for Change of Name to **Ilma Rodrigues Rosa**. Notice is hereby given that on July 23, 2025, the Petition for Change of Name was filed in the above Court, requesting an Order to change Petitioner's name to Ilma Rodrigues Rosa. The Court has fixed the 26th day of September, 2025, at 1:30 p.m. in Courtroom A at the Lackawanna County Government Center located at 123 Wyoming Avenue in Scranton, PA 18503 as the time and place for the hearing of said petition for name change, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Fictitious Name

Notice is hereby given pursuant to the provisions of the Fictitious Names Act of Pennsylvania (54 Pa.C.S. § 301 et seq.), that an application for registration of a fictitious name was filed with the Department of State of the Commonwealth of Pennsylvania for the conduct of a business under the fictitious name of:

Here 4 Help

With the principal place of business located at:

211 Grant Street, Apt 1, Olyphant, PA 18447.

The name and address of the person or entity owning or interested in said business is:

HERE CORP, 211 Grant Street, Apt. 1, Olyphant, PA 18447

LACKAWANNA JURIST

NOTICE

TO: ALBERT MARK SIENKIEWICZ:

YOU ARE HEREBY NOTIFIED the Plaintiff, Wolfe Homes, LLC, has commenced a lawsuit in the Court of Common Pleas of Lackawanna County, Pennsylvania, filed to No. 2025-CV-4049, which you are required to defend, setting forth a cause of action related to an unpaid Promissory Note.

The Court has ordered service of the Complaint be made upon you by publication, and you are hereby notified to plead to said Complaint within twenty (20) days from the publication hereof. If you fail to plead to the Complaint, judgment will be entered against you, and judgment will be granted in favor of the Plaintiff, and against you on all issues asserted in this action.

NOTICE

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 N. MAIN STREET
PITTSTON, PA 18640
570-299-4100

PA LAWYER REFERRAL SERVICE
LACKAWANNA COUNTY BAR ASSOC.
233 PENN AVENUE
SCRANTON, PA 18503
(570) 969-9161

John M. Price, Esq.
Attorney I.D. No.: 316108
Oliver, Price & Rhodes, LLP
1212 South Abington Road
Clarks Summit, PA 18411
Tel: (570) 585-1200
Fax: (570) 585-5100
Email: jmp@oprlaw.com

LACKAWANNA JURIST

Jenia D. Ramos Callejas

Plaintiff,

vs.

MELVIN J. LOZANO SHARP

Defendant

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

: CIVIL ACTION—
: LAW IN DIVORCE

: 25 FC 40926

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

COURT OF COMMON PLEAS OF LACKAWANNA CO. COMMONWEALTH OF PENNSYLVANIA
CASE NO. 108-CV-2025; COMPLAINT IN ACTION TO QUIET TITLE – ANDREW HICKEY AND TONI
MARIE GEWRAGHTY-HICKEY, Plaintiffs vs. ROBERT D. WOODBURY OR THE HEIRS, UNKNOWN HEIRS,
SUCCESSORS OR ASSIGNS OF ROBERT D. WOODBURY, DECEASED, AND ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ROBERT D. WOODBURY,
DECEASED, OWNER, REPUTED OWNER OR WHOEVER MAY BE THE OWNER, Defendants

ORDER

AND NOW, this 26th day of June 2025, upon consideration of Plaintiffs'/Petitioners' Motion for Order in Quiet Title, filed on June 3, 2025, and in consideration of the fact that the Defendants have not answered the Complaint or taken any action to defend this matter, said Motion is hereby GRANTED.

IT IS FURTHER DECREED that:

1. The Defendants shall have thirty (30) days from the date of this Order in which to contest the entrance of judgment in this matter;
2. If action is not taken within the thirty (30) day period, the Defendants shall be forever barred from asserting any right, lien, title or interest in the land, contained at Parcel Tax Map Number: 22002 090 770, Section S8 Lot Number 770 in Map Book No. 6A at Page 868 in Deed dated February 14, 1991 and recorded in Deed Book 1351 at Page 99 in the Office of the Recorder of Deeds of Lackawanna County and by Deed dated November 13, 2017 to Parcel Instrument No. 22002-090-770 and recorded on November 17, 2017 in the Office of the Recorder of Deeds of Lackawanna County granted and conveyed to Andrew Hickey and Toni Marie Gewraghty-Hickey.
3. If action is not taken within the thirty (30) day period, the Prothonotary, on Praecipe of the Plaintiffs, shall enter final judgment, and the Plaintiffs are hereby authorized to record the same, at their own expense, as a conveyance from the Defendants to the Plaintiffs with the Recorder of Deeds of Lackawanna County, Pennsylvania.
4. The Plaintiffs are hereby ORDERED to serve a copy of this Order upon the named Defendants as follows:
 - a. Robert D. Woodbury, deceased, and the heirs of Robert D. Woodbury at 73 New Road, Kendall Park, NJ 08824-1158, via regular mail with proof of mailing and certified mail;
 - b. Robert D. Woodbury, deceased, and the heirs of Robert D. Woodbury via publication one (1) time in The Scranton Times and one (1) time in the Lackawanna County Jurist and file proof of service thereafter.

BY THE COURT:

/s/ MOYLE, P.J.