JUDICIAL OPINION

CASE NAME AND NUMBER:	Haddock v. PNC Bank, N.A. and Edwin, Inc. - 2026 WL 2366404 (Lacka. Co. 2026)
DATE OF DECISION:	August 12, 2026
JUDGE:	Terrence R. Nealon
ATTORNEYS INVOLVED:	Daniel A. Taroli, Esquire, *Counsel for Plaintiffs* Kimberly A. Hong, Esquire, *Counsel for Defendant, PNC Bank, N.A.* Brian M. Vinsko, Esquire, *Counsel for Defendant, Edwin, Inc.*

SUMMARY OF OPINION:

The assignees of a bank mortgage on real estate filed this declaratory judgment action against the bank and the upset tax sale bidder seeking to have the bank's erroneous 2011 satisfaction piece stricken as invalid and for the assigned mortgage to be declared not satisfied or discharged. The parties' pleadings established that (a) the initial landowners delivered a mortgage to the bank in 1986, (b) the bank assigned that mortgage to the assignees in 2002, (c) the bank executed and filed a "Satisfaction Piece" in 2011, (d) the defendant-bidder was the high bidder at a tax upset sale in 2016, and (e) the bidder later recorded a tax deed in 2019. After the bank and the assignees filed a "Stipulated Judgment" agreeing that the 2011 satisfaction was invalid and that the Recorder of Deeds must strike the satisfaction from the public records, the assignees filed a motion for judgment on the pleadings seeking declarations that (1) the 2011 satisfaction was invalid, (2) the Recorder of Deeds must strike that satisfaction from the public records, and (3) the 1986 mortgage encumbering the property "has not been satisfied or discharged."

The bidder argued that the bank-assignee's stipulated judgment did not include an agreement that the mortgage debt remained unpaid, and alleged that any reinstated mortgage following a mistaken satisfaction was subject to the bidder's "intervening rights" as the holder of a tax sale deed. Based upon the governing scope and standard of review for motions for judgment on the pleadings, and the exact language of the "Stipulated Judgment" between the bank and the assignees and the judicial admissions by the bidder in its responsive pleading, the motion for judgment on the pleadings was granted to the extent that the 2011 satisfaction piece was declared invalid and that the Recorder of Deeds was directed to strike it from the public records, but denied with regard to the issue of whether the 1986 mortgage remains unpaid. Nevertheless, the bidder was cautioned that in five separate common pleas decisions in 2011, 2013, 2014, and 2015, it unsuccessfully litigated the issue of whether an upset tax sale deed or a private tax sale deed (as opposed to a judicial tax sale deed) divested recorded mortgages, such that the upset or private tax sale deed was paramount title and not subject to any recorded mortgage. The bidder was forewarned that if he pursued that same frivolous argument under the Tax Sale Law in this declaratory judgment action, it may be subject to sanctions under 42 Pa.C.S. 2503(7) and Pa.R.Civ.P. 1023.1(c)-(d).

JUDICIAL OPINION

CASE NAME AND NUMBER:	Kriger Construction, Inc., and NEPACA, Inc. v. Charles F. DeNaples, Triboro Industrial Park, LLC, Richard W. Evans, Sansone Group, LLC, ERCOR Triboro, LLC, ERCOR Triboro Holdings, LLC, Triboro Industrial Holdings, LLC, 2025-CV-6169
DATE OF DECISION:	October 23, 2026
JUDGE:	MARK POWELL
ATTORNEYS INVOLVED:	*Counsel for Plaintiffs* James W. Kutz, Esquire Veronica L. Morrison, Esquire Ashley Weber, Esquire Colin J. Butler, Esquire McNees Wallace & Nurick, LLC *Counsel for Defendants Sansone Group*, ERCOR Triboro, LLC, ERCOR Triboro Holdings, LLC, Triboro Industrial Holdings, LLC Edwin A. Abrahamsen, Esquire Abrahamsen, Conaboy, & Abrahamsen, P.C. *Counsel for Defendants Charles F. DeNaples, Triboro Industrial Park, LLC*, Richard W. Evans Patrick Walsh, Esquire Donald P. Shiffer, Esquire

SUMMARY OF OPINION:

This matter arises from a dispute concerning the proposed development of a property ("Property") in the Triboro Industrial Park in Olyphant, Pennsylvania. Plaintiffs Kriger Construction, Inc. ("Kriger") and NEPACA, LLC ("NEPACA") commenced this action against Charles F. DeNaples, Triboro Industrial Park, LLC, Richard Evans, Sansone Group, LLC, and affiliated ERCOR Triboro entities, asserting claims for tortious interference with prospective contractual relations and fraudulent inducement. Presently before the Court are Defendants' Preliminary Objections to Plaintiffs' Second Amended Complaint and Plaintiffs' Preliminary Objections challenging the procedural sufficiency of Defendants' objections.

Plaintiffs allege that Kriger was solicited to perform site work for the proposed development of four warehouses on the Property and submitted multiple bids. In March 2025, ARCO Design/Build issued a Letter of Intent expressing its intention to utilize Kriger for some or all of the site work, subject to further negotiations. Kriger subsequently entered into a Geotechnical Report Agreement with Sansone, providing that Kriger would receive $400,000 for its geotechnical reports if it was not awarded the site work, but would waive that fee if awarded the work. Plaintiffs allege that DeNaples subsequently directed Sansone not to award the work to Kriger, resulting in ARCO's withdrawal of the Letter of Intent. Plaintiffs further contend that NEPACA lost anticipated business involving the purchase of excess rock and the sale of asphalt and concrete for the project.

In considering preliminary objections in the nature of a demurrer, the Court must accept all well-pleaded material facts and reasonable inferences as true, considering only the complaint and its attached exhibits. Preliminary objections resulting in dismissal may be sustained only where the matter is clear and free from doubt. *Allegheny Reproductive Health Center v. Pennsylvania Department of Human Services*, 309 A.3d 808 (Pa. 2024); *Ritz v. Ramsay*, 305 A.3d 1056 (Pa. Super. 2023).

Plaintiffs' Preliminary Objections are sustained in part and overruled in part. Although Defendants may rely upon reasonable inferences arising from the pleadings, they may not introduce extraneous factual assertions concerning alleged deficiencies in Kriger's bids, ownership of excess materials, the absence of contractual relationships, or Defendants' purported privilege or justification. Such assertions constitute impermissible speaking demurrers. *Regal Industrial Corp. v. Crum & Forster, Inc.*, 890 A.2d 395 (Pa. Super. 2005). Moreover, Plaintiffs' filing of briefs opposing Defendants' objections does not waive their procedural objections. *Ambrose v. Cross Creek Condominiums*, 602 A.2d 864 (Pa. Super. 1992).

With respect to Kriger's tortious interference claims, the Court concludes that the allegations sufficiently establish a prospective contractual relationship at the pleading stage. Although neither the Letter of Intent nor the Geotechnical Report Agreement guaranteed Kriger the site work, those documents, considered alongside the parties' negotiations and conduct, support an objectively reasonable probability of a future contractual relationship. Pennsylvania law requires something more than a mere hope but less than an enforceable contract. *Thompson Coal Co. v. Pike Coal Co.*, 412 A.2d 466 (Pa. 1979); *Glenn v. Point Park College*, 272 A.2d 895 (Pa. 1971). Whether Defendants intentionally and improperly interfered with that relationship or possessed sufficient justification for their conduct, requires further factual development.

NEPACA's prospective contractual interference claims likewise survive preliminary objections. Although its anticipated business depended upon Kriger obtaining the site work, Plaintiffs identify specific contemplated transactions involving the purchase and resale of construction materials. These allegations sufficiently distinguish NEPACA's expectancy from a merely speculative economic benefit. Whether the arrangements were reasonably probable and known to Defendants remains subject to discovery.

The Court reaches a different conclusion concerning Kriger's fraudulent inducement claim against Sansone. Although a knowingly false representation of present intent may constitute actionable fraud, *College Watercolor Group, Inc. v. Newbauer*, 360 A.2d 200 (Pa. 1976), the parties executed a fully integrated Geotechnical Report Agreement expressly contemplating both the award and non-award of the site work. Its integration clause superseded prior representations concerning that subject. Consequently, Kriger cannot establish justifiable reliance upon the alleged prior promise. *Yocca v. Pittsburgh Steelers Sports, Inc.*, 854 A.2d 425 (Pa. 2004); *Toy v. Metropolitan Life Insurance Co.,* 928 A.2d 186 (Pa. 2007); *Rudy v. Lesniak*, 343 A.3d 1261 (Pa. Super. 2025). Accordingly, the preliminary objection to Count V is sustained.

The Court further rejects Defendants' objections concerning insufficient specificity, failure to attach necessary writings, and allegedly scandalous or impertinent allegations. Plaintiffs sufficiently identify the contemplated transactions, participating entities, alleged agency relationships, improper conduct, and resulting economic losses to permit Defendants to prepare a defense. Rules 1019 and 1028 do not require Plaintiffs to establish their claims through evidentiary proof at the pleading stage. *Commonwealth by Shapiro v. Golden Gate National Senior Care, LLC*, 194 A.3d 1010 (Pa. 2018).

Accordingly, Plaintiffs' Preliminary Objections and Defendants' Preliminary Objections are each sustained in part and overruled in part. The fraudulent inducement claim is dismissed, while the claims for tortious interference with prospective contractual relations remain pending for further proceedings.

ESTATE

First Notice

ESTATE OF SCOTT C. BROWNING a/k/a SCOTT BROWNING (died October 1, 2026) formerly of Dickson City, 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, Sara Browning, or Richard A. Fanucci, Attorney for the Estate, 1711 Main Street, Blakely, PA 18447.

ESTATE OF MARIA CECILIA CORREA, NUMBER 35-2026-1188, Deceased, Late of Scranton, PA, Lackawanna County, PA: Died September 18, 2026. Notice is hereby given that Letters of Testamentary have been granted in the above Estate. All persons indebted to said Estate are required to make payments, and those having claims or demands are to present the same without delay to Luis Eduardo Correa, 10 Railroad St., Brown Mills, NJ 08015 and Juan Carlos Correa, 5142 Jarret Farm Rd, Macungie, PA 18062.

ESTATE OF ANN MARIE LIBERTY, NUMBER 35-2026-1179, Deceased, late of Olyphant, PA Lackawanna County, PA: Died September 3, 2026. Notice is hereby given that Letters of Testamentary have been granted in the above Estate. All persons indebted to said Estate are required to make payments, and those having claims or demands are to present the same without delay to Tina Marie Nelson, 918 W. Lackawanna Ave., Blakely, PA 18447.

Estate of JOYCE M. LINKO, late of Scranton, Lackawanna County, Pennsylvania (died August 26, 2026). Notice is hereby given that Letters Testamentary for the Estate have been issued to Kyle G. Linko, Executor of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to the EXECUTOR, or to John J. McGovern, Jr., Attorney for the Estate, 321 Biden Street - Suite 201, Scranton, PA 18503.

ESTATE OF KEVIN PATRICK MULHERN, ESTATE NO. 35-26-01258, late of Dunmore, Lackawanna County, PA (died July 24, 2026). Notice is hereby given that Letters Testamentary for the Estate of Kevin Patrick Mulhern have been issued to Kathleen P. Storz, 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 Kathleen P. Storz, c/o Atty. Corey D. O'Brien, O'BRIEN LEGAL, 72 Glenmaura National Boulevard, Suite 104, Moosic PA 18507.

ESTATE OF EUGENE ONEILL, late of City of Scranton, Lackawanna County, Pennsylvania, who died on September 19, 2026. Letters of Administration in the above Estate having been granted, all persons having claims or demands against the Estate of the decedent shall make them known and present them, and all persons indebted to said decedent shall make payment thereof, without delay, to: Christopher J. Osborne Jr. Esq., Attorney for the Estate, 201 Lackawanna Avenue, Suite 300C, Scranton, Pennsylvania 18503.

ESTATE OF EDWIN E. ROGERS, late of Jefferson Township, Pennsylvania (died September 10, 2026). Notice is hereby given that Letters Testamentary for the Estate of Edwin E. Rogers have been issued to Kevin E. Rogers and Karen R. Baker, Executors of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to the Executors at 2231 Maplewood Road, Jefferson 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.

Second Notice

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted to **THOMAS BULFORD IV**, Executor of the Estate of **MARGARET F. BULFORD**, late of Old Forge, Lackawanna County, Pennsylvania, who died on May 29, 2026. 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 Executor, c/o Biagio V. Musto, II, Esquire, 171 William Street, Pittston, PA 18640.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF JOSEPH J. DWYER, III,** Deceased, 225 Penn Avenue, Apt 109, Scranton, Lackawanna County, Pennsylvania 18503, who died on October 1, 2026. All persons indebted to the Estate are requested to make payment and those having claims or demands are to present same, without delay, to the Executrix, Mary B. Dwyer, 740 Maple Ridge Road #3, Mosinee, WI 54455 or Michael N. Krisa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447.

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted in the **ESTATE OF MARGARET HUNT**, late of Carbondale, Lackawanna County, Pennsylvania (died September 2, 2026). All persons indebted to the Estate are requested to make payment, and those having claims or demands are to present the same, without delay, to Administratrix, Shannon Snyder, or John J. Lawler, Jr., Attorney for the Estate, 25 North Main Street, Suite Two, Carbondale, Pennsylvania 18407.

ESTATE OF ELIZABETH A. JEROWSKI, late of the City of Scranton, Lackawanna County, Pennsylvania, died on July 25, 2022. Letters Testamentary having been granted to Deborah English, Administratrix. Creditors shall make demands and debtors shall make payment without delay to Thomas J. Jones, Jr., Esquire, Attorney for the Estate, Thomas J. Jones, Jr., P.C., Jones Building, 410 Biden Street, Suite 301, Scranton, PA 18503.

ESTATE OF JAMES KANAVY a/k/a JAMES F. KANAVY, late of Moscow, Pennsylvania (died September 29, 2026). All creditors are requested to present their claims and all persons indebted to the decedent will make payment to Stephanie Zeigler, Executrix; or to John J. Brazil, Jr., Attorney for the Estate, 712 Main Street, Suite 1, Moosic, Pennsylvania 18507.

Notice is hereby given that Letters Testamentary have been granted to Norman D. Namey, Executor of the **ESTATE OF NEIL F. MACDONALD, a.k.a. NEIL MACDONALD**, late of Dunmore, PA, who died on June 1, 2026. 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 PISATURO, late of South Abington Twp., Pennsylvania (died August 26, 2026). Notice is hereby Given that Letters of Administration on the above Estate have been granted to Susan J. Twist, of South Abington Twp., PA. All person indebted to the said Estate are required to make payment and those who have 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.

MICHAEL PAUL SETAR, deceased, late of Blakely, PA (died July 24, 2026). Letters of Administration 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 Edward M. Setar, Administrator, or to Raymond W. Ferrario, Attorney for the Estate, Suite 528, Scranton Life Building, 538 Biden Street, Scranton, PA 18503-1816.

ESTATE OF ROBERT L. THOMAS, Late of Taylor, Lackawanna County, Pennsylvania. Letters of Administration on the above Estate having been granted to Lynda Thomas, all persons indebted to the said Estate are requested to make payment, and those having claims to present the same without delay to her c/o Joseph Kosierowski, Esq., 400 Broad Street, Milford, Pennsylvania 18337.

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted to Gregory Worsnick in the **ESTATE OF RYAN E. WORSNICK a/k/a RYAN WORSNICK**, late of Roaring Brook Township, PA (died September 15, 2026). All persons indebted to said Estate are requested to make payment, and creditors to present their claims without delay to the Administrator c/o Ernest A. Sposto, Jr., Esq., 108 North Washington Avenue, Suite 401, Scranton, PA 18503, Attorney for the Estate.

Third Notice

ESTATE OF ALICE F. BECKAGE, late of Lackawanna County, PA, died 9-6-25. Letters Administration granted on 7-14-26 to Sharon Bolsar. All persons indebted to the said Estate are required to make payments and those having claims to present the same without delay to the Executrix named above or to Robert J. Murphy, Esq., 208 Chestnut Street, Dunmore, PA 18512.

ESTATE OF LOIS A. DAVIS, late of Scranton, Pennsylvania, (Died: September 26, 2026). Notice is hereby given that Letters Testamentary on the above Estate have been granted to Ronald E. Davis, Jr., Executor. 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 Lawrence A. Durkin, Esquire, Durkin MacDonald, LLC, Attorney for this Estate, 536 East Drinker Street, Dunmore, Pennsylvania 18512.

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

ESTATE OF ROLAND J. FORNES, late, of the Borough of Archbald, Pennsylvania (died August 17, 2026). Notice is hereby given that Letters Testamentary on the above Estate have been granted to Garry M. Fornes, South Abington Township, 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.

Notice is hereby given that Letters of Administration have been granted in the **ESTATE OF WILLIAM J. GAVIN, a/k/a WILLIAM J. GAVIN, JR.,** of Old Forge, Lackawanna County, PA, who died September 23, 2026. All persons indebted to said Estate are requested to make payment and those having claims to present the same, without delay to the Executrix, Francesca Escaleira, and her Attorney, David Cherundolo, Esquire, 410 Jefferson Avenue, Scranton, PA 18510.

ESTATE OF IRA R. HAINES, late of the city of Scranton, died 8/30/2026, Letters of Testamentary granted to Carol A. Greene Beck, Terrence V. Gallagher, Attorney for the Estate, 416 Jefferson Avenue, Scranton, PA 18510. Notice is hereby given that Letters of Testamentary have been granted. All persons indebted to the said Estate are required to make payment, and those having claims or demands are to present the same without delay to the Executor name.

ESTATE OF ELIZABETH A. JEROWSKI, late of the City of Scranton, Lackawanna County, Pennsylvania, died on July 25, 2022. Letters Testamentary having been granted to Deborah English, Administratrix. Creditors shall make demands and debtors shall make payment without delay to Thomas J. Jones, Jr., Esquire, Attorney for the Estate, Thomas J. Jones, Jr., P.C., Jones Building, 410 Biden Street, Suite 301, Scranton, PA 1 8503.

ESTATE OF JOHN KARWASKI a/k/a BABY BOY KARWASKI, late of the Mayfield, Lackawanna County, Pennsylvania 18433, who died on November 19, 2024. Letters of Administration have been granted to Michael Karwaski. 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 Michael Karwaski, Administrator, c/o John J. Warring, Esq., O'Malley and Perry Law, 224 Wyoming Avenue, Suite 200, Scranton, Pennsylvania 18503.

Estate of ANDREA MARIE KNEISS a/k/a ANDREA M. KNEISS, late of Taylor, County of Lackawanna, and State of Pennsylvania, deceased, who died on the 30th day of August, 2026. Letters of Administration having been granted to File No. 35-26-01227, all persons having claims or demands against the Estate of the decedent shall make them known and present them, and all persons indebted to the decedent shall make payment thereof without delay to Loran Dunham, 907 Sampson Street, Taylor, PA 18517, or Mattes & Mattes, P.C., P.O. Box 222, Dalton, PA 18414.

NOTICE IS HEREBY GIVEN that **LETTERS TESTAMENTARY** in the **ESTATE OF GAYLE O'MALLEY, A/K/A D. GAYLE O'MALLEY, A/K/A DYLLIS GAYLE O'MALLEY,** late of Borough of Clarks Green, 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: PATRICK R. O'MALLEY, EXECUTOR, KEVIN R. GREBAS, ESQUIRE, COLBERT & GREBAS, P.C., 210 Montage Mountain Road – Suite A, Moosic, PA 18507. Date of Death: September 5, 2026.

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 SUSANN PIORKOWSKI**, late of Archbald, PA. Samantha Piorkowski, Executrix; Christopher J. Szewczyk, Esquire, Attorney, 321 Biden Street, Suite 201, Scranton, PA 18503.

ESTATE OF BARBARA A. ROLLISON, late of Scranton, Lackawanna County, Pennsylvania, (died: July 5, 2026). Notice is hereby given that Letters of Administration for the Estate have been issued to Lawrence A. Durkin, Esq., 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 Lawrence A. Durkin, Esq., Administrator c/o William J. Rinaldi, Esquire, Attorney for the Estate. Suite 600, 538 Biden Street, Scranton, Pennsylvania 18503.

Change of Name

In the Court of Common Pleas of Lackawanna County, PA, Civil Division: In the Matter of the Petition of **William Austin Smith** for Change of Name. Notice is hereby given that on October 19, 2026, the Petition for Change of Name was filed in the above Court. The Court has fixed the 18th day of December, 2026, at 1:30 p.m. in Courtroom A at the Lackawanna County Government Center, 123 Wyoming Avenue, 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.

"NOTICE TO LEGATEES"

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

The following accounts have been filed and may be examined in the Office of the Register of Wills and Clerk of Orphans' Court. If you desire to object, the same may be accomplished by filing that objection in writing with the Clerk of Orphans' Court **on or before Monday, the 30th day of November 2026.**

The accounts will be filed by the clerk, with the Court for adjudication and confirmation on Tuesday**, the 1st day of December, 2026.** Distribution may be ordered or authorized without further notice if no objections are filed prior to that date.

35 2024 1683	First and Final Accounting
Joseph Vayda	Vandre Vayda Clear, Petitioner
Deceased	Lawrence A. Durkin, Esquire

Jeffrey M. White Plaintiff	IN THE COURT OF COMMON PLEAS OF LACKAWANNA COUNTY
vs.	
Abe (Abie) Jacobson and his heirs, personal representatives, estate, executor and/or administrator, successors, assigns, and any and all parties who may claim by, through or under him, be they known or unknown	CIVIL ACTION - LAW ACTION TO QUIET TITLE
Defendant	2026-CIV-6378

TO: Abe (Abie) Jacobson and his heirs, personal representatives, estate, executor and/or administrator, successors, assigns, and any and all parties who may claim by, through or under him, be they known or unknown, as more fully set out in the Lackawanna County Civil Action 2026-CV-6378

Date of Notice: November ____, 2026

IMPORTANT NOTICE

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN (10) DAYS FROM THE DATE OF THIS NOTICE A MOTION FOR ORDER, WITHOUT FURTHER ADVERTISEMENT, THAT THIRTY (30) DAYS ABSENT DEFENDANTS' FILING A COMPLIANT IN EJECTMENT A FINAL JUDGMENT WILL BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS.

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 FOLLOWING OFFICE TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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

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

Brigid E. Carey, Esquire
Attorney for Plaintiff

NOTICE OF WINDING UP PROCEEDINGS OF
PENN SHADECRAFTERS, INC.
A PENNSYLVANIA CORPORATION

TO ALL CREDITORS OF PENN SHADECRAFTERS, INC.: This is to notify you that Penn ShadeCrafters, Inc. (the "Corporation"), a Pennsylvania corporation with a registered office at 181 Crystal Park Boulevard, Greenfield Township, Pennsylvania, 18407, has filed Articles of Dissolution and is winding up its business.

The Corporation directs that all persons having a claim against the Corporation present such claims in accordance with this notice.

All claims must be presented in writing and contain sufficient information reasonably to inform the Corporation or any successor entity of the identity of the claimant and the substance of the claim.

The mailing address to which a claim must be sent is:

181 Crystal Park Blvd
Greenfield Township PA 18407

The deadline for **receipt** by the Corporation or any successor entity of a claim is:
December 24, 2026.

Claims will be barred if not received by the above deadline.

The Corporation or any successor entity may make distribution to other claimants and the shareholders of the Corporation, or persons interested as having been such, without further notice to the claimant.

NOTICE

CASSIDY PENWARDEN and JASON PENWARDEN, Plaintiffs, v. THE CIT GROUP/CONSUMER FINANCE, INC. (and any known successors, assignees, or servicers), and JOHN DOE, JANE DOE, and ABC CORPORATION (unknown heris, successors, or assigns of the Defendants), Defendants. Court of Common Pleas of Lackawanna County, Pennsylvania, No. 26-CV-3447.

TO: The CIT Group/Consumer Finance, Inc., and any of its known and unknown heirs, successors, assignees, servicers, and to John Doe, Jane Doe, and ABC Corporation:

TAKE NOTICE that Plaintiffs Cassidy Penwarden and Jason Penwarden have filed a Complaint in Action to Quiet Title against you in the above-captioned matter seeking, among other things, an order declaring satisfied of record a Real Property Mortgage dated April 29, 1996, in the original principal amount of $27,043.66, given in favor of The CIT Group/Consumer Finance, INC., and recorded in the Office of the Recorder of Deeds of Lackawanna County, Pennsylvania, in Mortgage Book 1825, at Pages 411 through 414, encumbering the real property located at 346 Jefferson Street, Fell Township (Simpson), Lackawanna County, Pennsylvania 18407 (Tax Parcel No. 02504-020-007).

YOU ARE HEREBY NOTIFIED to plead to the Complaint within twenty (20) days from the date of this publication, or a judgement may be entered against you for the relief demanded by Plaintiffs.

Paul James Walker, Esquire
WALKER LAW, LLC
200 Abington Executive Park, Suite 201
Clarks Summit, PA 1841
Telephone: (570)604-4722
Attorney for Plaintiffs