

LACKAWANNA JURIST

JUDICIAL OPINION

CASE NAME AND NUMBER: Hill v. Riverside Healthcare and Rehabilitation Center - 2026 WL 1454801 (Lacka. Co. 2026)

DATE OF DECISION: May 22, 2026

JUDGE: Terrence R. Nealon

ATTORNEYS INVOLVED: Michael P. Perry, Esquire *Counsel for Plaintiff*
David M. McCready, Esquire and Evan G. O'Connor, Esquire, *Counsel for Defendant*

SUMMARY OF OPINION:

The administratrix of her mother's estate instituted this professional liability action against the skilled nursing facility where her mother was a resident and allegedly suffered an infected Stage 4 wound that caused her to develop sepsis and metabolic encephalopathy that ultimately resulted in her death. The facility later became insolvent, and prior to the scheduled trial on October 20, 2025, the parties agreed to participate in a settlement conference with a private mediator subject to the specific understanding that the facility would be unable to pay its deductible amount of \$75,000.00 as part of any settlement or judgment. The parties reached a settlement agreement for the global sum of \$250,000.00, and the administratrix agreed to waive the facility's payment of its \$75,000.00 deductible, thereby resulting in a net settlement of \$175,000.00 funded entirely by the facility's professional liability insurer. The insurer agreed to the parties' settlement without raising or even suggesting any coverage issue.

On October 8, 2025, the administratrix filed a petition for court approval of settlement, and an order was entered on that same date granting the petition and the proposed allocation of the settlement proceeds between the Wrongful Death Act and Survival Act claims. On October 9, 2025, the administratrix executed the parties' release and settlement agreement which consisted of 10 pages of terms and conditions, as well as an integration clause confirming that there were no other promises or agreements. Noticeably absent from the settlement agreement was any indication that a coverage issue possibly existed between the facility and its insurer. From October 28, 2025, to January 9, 2026, counsel for the administratrix forwarded communications to the facility's counsel inquiring as to the status of the settlement check, and the facility's counsel replied that the insurer was withholding the settlement funds as it investigated a potential coverage issue. Since the facility's insurer did not deliver the settlement funds until 92 days after its receipt of the signed release and settlement agreement, the administratrix filed a petition for sanctions under Pa.R.Civ.P. 229.1.

Rule 229.1 governs the prompt delivery of settlement funds, and obligates a defendant to deliver the settlement funds to counsel for the plaintiff within 20 calendar days from receipt of an executed release, and in the case of a wrongful death claim, its receipt of the court order approving the settlement. The defendant's failure to timely deliver the settlement funds triggers the plaintiff's right to either (1) invalidate the settlement agreement and proceed to trial or (2) seek sanctions in the form of interest and counsel fees. The fact that the facility's noncompliance with Rule 229.1 was attributable to its insurer's post-settlement assertion of a potential coverage issue did not warrant the denial of the administratrix's request for sanctions. In light of the insurer's status as a fiduciary for its insured and its corresponding duty to act in good faith in connection with its investigation, evaluation, and settlement of the administratrix's claim, the facility could seek to recoup from its insurer any sanctions awarded under Rule 229.1 based upon the insurer's actionable delay in delivering the settlement funds. Therefore, the administratrix's petition for sanctions under Pa.R.Civ.P. 229.1 was granted, and the facility was ordered to pay interest of \$2,860.94 and the requested counsel fee of \$1,000.00.

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ESTATE

First Notice

ESTATE OF MIRIAM E. GIORGANO, late of the Borough of Dunmore, Lackawanna County, Pennsylvania, died on June 9, 2026. Letters Testamentary having been granted to Ellen Christman. Creditors shall make demands and debtors shall make payment without delay to Marjorie DeSanto Barlow, Esq., Attorney for the Estate, DeSanto Barlow Law, P.C., 327 N. Washington Ave., Ste. 400, Scranton, PA 18503.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF LEOBA GROMER, a/k/a LEE GROMER**, Deceased, 3255 Doud Avenue, Scranton, Lackawanna County, Pennsylvania 18505, who died on May 21, 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 Executor, Frank Peretto, or Michael N. Krisa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447.

ESTATE OF PAUL KALUTA, Late of Dunmore, Pennsylvania (died May 29, 2026). Notice is hereby given that Letters of Administration, d.b.n.c.a. in the above Estate have been granted to Gregory Tallman. All persons indebted to the said Estate are required to make payment and those having claims to present the same without delay to Gregory Tallman, Administrator, or to Howard M. Spizer, Esquire, Attorney for the Estate, Hinman, Howard & Kattell, LLP, 538 Biden Street, Suite 320, Scranton, PA 18503.

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted in the **ESTATE OF ANN LALLY**, late of Archbald, Lackawanna County, Pennsylvania (died May 12, 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 Administrator, Jeanne Lally, or John J. Lawler, Jr., Attorney for the Estate, 25 North Main Street, Suite Two, Carbondale, Pennsylvania 18407.

NOTICE IS GIVEN that Letters Testamentary have been granted in the **ESTATE OF GERTRUDE A. LITWINIEC**, late of Fernandina Beach, FL, with probate assets only in Lackawanna County, Commonwealth of Pennsylvania (Died: May 2, 2020). All persons indebted to said estate are required to make payments and those having claims or demands to present the same without delay to the Executrix, Gayle Litwiniec-Sauers, 96224 Sea Winds Dr., Fernandina Beach, FL 32034, or: Donald G. Karpowich, Esquire, 85 Drasher Road, Drums, PA 18222.

NOTICE IS HEREBY GIVEN that Letters of Administration were granted to Marilyn Lennick, in the **ESTATE OF RUTH M. LENNICK**, late of the City of Scranton, Lackawanna County, Pennsylvania, who died on February 3, 2013. All persons indebted to the said Estate are required to make payment, and those having claims or demands to present the same without delay to the estate's counsel named below: Edwin A. Abrahamsen, Esquire Abrahamsen, Conaboy & Abrahamsen, P.C. 255 E. Grove St, 2nd Fl. Clarks Summit, PA 18411.

NOTICE IS GIVEN that Letters Testamentary have been granted in the **ESTATE OF ROBERT E. LITWINIEC**, late of Fernandina Beach, FL, with probate assets only in Lackawanna County, Commonwealth of Pennsylvania (Died: Jan. 13, 2026). All persons indebted to said estate are required to make payments and those having claims or demands to present the same without delay to the Executrix, Gayle Litwiniec-Sauers, 96224 Sea Winds Dr., Fernandina Beach, FL 32034, or: Donald G. Karpowich, Esquire, 85 Drasher Road, Drums, PA 18222.

MARGARET C. MARSHALL, late of Scranton, Lackawanna County, Pennsylvania, who died June 5, 2026, Letters Testamentary in the above Estate having been granted, all persons having claims or demands against the Estate of the decedent shall make them known, and present them, and all persons indebted to said decedent shall make payment thereof without delay to Catherine Hall, Executrix, c/o Attorney Scott Lynett, The Law Office of Scott Lynett, 237 Penn Avenue, Scranton, Pennsylvania 18503.

ESTATE OF COSMO J. MUSTACCHIO A/K/A COSMO MUSTACCHIO A/K/A CJ MUSTACCHIO A/K/A COSMO J. MUSTACCHIO SR (died May 9, 2026) formerly of Archbald, Pennsylvania. All persons indebted to the estate shall make payment and those having claims or demands are to present same without delay to the Administrator, Christopher Mustacchio, or Richard A. Fanucci, Attorney for the Estate, 1711 Main Street, Blakely, PA 18447.

ESTATE OF JOHN D. NELSON, JR., DECEASED, late of the City of Scranton, Lackawanna County, Pennsylvania, (died June 4, 2026). Letters Testamentary having been granted, creditors shall make demand and debtors shall make payment to Nicole Nelson, 1642 E. Elm St., Scranton, PA, 18505 or to Stephen J. Evers, Esq., Attorney for the Estate, 213 R. North State Street, Clarks Summit, PA, 18411.

ESTATE OF EILEEN P. O'MALLEY, late of the City of Scranton, Lackawanna County, Pennsylvania, died on May 26, 2026. Letters Testamentary having been granted to John Scubelek. Creditors shall make demands and debtors shall make payment without delay to Marjorie DeSanto Barlow, Esq., Attorney for the Estate, DeSanto Barlow Law, P.C., 327 N. Washington Ave., Ste. 400, Scranton, PA 18503.

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ESTATE OF ADELE JUNE POLLACK, ESTATE NUMBER 35352026-669, Deceased, Late of Scranton, Lackawanna County, PA: Died May 5, 2026. Notice is hereby given that Letters Testamentary have been granted in the above Estate. All persons indebted to said Estate are required to make payment, and those having claims or demands are to present the same without delay to Robert Pollack, 724 Winola RD, Clarks Summit, PA 18411 and Shelly Pollack Young, 827 Clay Ave., Scranton, PA 18510.

ESTATE OF GARY CHARLES POPSON, Deceased, late of 212 W. Swinick Dr., Dunmore, PA 18512, (Died May 30, 2026). Nicole Stefanowicz, Executrix; Dante A. Cancelli, Esquire, Suite 260, 125 North Washington Ave., Scranton, PA 18503, Attorney.

Estate of HOWARD RICHARD POWELL, late of Ransom Township, Lackawanna County, Pennsylvania (died December 4, 2021). Notice is hereby given that Letters Testamentary for the Estate have been issued to Barbara Ann Powell, 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.

Letters Testamentary for the **ESTATE OF ROSALIE G. SERAFIN**, who died May 17, 2026, late of Old Forge, Lackawanna County, Pennsylvania, having been granted, all persons indebted to the said Estate are requested to make payment and those having claims are to present the same without delay to Karen Ann Connors, Executrix, c/o Shannon Crake Lapsansky, Esquire, Pugliese, Finnegan, Shaffer & Ferentino LLC, 575 Pierce Street - Suite 500, Kingston, PA 18704.

ESTATE OF LOIS ANN WALL A/K/A LOIS A. WALL A/K/A LOIS WALL (died May 4, 2026) formerly of Throop, Pennsylvania. All persons indebted to the estate shall make payment and those having claims or demands are to present same without delay to the Administratrix, Michele Lesnefsky, or Richard A. Fanucci, Attorney for the Estate, 1711 Main Street, Blakely, PA 18447.

Second Notice

ESTATE OF RONALD ANDERSON late of Madison Twp., PA, (died April 29, 2026), Lorraine Courtright, Executrix, Paul A. Kelly, Jr., Esq. – Attorney, 201 Lackawanna Avenue, Suite 306, Scranton, PA 18503.

ESTATE OF MARINA A. BETTI, DECEASED, late of the Borough of Archbald, Lackawanna County, Pennsylvania, (died May 16, 2026). Letters Testamentary having been granted, creditors shall make demand and debtors shall make payment to Gerald L. Betti, Jr., 139 Maria Blvd., Archbald, PA, 18403 to Stephen J. Evers, Esq., Attorney for the Estate, 213 R. North State Street, Clarks Summit, PA, 18411.

CARLO J. CELLI, late of the Village of Peckville, Lackawanna County, who died May 13, 2026. Letters Testamentary in the above estate having been granted, all persons having claims or demands against the estate of the decedent shall make them known and present them, and all persons indebted to said decedent shall make payment thereof without delay to: Administrator Carlo R. Celli, or Daniel L. Penetar Jr., Esq., 753 E. Drinker Street, Dunmore, PA 18512.

ESTATE OF MARITA ANN GILDEA, late of Dunmore, Lackawanna County, Pennsylvania (died May 23, 2026). 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 Anne Gildea, Executor, 820 E Kingston Avenue, Charlotte, North Carolina 28203 or to Kimberly Kost Scanlon, of Oliver, Price & Rhodes, LLP, Attorney for the Estate, 1212 South Abington Road, Clarks Summit, Pennsylvania 18411.

ESTATE OF MIRIAM E. GIORDANO, late of the Borough of Dunmore, Lackawanna County, Pennsylvania, died on June 9, 2026. Letters Testamentary having been granted to Ellen Christman. Creditors shall make demands and debtors shall make payment without delay to Marjorie DeSanto Barlow, Esq., Attorney for the Estate, DeSanto Barlow Law, P.C., 327 N. Washington Ave., Ste. 400 Scranton, PA 18503.

NOTICE IS HEREBY GIVEN that Letters Testamentary in the Estate of **ROBERT P. KUZMICK**, late of Jermyn, 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: **ROBERT A. KUZMICK, EXECUTOR C/O MATTHEW J. PARKER, ESQUIRE, MARSHALL, PARKER & WEBER, LLC**, 49 E. Fourth Street, Suite 105, Williamsport, PA 17701. Date of Death: May 29, 2026.

ESTATE OF LILLIAN ORR a/k/a LILLIAN SARAH ORR late of Old Forge, Lackawanna County, Pennsylvania, (died April 14, 2026). Letters in the above Estate having been granted, all persons having claims or demands against the Estate of the Decedent shall make them known and present them, and all persons indebted to the said Decedent shall make payment thereof, without delay, to Gregory S. Orr, Personal Representative, or to Joseph S. Toczydlowski, Jr., Esquire of the Toczydlowski Law Office, 723 N. Main Street, Archbald, PA 18403.

ESTATE OF EILEEN P. O'MALLEY, late of the City of Scranton, Lackawanna County, Pennsylvania, died on May 26, 2026. Letters Testamentary having been granted to John Scubelek. Creditors shall make demands and debtors shall make payment without delay to Marjorie DeSanto Barlow, Esq., Attorney for the Estate, DeSanto Barlow Law, P.C., 327 N. Washington Ave., Ste. 400 Scranton, PA 18503.

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ESTATE OF SUSIAN REUTHER, late of Mayfield, Pennsylvania (Died: June 1, 2026). Charles Reuther, IV, Executor or Albert E. Nicholls, Jr., Attorney for the Estate, 1421 E. Drinker Street, Dunmore, Pennsylvania 18512.

ESTATE OF JEAN T. STANZESKI (A/K/A JANE T. STANZESKI), late of Scranton, Pennsylvania (died October 22, 2025). Notice is hereby given that Letters Testamentary for the Estate of Jean T. Stanzeski (a/k/a Jane T. Stanzeski) have been issued to Gerard M. Garvey, CPA, 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 1780 Bric Avenue, Scranton, PA 18508 or to Robert T. Kelly, Jr., Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Biden Street, Suite 200, Scranton, PA 18503.

Third Notice

CAROL M. ANGWIN, late of Taylor, Lackawanna County, Pennsylvania, (died May 2, 2025). Notice is hereby given that Letters Testamentary have been issued to Brian J. Cali, Executor of the Estate. Marianne M. Stivala, Esquire, Cali Law, 103 East Drinker Street, Dunmore, Pennsylvania 18512.

THE ESTATE OF JOANN C. CERESI, late of Clarks Summit, Lackawanna County, Pennsylvania, Died on May 13, 2026. Sharon Cresi Chmiel, Executrix. Joseph A. Dessoye, Esquire, 9 North Main Street, Suite 6, Pittston, PA 18640.

PATRICIA L. FORESMAN, late of Clarks Summit Borough, Lackawanna County, who died May 06, 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: Administrator Jeane Stasik, or Daniel L. Penetar Jr., Esq., 753 E. Drinker Street, Dunmore, PA 18512.

ESTATE OF GERALD FRAZIER late of Scott Township, Lackawanna County, Pennsylvania 18447 (died *November 14, 2025*). Letters in the above Estate having been granted, all persons having claims or demands against the Estate of the Decedent shall make them known and present them, and all persons indebted to the said Decedent shall make payment thereof, without delay, to Gerald W. Frazier, Personal Representative, or to Joseph S. Toczylowski, Jr., Esquire of the Toczylowski Law Office, 723 N. Main Street, Archbald, PA 18403.

NOTICE IS HEREBY GIVEN that Letters Testamentary in the **ESTATE OF SHIRLEY ANN JONES**, late of Archbald, 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: Edward J. Casey, Jr., c/o Alexander B. Russin, Esquire, 1516 Wyoming Avenue, Forty Fort, PA 18704, Date of Death: 08/13/2024.

ESTATE OF ALLEN F. JORDAN, late of Peckville, Pennsylvania (died June 1, 2026). Notice is hereby given that Letters Testamentary for the Estate of Allen F. Jordan have been issued to Kenneth P. Jordan, 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 402 Kennedy Drive, Archbald, PA 18403 or to Kris E. Fendrock, Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Biden Street, Suite 200, Scranton, PA 18503.

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted in the **ESTATE OF CALRE MARY KOPA, a/k/a CLARE KOPA**, Deceased, 21 Maple Street, Jermy, Lackawanna County, Pennsylvania 18433, who died on January 15, 2005. 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 Administrator, Gary Kopa, 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 JOHN JOSEPH KOPA, a/k/a JOHN J. KOPA**, Deceased, 21 Maples Street, Jermy, Lackawanna County, Pennsylvania 18433, who died on December 22, 2024. All persons indebted to the Estate are requested to make payment and those having claims or demands are to present same, without delay, to the Administrator, Gary Kopa, or to Michael N. Krisa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447.

PETER M. LESH, SR., deceased, late of Peckville, PA (died February 2, 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 Holly E. Lesh, Administratrix, or to Raymond W. Ferrario, Attorney for the Estate, Suite 528, Scranton Life Building, 538 Biden Street, Scranton, PA 18503-1816.

ESTATE OF STEPHEN W. LUTCHKO, late of Simpson, Lackawanna County, Pennsylvania 18407 (died *November 29, 2025*). Letters in the above Estate having been granted, all persons having claims or demands against the Estate of the Decedent shall make them known and present them, and all persons indebted to the said Decedent shall make payment thereof, without delay, to Katlyn Lutchko and Jason Rowland, Personal Representative(s), or to Joseph S. Toczylowski, Jr., Esquire of the Toczylowski Law Office, 723 N. Main Street, Archbald, PA 18403.

ESTATE OF JOSEPH H. MUNLEY, late of the Borough of Archbald, Lackawanna County, Pennsylvania, deceased. Letters of Administration on the above estate having been granted to the undersigned, all persons indebted to the said estate are requested to make payment, and those having claims or demands against the same to make them known without delay to: Ann M. Munley, Administratrix, 25 Lakeside Drive, South Abington Township, PA 18411.

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ESTATE OF CHARLES R. SABATELLE A/K/A CHARLES SABATELLE A/K/A ROCKY SABATELLE, late of Madison Twp, Lackawanna County, Pennsylvania (died April 13, 2026). Notice is hereby given that Letters of Testamentary for the Estate have been issued to Jane M. Sabatelle, 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.

ESTATE OF REGINA CAROLINE STEVENS A/K/A REGINA C. STEVENS, late of Clarks Summit, Lackawanna County, Pennsylvania (died April 24, 2026). 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 Julie Hickey, Co-Executor, 6367 River Road, Jordan, New York 13080 or to Edward Stevens, Co-Executor, 2778 Emmerson Road, Weedsport, New York 13166 or to Virginia Speicher Barrett, of Oliver, Price & Rhodes, LLP, Attorney for the Estate, 1212 South Abington Road, Clarks Summit, Pennsylvania 18411.

Estate Notice is Hereby Given that Letters Testamentary have been granted in the **ESTATE OF LORRAINE H. SULLA**, late of the Township of Covington, Pennsylvania, Lackawanna County, who died May 16, 2026. All persons indebted to said Estate are requested to make payment and those having claims to present the same, without delay, to the Executors, Justin J. Sulla and Daria Gallagher and their attorneys, Mey & Sulla, LLP, 1144 East Drinker Street, Dunmore, Pennsylvania 18512.

Change of Name

In the Court of Common Please, Lackawanna County, Pennsylvania, Civil Division: In Re: In the Matter of the Petition of **Andrew Christopher Provenzano** for Change of Name to **Bella Cecelia Provenzano**. Notice is hereby given that the Petition for Change of Name was filed in the above Court, requesting an Order to change Petitioner's name to Bella Cecelia Provenzano. The Court has fixed the 28th day of August, 2026, 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.

In the Court of Common Pleas, Lackawanna County, Pennsylvania, Civil Division: In Re: In the Matter of the Petition of **Zoey Taylor Blaine** for Change of Name of, a Minor, by Petitioner-Parent, **Joel Wapples** for Change of Name of the Minor Child. Notice is hereby given that on the 26th of June, 2026, the Petition for Change of Name of Minor Child was filed in the above Court, requesting an Order to change the minor child's name to **Zoey Taylor Wapples**. The Court has fixed the 28th day of August, 2026, 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.

LACKAWANNA JURIST

**TO: Eric Doblado
24 S. Church Street
Carbondale, PA 18407
(LAST KNOWN ADDRESS)**

NOTICE

A petition has been filed asking the Court to put an end to all rights you have to your child, **C.C., born on 10/19/2019 in Scranton, PA in Lackawanna County and the biological male child of Kelsey Case.** The Court has set a hearing to consider ending your rights to your children. That hearing will be held on **August 3rd, 2026 at 9:30 A.M.** in Courtroom #3 located on the 2nd Floor of the Lackawanna County Courthouse, 200 N. Washington Avenue, Scranton, Pennsylvania, 18503. If you do not appear at this hearing, the Court may decide that you are not interested in retaining your rights to your child and your failure to appear may affect the Court's decision on whether to end your rights to your child. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your children may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer.

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 OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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

LACKAWANNA JURIST

O'Malley and Perry Law
Robert Kobilinski, Esquire
Attorney I.D. #322381
224 Wyoming Ave. Suite #200
Scranton, PA 18503
(570) 348-3711

LYNNE ANDERSON	:	IN THE COURT OF COMMON PLEAS
19 Keating Rd.	:	OF LACKAWANNA COUNTY
Jefferson Twp., PA 18436	:	
	:	
Plaintiff	:	CIVIL DIVISION
	:	
vs.	:	
	:	NO. 2026-03456
Known and Unknown heirs, successors,	:	
assigns and	:	
All persons, firms or associations, claiming	:	
Right, title, or interest from or under Anna	:	
Rutkowski, or her estate, with her last known	:	
Address being 208 George St., Throop, PA	:	
18512 and by and through her possible	:	
Testate heirs, Eleanor Banick, Joseph	:	
Rutkowski, and Albert Rutkowski	:	

NOTICE

To: Known and Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations claiming right, title, or interest from or under Anna Rutkowski, deceased, or her estate:

You are hereby notified that on May 20, 2026, Plaintiff, Lynne Anderson filed an Action of Quiet Title endorsed with a Notice to Defend against you in the Court of Common Pleas of Lackawanna County, Pennsylvania, docketed to Term No. 2026-03456, wherein Plaintiff seeks to quiet title to property located at and known as 208 George St., Throop, 18512, Lackawanna County, Pennsylvania.

You are hereby notified to plead to the above-referenced Complaint on or before twenty (20) days from the date of this publication or a judgment will be entered against you.

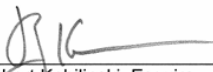
NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and filing 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 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 OR CANNOT AFFORD ONE GO TO OR TELPEHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

North Penn Legal Services
33 N. Main St.
Pittston, PA 18640
570-299-4100
Toll Free: 855-236-6405

Pennsylvania Lawyer Referral Service
Lackawanna County Bar Assn.
233 Penn Ave.
Scranton, PA 18503
570-969-9161


Robert Kobilinski, Esquire
Attorney for Plaintiff
224 Wyoming Ave.
Scranton, PA 18503