

LACKAWANNA JURIST

BY VIRTUE OF CERTAIN WRITS OF EXECUTION ISSUED OUT OF THE COURTS OF COMMON PLEAS OF LACKAWANNA COUNTY, THE SHERIFF WILL EXPOSE AT PUBLIC SALE, BY VENUE OR OUTCRY, ALL THE RIGHT, TITLE AND INTEREST OF THE DESCRIBED LOTS, PIECES OR PARCELS OF LAND TO THE HIGHEST AND BEST BIDDER FOR CASH OR CERTIFIED FUNDS (SUBJECT TO PAYMENT OF ANY UNPAID TAXES) AT THE COURTHOUSE IN THE CITY OF SCRANTON, COUNTY OF LACKAWANNA, AND STATE OF PENNSYLVANIA, ON **FRIDAY, MARCH 8, 2024** AT TEN O'CLOCK IN THE FORENOON OF SAID DAY.

******ATTENTION**** A DEPOSIT OF 10% OF THE BID PRICE IS TO BE PAID IN CASH, CASHIER'S CHECK OR CERTIFIED CHECK IMMEDIATELY TO THE SHERIFF AT THE TIME OF THE BID. IN THE EVENT THAT 10% IS NOT PAID IMMEDIATELY, THE PROPERTY WILL BE SOLD AGAIN AT THE END OF THE CURRENT SALE. SAID DEPOSIT WILL BE FORFEITED IN THE EVENT THE BALANCE OF THE BID PRICE IS NOT PAID BY 2 O'CLOCK ON THE AFTERNOON OF SAID DATE. FULL COMPLIANCE OF THE TOTAL AMOUNT IS DUE BY TWO O'CLOCK ON THE AFTERNOON OF THE SAID DATE.**

SALE 1

By virtue of a Writ of Execution filed to No. 2021-04503, U.S. BANK TRUST N.A. AS TRUSTEE FOR AMERICAN HOMEOWNERS PRESERVATION TRUST SERIES AUTOMATION, vs. MARITA ELLEN GORDON, owner(s) of property situate in Borough of Jessup, Lackawanna County, PA., being 146 Buttonwood Street, Jessup, PA 18434.
Assessment Map#: 10418010033
Assessed Value Figure: \$7,000.00
Improvements thereon:
A residential dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$72,278.99

All that certain lot, piece or parcel of land situate, lying and being in the Borough of Jessup, formerly known as the Borough of Winton, County of Lackawanna and State of Pennsylvania.

SALE 2

By virtue of a Writ of Execution filed to No. 18-CV-05781, FAIRPORT ASSET MANAGEMENT, LLC, owner(s) of property situate in Borough of Old Forge, Lackawanna County, PA, being 1035 Robert Road, Old Forge, PA 18518.

Property ID#: 16519 020 018

Assessed Value Figure: Land Value \$6,250, Improvement Value \$12,750, TOTAL: \$19,000

Improvements thereon:

Single family dwelling

Attorney: Kimberly A. Bonner, Esq

Sheriff to collect: \$75,398.87

SALE 3

BY VIRTUE OF A WRIT OF EXECUTION, filed to Docket No. 23-CV-1991 NBT Bank, N.A., f/k/a Pennstar Bank, a division of NBT Bank, N.A. v. James Matechak
James Matechak is the owner of the property situate within the City of Jermyn, Township of Scott, County of Lackawanna, and Commonwealth of PA, Being a street address of: 1439 Chapman Lake Road, Jermyn, PA 18433

Assessment Map/Parcel/Plate #: 06202.010.001

Instrument #: 200706721

Pin Verification #: 06202.010.001

Assessed Value Figure: \$6,000.00

Improvements Thereon:

residential single-family home

Attorney: JAMES T. SHOEMAKER, ESQUIRE

HOURIGAN, KLUGER & QUINN, PC
600 Third Avenue, Kingston, PA 18704

jshoemaker@hkqlaw.com (570)287-3000

Sheriff to collect: \$96,516.69 (plus accrued interest, attorney's fees, and costs)

LACKAWANNA JURIST

SALE 4

BY VIRTUE OF A WRIT OF EXECUTION, filed to Docket No. 22-CV-4963 Peoples Security Bank & Trust Company v. Lorraine E. Maday, n/b/m Lorraine E. Semkew and The United States of America

Lorraine E. Maday n/b/m Lorraine E. Semkew is the owner of property situate within the Borough of Blakely, County of Lackawanna and Commonwealth of PA,

Being a street address of: 213 Fourth Street, Blakely, PA 18447

Assessment Map/Parcel/Plate #: 10317.030.058
Book 1036, Page 379, et seq.

Assessed Value Figure : \$8,500.00

Improvements Thereon :

Improved residential single family dwelling unit

Attorney: JAMES T. SHOEMAKER, ESQUIRE
HOURIGAN, KLUGER & QUINN, PC

600 Third Avenue Kingston, PA 18704

jshoemaker@hkqlaw.com (570)287-3000

Sheriff to collect: \$223,870.51 (plus accrued interest, attorney's fees, and costs)

SALE 5

By virtue of a Writ of Execution filed to No. 2021-00111 US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset

Trust vs. Wendy Harvey a/k/a Wendy

Harrington, known heir of William T.

Harrington; William T Harrington a/k/a

William T. Harrington, Jr. known heir of

William T. Harrington, deceased; Unknown

Heirs, devisees and personal representatives and

his/her, their or any of their successors in right,

title and interest of William T. Harrington,

deceased; owners of property situate in

Scranton City, Lackawanna County, PA being

2110 Ballau Avenue, Scranton, PA 18508

Dimensions: 50 x 150

Property ID #: 123.20-050-022

Assessed Value figure: \$8,000.00

Improvements thereon:

Residential Dwelling

Attorney: Roger Fay, Esquire

Sheriff to collect: \$97,972.90*

*Plus clerical costs, as endorsed, together with escrow advances and costs of collection, including reasonable attorney fees, title fees, property valuation fees, property preservation fees, and costs, from 10/04/22 to the date of sheriff's sale.

SALE 6

By virtue of a Writ of Execution filed to No.

2023-04100 Metropolitan Life Insurance

Company vs. CYNTHIA LACHOVICZ and

KRISTEN A. LACHOVICZ, owner(s) of

property situate in Borough of Archbald,

Lackawanna County, PA. Being 467 Main

Street, Archbald, PA 18403

Assessment Map #: 09414-010-052

Assessed Value Figure: \$11,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$144,377.79

All the surface of right of soil of all that certain lot, piece or parcel of land situate, lying and being in the Borough of Archbald, County of Lackawanna and State of PA.

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SALE 7

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
A Florida professional limited liability company
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
(855)225-6906
Attorneys for Plaintiff

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-R3 Plaintiff v. SALLY MELVILLE, IN HER CAPACITY AS HEIR OF ROBERT L. SEARFOSS; JAMES SEARFOSS, IN HIS CAPACITY AS HEIR OF ROBERT L. SEARFOSS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ROBERT L. SEARFOSS Defendant(s)

COURT OF COMMON PLEAS
LACKAWANNA COUNTY NO: 2022-03735
ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF SCRANTON, LACKAWANNA COUNTY, PA, BEING KNOWN AS: 1043 MEADE AVENUE A/K/A 1043 MEADE STREET, SCRANTON, PA 18512

BEING PARCEL #: 14508020051
DIMENSIONS: 40 x 140
TOTAL VALUE: \$9,000
IMPROVEMENTS: RESIDENTIAL PROPERTY
By: Nicole Rizzo
Nicole Rizzo, Esquire ID No. 332712
Attorney for Plaintiff

SALE 8

By virtue of a Writ of Execution filed to No. 2023-03671 MCLP Asset Company, Inc. vs. MARK M. FONTINI and PATRICIA R. FONTINI, owner(s) of property situate in City of Scranton, Lackawanna County, PA. Being:

211 N Everett Ave, Scranton, PA 18504, 211 North Everett Avenue, Scranton, PA 18504
Assessment Map #: 14513040012
Assessed Value Figure: \$6,500.00
Improvements thereon:
A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$74,453.91
ALL that certain piece or parcel of land situate in Hyde Park, City of Scranton County of Lackawanna and State of PA.

SALE 9

By virtue of a Writ of Execution No. 2023-03859 FREEDOM MORTGAGE CORPORATION v. MICHAEL BULLICK; THERESA BULLICK owner(s) of property situate in the BOROUGH OF ARCHBALD, LACKAWANNA County, PA, being 169 CHESTNUT ST. ARCHBALD, PA 18403
Tax ID #: 09518-040-016
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$153,144.82
Attorneys for Plaintiff
Brock & Scott, PLLC

SALE 10

By virtue of a Writ of Execution filed to No. 2023-01551 New Residential Mortgage Loan Trust 2018-1 vs. RICHARD LARUSSA Solely in their capacity as heir of FRANCES LARUSSA, Deceased and UNKNOWN HEIRS OF FRANCES LARUSSA, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, PA., being 525 1/2 Pleasant Avenue, Scranton, PA 18504.
Assessment Map #: 14514090004
Assessed Value Figure: \$5,600.00
Improvements thereon:
A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$54,921.97
All that certain piece or parcel of land situate in the City of Scranton, County of Lackawanna and state of PA.

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SALE 11

By virtue of a Writ of Execution filed to No. 23-CV-3827 FREEDOM MORTGAGE CORPORATION vs. DEBORAH L. BENJAMIN AKA DEBORAH BENJAMIN, owner(s) of property situate in Township of South Abington, Lackawanna County, PA., being: 711 Griffin Pond Road, South Abington Township, PA 18411.
Assessment Map #: 08104-030-005
Assessed Value Figure: \$20,500.00
Improvements thereon:
A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$185,326.51
All that certain piece or parcel of land with the buildings and improvements thereon erected, situate and being in the Township of South Abington, County of Lackawanna, Commonwealth of PA.

SALE 12

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
A Florida professional limited liability company
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
(855)225-6906
Attorneys for Plaintiff
CITIMORTGAGE, INC. Plaintiff v. JOHN J. MCKENNA; KIMBERLY A. MCKENNA
Defendant(s)
COURT OF COMMON PLEAS
LACKAWANNA COUNTY NO: 2023-03285
ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE VILLAGE OF JESSUP, BOROUGH OF WINTON, COUNTY OF LACKAWANNA AND STATE OF PA, BEING KNOWN AS: 9 WILSON ST JESSUP, PA 18434
BEING PARCEL #: 11509040022;
11509040023
IMPROVEMENTS:
RESIDENTIAL PROPERTY
By: Nicole Rizzo

Nicole Rizzo, Esquire ID No. 332712
Attorney for Plaintiff

SALE 13

By virtue of a Writ of Execution filed to No. 2023-02756 Wells Fargo Bank, N.A. (Plaintiff) v Israel David Schlesinger (Defendant(s)) owner(s) of property situate in City of Carbondale, Lackawanna County, PA being 93 Washington Street, Carbondale, PA 18407
Dimensions: 0
Property ID #: 05505050042
Assessed Value Figure: \$7,000.00
Improvements thereon:
single family dwelling
Attorney: Ed E. Qaqish, Esquire; Meredith H. Wooters, Kimberly J. Hong, Michael E. Carleton, Alyk L. Oflazian, Cristina L. Connor and Katherine M. Wolf
Sheriff to collect: \$30,430.83

SALE 14

By virtue of a Writ of Execution filed to No. 2580-Civil-2023 NBT Bank, National Association vs. Kristopher J. Smith, Executor of the Estate of Joan Smith, owner of property situate in the Borough of Archbald, Lackawanna County, PA being: 279 Laurel Street, Archbald, PA 18403
Dimensions: 30' x 100'
Assessed Map #: 09517-020-015
Assessed Value figure: \$5,500
Improvements thereon:
Residential Dwelling
Attorney: David M. Gregory, Esquire
Sheriff to collect: \$45,566.19

SALE 15

By virtue of a Writ of Execution filed to No. 2022-05166 LoanCare, LLC vs. KELLY A MCDONOUGH and JOHN E. MCDONOUGH, owner(s) of property situate in CITY OF SCRANTON, Lackawanna County, PA. Being: 780 East Drinker Street, Dunmore, PA 18512
Assessment Map #: 14709110004
Assessed Value Figure: \$11,000.00

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Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$141,807.66

ALL THAT PARCEL OF LAND IN CITY OF SCRANTON, LACKAWANNA COUNTY, STATE OF PA.

Attorney: KML Law Group, P.C.

Sheriff to collect: \$51,985.68

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF GREENFIELD, COUNTY OF LACKAWANNA AND STATE OF PA.

SALE 16

By virtue of a Writ of Execution filed to No. 2022-03427

JPMorgan Chase Bank, National Association (Plaintiff) v Catherine Jacobs, as Co-Executor of the Estate of Joseph Ciannella; Frank Ciannella, as Co-Executor of the Estate of Joseph Ciannella (Defendant(s)) owner(s) of property situate in City of Scranton, Lackawanna County, PA being 1406-1408 Academy Street, Scranton, PA 18504

Dimensions: 0

Property ID #: 14517030041

Assessed Value Figure: \$10,000.00

Improvements Thereon:

single family dwelling

Attorney: Ed E. Qaqish, Esquire; Meredith H. Wooters, Kimberly J. Hong, Michael E. Carleton, Alyk L. Oflazian, Cristina L. Connor and Katherine M. Wolf

Sheriff to collect: \$109,265.59

SALE 18

By virtue of a Writ of Execution filed to No. 23-3273 NAMS Capital vs. Patricia Dominick, owner of property situate in Scranton Lackawanna County, PA being 135 S. Bromley Ave. Scranton

Dimensions: 28x145x28x147

Property ID #: 14518040011

Assessed Value figure: \$7,000.00

Improvements thereon:

Bldg & Land

Attorney: Jennie Shnyder

Sheriff to collect: \$12,220.93

NOTICE TO ALL PARTIES IN INTEREST AND CLAIMANTS:

A SCHEDULE OF DISTRIBUTION OF ONLY HIGH BID SALES WILL BE FILED BY THE SHERIFF NOT LATER THAN APRIL 8, 2024 AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH SAID SCHEDULE UNLESS EXCEPTIONS ARE FILED THERETO WITHIN TEN DAYS AFTER THE FILING OF THE PROPOSED SCHEDULE.

**MARK P. MCANDREW
SHERIFF OF LACKAWANNA COUNTY**

ATTEST:

**BOB MOORE
REAL ESTATE DEPUTY
SHERIFF'S OFFICE
SCRANTON, PA 18503**

DECEMBER 4, 2023

SALE 17

By virtue of a Writ of Execution filed to No. 2022-05313 PNC BANK, NATIONAL ASSOCIATION vs. The Unknown Heirs of VICTORIA BAKER Deceased and SANDRA RESTUCCI Solely in Her Capacity as Heir of VICTORIA BAKER, Deceased, owner(s) of property situate in TOWNSHIP OF GREENFIELD, Lackawanna County, PA.

Being: 201 Petrilak Road, Greenfield Township, PA 18407

Assessment Map #: 03304010007

Assessed Value Figure: \$12,950.00

Assessed Value Figure: \$12,950.00

Assessed Value Figure: \$12,950.00

Improvements thereon:

A Residential Dwelling

LACKAWANNA JURIST

JUDICIAL OPINION

CASE NAME AND NUMBER: Healey v. Scranton Hospital Company, LLC, 2024 WL 264614 (Lacka. Co. 2024)
DATE OF DECISION: January 12, 2023
JUDGE: Terrence R. Nealon

ATTORNEYS INVOLVED:

Bruce S. Zero, Esquire and James F. Mundy, Esquire, *Counsel for Plaintiff*
Stuart T. O'Neal, Esquire and Marcy B. Tanker, Esquire, *Counsel for Defendant, Scranton Hospital Company, LLC d/b/a Regional Hospital of Scranton*
Melissa A. Dziak, Esquire and Robert J. Aldrich, Esquire, *Counsel for Defendants, Patrick J. Murnin, M.D. and Advanced Inpatient Medicine, LLC d/b/a Adfinitas Health of Scranton*

SUMMARY OF OPINION:

In this malpractice action against a hospitalist, his employer, and a local hospital alleging the improper administration of opioid medication in the emergency room which caused plaintiff to suffer hypoxemic respiratory failure and cardiac arrest due to his documented history of obstructive sleep apnea, the hospitalist and employer served discovery upon plaintiff seeking information and documents concerning potential witnesses and plaintiff's past medical expenses, work history, medical treatment, health and disability insurance, income tax filings, social security disability claim, past loss of income, future loss of earning capacity, and projected future medical expenses. After plaintiff responded to those inquiries by stating "[t]o be supplied" or that the requested information and records would be provided "at the completion of discovery," the hospitalist and employer filed a motion to compel more timely and complete responses. In addition, after the hospital notified plaintiff pursuant to Pa.R.Civ.P. 4009.21(a) of its intent to subpoena plaintiff's social security disability records, plaintiff replied that he had "no objection" to that subpoena. However, upon being advised that its records subpoena would not be honored unless plaintiff provided a signed authorization for the release of his social security records, the hospital requested such an executed authorization, but plaintiff refused to provide it, thereby prompting the hospital's motion seeking to compel plaintiff's execution of the required authorization.

During pre-trial discovery, litigants are obligated to provide their adversaries with relevant information and documents that currently exist or are readily available, but other evidence which requires expert formulation need not be produced until later in the discovery process and as required by Pa.R.Civ.P. 4003.5. Therefore, plaintiff was ordered to furnish presently available or obtainable information and exhibits concerning possible witnesses and his past medical bills and treatment records, employment history, income tax records, and health and disability insurance. However, since a plaintiff's past loss of income, future loss of earning potential, and projected medical expenses require expert analysis and calculation in malpractice actions, plaintiff was directed to seasonably provide that information when he produced his expert witness reports in compliance with the scheduling order's deadline.

Plaintiff replied "[y]es" in response to an interrogatory asking him to "sign the [attached] authorization for Social Security information," and also stated in writing that he had "no objection" to the hospital's request to subpoena his social security disability records under Rule 4009.21. Since those records would not be produced absent a signed authorization by plaintiff, and the hospital was not seeking to obtain information privately from plaintiff's treating physician(s) in contravention of Pa.R.Civ.P. 4003.6, plaintiff was ordered to execute an authorization enabling the hospital to subpoena his social security disability records and to furnish copies of those subpoenaed materials to plaintiff pursuant to Pa.R.Civ.P. 400.9.23(b).

LACKAWANNA JURIST

JUDICIAL OPINION

CASE NAME AND NUMBER: Dougherty v. Scranton Health Investors, LLC, et al., **2024 WL 382504** (Lacka. Co. 2024)
DATE OF DECISION: February 1, 2021
JUDGE: Terrence R. Nealon
ATTORNEYS INVOLVED:
Molly Dempsey Clark, Esquire, *Counsel for Plaintiff*
Gregory M. Moran, Esquire, *Counsel for Defendants*

SUMMARY OF OPINION:

Plaintiff commenced this survival action against the owner and operator of the skilled nursing home facility where her mother fell and suffered a hip fracture, seeking to recover damages for the resulting pain and suffering that her mother endured prior to her death due to unrelated conditions. Approximately one year prior to the mother's admission to the facility, she and her daughter executed a durable power of attorney granting the daughter the express authority to authorize the mother's admission to such a facility, to execute agreements relating to her care there, "to institute, pursue, engage in, and compromise any litigation and/or claims" on her behalf, and to serve as the guardian of the mother's person and estate in the event of her incapacitation. Almost two years after the mother's admission to the facility, and pursuant to the authority granted by the durable power of attorney, the daughter executed a "Resident and Facility Arbitration Agreement" agreeing to submit any claims against the facility or its employees for negligence, malpractice, and tortious conduct to binding arbitration and to specifically waive the right to have any such claims decided by a judge or jury. The facility's owner and operator filed preliminary objections asserting, *inter alia*, an "agreement for alternative dispute resolution" pursuant to Pa.R.Civ.P. 1028(a)(6) and sought to compel the daughter to submit this matter to binding arbitration.

Litigants' claims are subject to arbitration if a valid agreement to arbitrate exists between the parties and those claims fall within the scope of that agreement. Even if a party has not signed an arbitration agreement, [s]he can be compelled to arbitrate under such an agreement based upon the law of agency and contract, and a valid durable power of attorney constitutes a grant of express authority to act as another's agent per its terms. The facility's owner and operator established by a preponderance of the evidence that the mother granted her daughter the authority to execute the arbitration agreement at issue, and that the survival claims asserted in this case were within the scope of that agreement. Consequently, the preliminary objection under Rule 1028(a)(6) was sustained and the parties were directed to submit those claims to binding arbitration.

LACKAWANNA JURIST

ESTATES

First Notice

ESTATE OF JEFFREY M. ABBOTT, DECEASED, late of 6 ½ ESTHER ST., THROOP, PA 18512, (Died NOVEMBER 30, 2023). THERESA E. CLARK, Executrix; Dante A. Cancelli, Suite 260, 125 North Washington Ave., Scranton, Pennsylvania 18503, Attorney. DANTE A. CANCELLI, ESQUIRE

NOTICE IS HEREBY GIVEN that on January 25, 2024, Fran Kovaleski, Lackawanna County Register of Wills, granted Letters Testamentary in common form, on the **ESTATE OF RICHARD CARL BROWN**, late, of Clarks Summit, PA, to Richard W. Brown and Jeffery Brown. Richard Carl Brown passed on November 4, 2024. Anyone having claim against the Estate, please contact Lance J. Fanucci, Esquire, 300 Betty Street, Suite 2, Eynon, PA 18403, phone 570.489.0098. LANCE J. FANUCCI, ESQUIRE

ESTATE OF JOSEPHINE DOWSE, late of Clarks Summit, Lackawanna County, Pennsylvania. Letters Testamentary on the above estate having been granted to George Dowse, III, 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 Testamentary have been granted in the **ESTATE OF MARION DUNLEAVY, a/k/a MARION C. DUNLEAVY**, late of the City of Scranton, Lackawanna County, who died December 15, 2023. All persons indebted to said Estate are requested to make payment and those having claims to present the same, without delay, to the Executrix, VIRGINIA KREUSLING, and her Attorneys. SAPORITO, FALCONE & WATT, 48 SOUTH MAIN STREET, PITTSSTON, PA 18640.

ESTATE OF STEPHEN F. DURKIN, a/k/a STEVE DURKIN, file number 3523-01657, late of Carbondale, Lackawanna County, PA (Date of death: 11/15/2023). Jerome Durkin was appointed Executor on December 14, 2023. Jeffery A. Levine, Esquire, Herlands & Levine, 27 North Main Street, Suite 301, Carbondale, PA 18407.

ESTATE OF MORRIS SHERWOOD HICKS, late of the City of Scranton died 03/14/2023 Letters of Testamentary granted to Kimberly Rovinski, Sean Gallagher Attorney for the Estate, 416 Jefferson Avenue, Scranton, PA 18510. Notice is hereby given that Letters of Testamentary have been granted. All persons indebted to the said estate are required to make payment, and those having claims or demands are to present the same without delay to the Executors' name.

ANNE KEARNS, Deceased. Late of Scranton City, Lackawanna County, PA. D.O.D. 12/24/23. Letters Testamentary on the above Estate have been granted to the undersigned, who request all persons having claims or demands against the estate of the decedent to make known the same and all persons indebted to the decedent to make payment without delay to Christopher Kearns, Executor, c/o Andrew H. Dohan, Esq., 460 E. King Rd., Malvern, PA 19355. Atty.: Andrew H. Dohan

ESTATE OF ANN MARIE KRUK, Scranton, Lackawanna County, PA, died August 29, 2023, Letters Administration granted, all persons having claims against said Estate, shall make them known, present them and all indebted to decedent shall make immediate notification to Kevin Kruk, Executor, or to Caputo & Mariotti, P.C., 730 Main Street, Moosic, PA 18507.

ROBERT A. MARIOTTI A/K/A ROBERT A. MARIOTTI, SR., Deceased. Late of Old Forge Borough, Lackawanna County, PA. D.O.D. 1/16/24. Letters Testamentary on the above Estate have been granted to the undersigned, who request all persons having claims or demands against the estate of the decedent to make known the same and all persons indebted to the decedent to make payment without delay to Mary Ellen Lukas, Executrix, c/o Kevin P. Gilboy, Esq., 100 N. 18th St., #1825, Phila., PA 19103. Atty.: Kevin P. Gilboy

ESTATE OF THOMAS J. SMITH a/k/a THOMAS JOSEPH SMITH, late of Archbald, Lackawanna County, PA (died January 20, 2024). Letters Testamentary were granted to William J. Smith. Creditors present claims and debtors make payment to the Executor, or to Kim A. Giombetti, Esq., 305 Linden Street, Suite 3, Scranton, PA 18503, Attorney for the Estate.

ESTATE OF JOAN VINCENT, late of Clarks Summit, Lackawanna County, Pennsylvania. Letters Testamentary on the above estate having been granted to Carla Vincent, 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.

Second Notice

ESTATE OF CECELIA M. BARTOSIEWICZ, late of Clarks Summit, Lackawanna County, Pennsylvania (died December 27, 2019). 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 Dorothy A. Fichner, Executor, 244 Mirage Boulevard, Barneget, NJ 08005 or to Jenna Kraycer Tuzze, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, Clarks Summit, Pennsylvania 18411.

ESTATE OF RICHARD T. CAWLEY, JR., late of the Borough of Archbald, Lackawanna County, Pennsylvania. Date of Death: November 4, 2023. Administratrix: Kathleen Cawley, Attorneys: Needle Law, P.C., 240 Penn Avenue, Suite 202, Scranton, PA 18503. P. Timothy Kelly, Esquire

Notice is hereby given that Letters Testamentary have been granted in the **ESTATE OF MARY J. DZWONCZYK**, late of Carbondale, Lackawanna County, Commonwealth of Pennsylvania (died May 6, 2023). All persons indebted to the Estate are requested to make payments and all those having claims or demands are to present same, without delay to Nicholas Dzwonczyk, Executor of the Estate or Sean P. McGraw, Esquire, Attorney for the Estate, 41 N. Main Street, 4th Floor, Carbondale, PA 18407. Sean P. McGraw, Attorney for the Estate

LACKAWANNA JURIST

NOTICE IS HEREBY GIVEN that Letters Testamentary in the **ESTATE OF SHIRLEEN HANIS**, 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: **BETSY K. MEAD, CO-EXECUTOR, DAVID W. KELLERMAN, CO-EXECUTOR, BRENDA D. COLBERT, Esquire, COLBERT & GREBAS, P.C., 210 Montage Mountain Road – Suite A, Moosic, PA 18507.** Date of Death: November 10, 2023

RE: **ESTATE OF PAUL HARTE** late of Scranton, Lackawanna County, Pennsylvania (died January 14, 2024). Notice is hereby given that Letters Testamentary for the Estate have been issued to Marilee Sweeney, 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 of Testamentary have been granted in the following Estate of decedent to the personal representative named, who requests all persons having claims or demands against the estate of the said decedent to make known the same in writing to his attorney, and all persons indebted to the said decedent are requested to make payment without delay: **ESTATE OF ETHEL A. NEARY A/K/A ETHEL A. HEEN**, Deceased, of Clarks Summit, PA. No. 35-24-00139. Executor: Jeremy G. Morris, 1649 Falls Road, Clarks Summit, PA 18411, or to Attorney John F. Morris, Esquire, Voelker & Morris LLC, 310 Grant Street, Suite 1220, Pittsburgh, PA 15219.

ESTATE OF WILLIAM HOLMES, late of the City of Scranton died 04/24/2023 Letters Testamentary granted to Robert Holmes, Sean Gallagher Attorney for the Estate, 416 Jefferson Avenue, Scranton, PA 18510. Notice is hereby given that Letters of Testamentary have been granted. All persons indebted to the said estate are required to make payment, and those having claims or demands are to present the same without delay to the Executors' name.

NOTICE IS HEREBY GIVEN that Letters of Administration in the **ESTATE OF ROBERT J. KROMKO, SR.**, late of Dalton, Lackawanna County, Pennsylvania, who died on February 15, 2010, have been granted to Robert J. Kromko, Jr., Administrator. All persons indebted to said Estate are requested to make payment and those having claims or demands are requested to present the same without delay to: David E. Schwager, Esquire, 183 Market Street, Suite 100, Kingston, PA 18704-5444.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted to John Lewis, Executor of the **ESTATE OF JAY D. LEWIS**, late of Scranton, Lackawanna County, Pennsylvania, who died on December 30, 2023. All persons indebted to said Estate are required to make payment and those having claims to present the same without delay to the Executor or to Joseph O. Haggerty, Jr. of Haggerty Hinton & Cosgrove LLP, 1401 Monroe Avenue, Suite 2, Dunmore, PA 18509.

ESTATE OF MICHAEL R MCLALUD, ESTATE NUMBER 35 2024 98, DECEASED, LATE OF SCRANTON, LACKAWANNA COUNTY, PA: DIED JULY 19, 2023. NOTICE IS HEREBY GIVEN THAT LETTERS TESTAMENTARY HAVE BEEN GRANTED IN THE ABOVE ESTATE. ALL PERSONS INDEBTED TO SAID ESTATE ARE REQUIRED TO MAKE PAYMENTS, AND THOSE HAVING CLAIMS OR DEMANDS ARE TO PRESENT THE SAME WITHOUT DELAY TO DENISE MCLAUD, 2207 PITSTON AVENUE, SCRANTON, PA 18505

ESTATE OF HENRYKA MINAJEW late of Olyphant, Lackawanna County, PA (died December 27, 2023). 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 Dorota Conti, Executor of the Estate, 653 E Pine Street, Olyphant, PA 18447 or to Jane M. Carolnas, Esquire, 1212 S. Abington Road, Clarks Summit, PA 18411.

ESTATE OF WIKTOR VICTOR MINAJEW late of Olyphant, Lackawanna County, PA (died May 15, 2022). 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 Dorota Conti, Administrator of the Estate, 653 E Pine Street, Olyphant, PA 18447 or to Jane M. Carolnas, Esquire, 1212 S. Abington Road, Clarks Summit, PA 18411.

ESTATE OF JACOB NOGI AKA JACOB I NOGI, late of the Borough of Clarks Summit, died 12/04/2023 Letters of Testamentary granted to Eugene R Nogi and Jennifer Nogi, Terrence 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's name.

Notice is hereby given that Letters of Administration 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 Administrator named. **ESTATE OF DEBORAH PARKER a/k/a DEBORAH RENEE PARKER**, Scranton, PA. Colin Parker, Administrator; Christopher J. Szcwczyk, Esquire, Attorney, 321 Biden Street, Suite 201, Scranton, PA 18503. CHRISTOPHER J. SZEWCZYK, ESQUIRE, ATTORNEY FOR THE ESTATE

ESTATE OF JOHN R. STEDINA, DECEASED. LATE OF THROOP, PENNSYLVANIA (DIED NOVEMBER 28, 2023). All persons indebted to said Estate are required to make payment, and those having claims or demands to present the same, without delay, to Karen Bracey, Executrix, c/o Attorney Joseph F. Gaughan, 1107 Oram Street, Scranton, PA 18504. LAW OFFICE OF JOSEPH F. GAUGHAN, P.C., JOSEPH F. GAUGHAN, ESQUIRE, ATTORNEY FOR THE ESTATE

LACKAWANNA JURIST

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF ROSEMARY H. STEPHENS, a/k/a ROSEMARY STEPHENS**, Deceased, 185 Shadyside Drive, Greenfield Township, Lackawanna County, Pennsylvania 18407, who died on January 15, 2024. 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, Beth Komar, or Michael N. Krisa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447. Michael N. Krisa, Esquire, KRISA & KRISA, P.C.

Third Notice

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted to Emily Boino, Administratrix of the **ESTATE OF LOUIS JOHN BOINO** late of South Abington Township, Lackawanna County, Pennsylvania, who died on January 4, 2024. All persons indebted to said Estate are required to make payment and those having claims to present the same without delay to the Administratrix or to Michael F. Cosgrove of Haggerty Hinton & Cosgrove LLP, 1401 Monroe Avenue, Suite 2, Dunmore, PA 18509.

RE: ESTATE OF KEVIN R. BRITTON, late of Benton Township, Pennsylvania (died January 3, 2024). Letters of Administration in the above estate 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 estate shall make payment thereof without delay to Becky Rivera, Administratrix, or to Joseph Fiorillo, Esquire, Oliver, Price & Rhodes, Attorneys for the Estate, 1212 South Abington Road, Clarks Summit, Pennsylvania 18411.

ESTATE OF PAUL J. GOLDEN, late of the City of Scranton, died 06/6/2022 Letters of Administration granted to Judith Burns, 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 Administratrix name.

IN RE: ESTATE OF JOHN J. JENKINS, late of Clarks Summit, Lackawanna County, Pennsylvania, (died August 15, 2023). Letters of Administration in the above Estate having been granted, all person having claims or demands against the Estate of the Decedent shall make them known and present them, and all persons indebted to the said Decedent shall make payment thereof, without delay, to Jeffrey C. Jenkins, Personal Representative, or to Joseph S. Toczydlowski, Jr., Esquire of the Toczydlowski Law Office, 723 North Main Street, Archbald, PA 18403.

ESTATE OF LINDA K. McDONNELL late of South Abington Township, Lackawanna County, PA (died October 17, 2023). 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 Patrick J. McDonnell, Executor of the Estate, 313 Edgewood Drive South, S. Abington Twp, PA 18411 or to Jane M. Carlonas, Esquire, 1212 S. Abington Road, Clarks Summit, PA 18411.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF ANNA PELACHYK**, Deceased, 730 Hudson Street, Mayfield, Lackawanna County, Pennsylvania 18433, who died on October 22, 2023. 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, Nina Houman, or Michael N. Krisa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447. MICHAEL N. KRISA, ESQUIRE, KRISA & KRISA, P.C.

NOTICE IS HEREBY GIVEN that Letters of Administration, C.T.A., have been granted in the **ESTATE OF MARIE PROCH**, Deceased, 19 Sunset Drive, Scott Township, Lackawanna County, Pennsylvania 18411, who died on October 9, 2023. 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, C.T.A., John Proch, or Michael N. Krisa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447. Michael N. Krisa, Esquire, KRISA & KRISA, P.C.

ESTATE OF LAWRENCE D. PUCHALSKI, of Covington Township, Lackawanna County Pennsylvania (Died November 30, 2023). Letters of Testamentary in the above estate having been granted, creditors shall make demand and debtors shall make payment to Roxanne Puchalski, executrix or Mark H Darmofal, attorney for the estate PO Box 469 Montrose PA 18801.

ESTATE OF MICHAEL J. SOSNOWSKI, late of Blakely, Lackawanna County, Pennsylvania (died December 2, 2023). 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 Deborah Rydzik, Executrix, 1695 Farm to Market Road, Endwell, New York, 13760, or to James J. Gillotti, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, Clarks Summit, Pennsylvania 18411.

RE: ESTATE OF ROBERT J. SCHELLER, JR., late of Scranton, Lackawanna County, Pennsylvania (died November 11, 2023). Letters of Administration in the above estate 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 estate shall make payment thereof without delay to Claire Scheller, Administratrix, or to Joseph Fiorillo, Esquire, Oliver, Price, & Rhodes, Attorneys for the Estate, 1212 South Abington Road, Clarks Summit, Pennsylvania 18411.

ESTATE OF THOMAS C. YEAGER, DECEASED, late of the City of Scranton, Lackawanna County, Pennsylvania, (died January 2, 2024). Letters of Administration having been granted, creditors shall make demand and debtors shall make payment to Deanna Yeager, 1218 Beech St., Scranton, PA, 18505 or to Stephen J. Evers, Esq., Attorney for the Estate, 213 R. North State Street, Clarks Summit, PA, 18411.

LACKAWANNA JURIST

ARTICLES OF INCORPORATION

CHARTER: NONPROFIT CORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed in the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania.

(1) The name of the corporation is: Revolutionary Palliative Care, Inc.

The corporation has been incorporated under the Nonprofit Corporation Law of 1988.

(2) The Corporation is incorporated under the Nonprofit Corporation Law of 1988 of the Commonwealth of Pennsylvania for the purpose of conducting exclusively charitable, scientific and educational activities within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (or the corresponding provision of any successor United States Internal Revenue law) (the "Code"). Specifically, the Corporation is incorporated for the following purposes:

(3) To provide compassionate, comprehensive care that alleviates suffering, enhances comfort, and upholds the dignity of individuals with serious illness who require holistic care focusing on symptom management, emotional support, and improving quality of life, all while supporting their families and caregivers through their journeys, regardless of ability to pay, ensuring that individuals facing serious or life-limiting illnesses receive comprehensive support and comfort without financial barriers.

(4) The corporation's Articles of Incorporation were filed on February 5, 2024.

Christyan A. Telech
Stevens & Lee
425 Biden Street, Suite 300
Scranton, PA 18503 T-1 2/16/2024

ARTICLES OF INCORPORATION

WILSON CREEK MANAGEMENT CO., INC. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Walter F. Casper, Jr., Esq.
35 S. Church St.
P.O. Box 513
Carbondale, PA 18407 T-1 2/16/2024

ARTICLES OF INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed and approved by the Pennsylvania Department of State on February 6, 2024, pursuant to the provisions of the Non-Profit Business Corporation Law of 1988. The name of the corporation is: Autism Society of Greater NEPA Inc., with its place of business at 800 Linden Street, Scranton, Pennsylvania 18510.

Law offices of Terrana Law, P.C.
Angelo C. Terrana, Jr., Esq.
400 Third Avenue, Suite 117
Kingston, PA 18704 T-1 2/16/2024

ARTICLES OF INCORPORATION

Rossi Mechanical System has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

SUSAN A. MAZA, ESQUIRE
67 Public Square – Suite 600
Wilkes-Barre, PA 18701
570-690-9400
T-1 2/16/24

FICTITIOUS NAME

PUBLIC NOTICE FICTITIOUS NAME NOTICE IS HEREBY GIVEN that pursuant to the provision of the Fictitious Name Act, a fictitious name registration was filed with the Pennsylvania Department of State by Christine Bonczek, 421 S. State St, Clarks Summit, PA 18411 to carry on business in Lackawanna County, Pennsylvania under the assumed name or fictitious name, style or designation of Rehab Angels with an address of 421 S. State St, Clarks Summit, PA 18411. Said registration was filed on 2/7/24. T-1 2/16/24

FICTITIOUS NAME

A Registration of Fictitious Name has been filed with the Pennsylvania Department of State for GEO-SOS (Save our Soil) by The Good Earth Organization, LLC, both with a registered office at 111 Church Street, Waverly, Pennsylvania 18471, in accord with the provisions of the Fictitious Name Act. T-1 2/16/24

CHANGE OF NAME

Notice is given that Demetres Loukopoulos has filed a Petition for Change of Name from Demetres Loukopoulos to Demetrios Loukopoulos. A hearing will be held on March 21st, 2024 at 1:30PM at 123 Wyoming Ave., Scranton, PA 18503. T-1 2/16/24

CHANGE OF NAME

Notice is hereby given that Rylee November Ward has filed a petition for Change of Name from Rylee November Ward to River Reed Ward. A hearing will be held on March 21, 2024 at 1:30PM. T-1 2/16/24

LACKAWANNA JURIST

NOTICE

**IN THE COURT OF COMMON PLEAS OF LACKAWANNA
COUNTY
CIVIL ACTION LAW-QUIET TITLE ACTION
24-CV-717**

SOLOMON STEIN
vs

NORTHEASTERN BANK OF PENNSYLVANIA, its
successors in interest, assigns, subsidiaries, and all persons
and entities claiming any right title and interest in the land
described in Complaint as 820 Capouse Avenue, Scranton,
PA 18509-3122 Lackawanna County PIN 14516040057,
Defendants

NOTICE

Said Defendants are notified that they have been sued in the
above case and must answer the Complaint in Action to Quiet
Title filed in the Court of Common Pleas of Lackawanna
County, or the allegations therein will be taken as true and
judgement will be rendered in favor of Plaintiff and against
Defendants quieting title in Plaintiff and confirming Plaintiffs
possession to: 820 Capouse Avenue, Scranton, PA 18509-
3122 Lackawanna County PIN 14516040057

NOTICE

You have been sued in court. If you wish to defend against
the claims set forth in the Complaint, you must enter a written
appearance personally or by attorney and file your defenses
or objections in writing with the court within twenty (20) days
after this Complaint and Notice are served. If you fail to do so
a judgment may be entered against you. You may lose
money, property, or other rights.

**TAKE THIS NOTICE TO YOUR LAWYER. IF YOU DO NOT
HAVE ONE PLEASE CALL:**

LACKAWANNA BAR ASSOCIATION, 233 Penn Ave,
Scranton, PA 18503, (570) 969-9161

THE NOVAK FIRM PC, Attorney for Plaintiff, 429 S Main St,
Ste 10, 1st Flr, Old Forge, PA 18518 – (570) 240-5680
T-1 2/16/24

NOTICE

**IN THE COURT OF COMMON PLEAS OF LACKAWANNA
COUNTY
CIVIL ACTION LAW-QUIET TITLE ACTION
24-CV-676**

MKYJ, LLC, PA limited liability company, Plaintiff
vs

ELIZABETH
MATYJEVICH, her estate, heirs, executors, assigns, and
ELEANOR
MATYJEVICH, her estate, heirs, executors, assigns, and all
persons claiming any right title and interest in the land
described in Complaint as 1424 South Webster Avenue,
Rear, Scranton, PA 18505-4544, Lackawanna County PIN
16711060003, Defendants

NOTICE

Said Defendants are notified that they have been sued in the
above case and must answer the Complaint in Action to Quiet
Title filed in the Court of Common Pleas of Lackawanna
County, or the allegations therein will be taken as true and
judgement will be rendered in favor of Plaintiff and against
Defendants quieting title in Plaintiff and confirming Plaintiffs
possession to: 1424 South Webster Avenue, Rear, Scranton,
PA 18505-4544, Lackawanna County Property Identification
Number 16711060003

NOTICE

You have been sued in court. If you wish to defend against
the claims set forth in the Complaint, you must enter a written
appearance personally or by attorney and file your defenses
or objections in writing with the court within twenty (20) days
after this Complaint and Notice are served. If you fail to do so
a judgment may be entered against you. You may lose
money, property, or other rights.

**TAKE THIS NOTICE TO YOUR LAWYER. IF YOU DO NOT
HAVE ONE PLEASE CALL:**

LACKAWANNA BAR ASSOCIATION, 233 Penn Ave,
Scranton, PA 18503, (570) 969-9161

THE NOVAK FIRM PC, Attorney for Plaintiff, 429 S Main St,
Ste 10, 1st Flr, Old Forge, PA 18518 – (570) 240-5680
T-1 2/16/24

LACKAWANNA JURIST

NOTICE

RW-406 (10/23)

D.B. -

IN THE COURT OF COMMON PLEAS OF LACKAWANNA COUNTY, PENNSYLVANIA

IN RE: CONDEMNATION BY THE	:	NO. 722	TERM, 2024
COMMONWEALTH OF	:		
PENNSYLVANIA, DEPARTMENT OF	:		
TRANSPORTATION, OF THE	:		
RIGHT-OF-WAY FOR STATE	:		
ROUTE 3004, SECTION D51	:	EMINENT DOMAIN PROCEEDING	
IN THE CITY OF SCRANTON	:	IN REM	

NOTICE OF CONDEMNATION AND DEPOSIT OF ESTIMATED JUST COMPENSATION

Notice is hereby given that the Commonwealth of Pennsylvania, by the Secretary of Transportation, whose address is the Commonwealth of Pennsylvania, Department of Transportation, Office of Chief Counsel, Real Property Division, Commonwealth Keystone Building, Harrisburg, Pennsylvania 17120, pursuant to the provisions of Section 2003(e) of the Administrative Code of 1929, P.L. 177, 71 P.S. 513(e), as amended, has filed on January 31, 2024 a Declaration of Taking to the above term and number, condemning the property shown on the plans of the parcels listed on the Schedule of Property Condemned which have been recorded in the Recorder's Office of the above county at the places indicated on the said schedule. The name(s) of the owner(s) of the property interest(s) condemned is (are) also shown on the aforesaid Schedule. The Secretary of Transportation, on behalf of himself/herself and the Governor has approved the within condemnation by signing on August 16, 2022 a plan entitled Right-of-Way 3004-D51, a copy of which plan was recorded in the Recorder's Office of the aforesaid county on October 13, 2023, in Instrument No: 202315310.

The purpose of the condemnation is to establish a temporary easement.

Plans showing the property condemned from the parcels listed on the Schedule of Property Condemned have been recorded in the aforesaid Recorder's Office at the places indicated on the Schedule, where they are available for inspection. The Property Interest thereby condemned is designated on the Declaration of Taking heretofore filed. The Commonwealth of Pennsylvania is not required to post security, inasmuch as it has the power of taxation.

Because the identity or the whereabouts of the condemnee(s) listed below is (are) unknown or for other reasons he (they) cannot be served, this notice is hereby published in accordance with Section 305(b) of the Eminent Domain Code (26 Pa.C.S. §305(b)).

Claim No.	Parcel No.	Name	Address
3500709000	1	UNKNOWN OWNER	N/A

The power or right of the Secretary of Transportation of the Commonwealth of Pennsylvania to appropriate the property condemned, the procedure followed by the Secretary of Transportation or the Declaration of Taking may be challenged by filing preliminary objections within thirty (30) days of the date of this notice.

FURTHERMORE, NOTICE IS GIVEN THAT the Commonwealth of Pennsylvania, Department of Transportation, pursuant to Section 522 of the Eminent Domain Code (26 Pa.C.S. §522), will, at the end of the above-referenced thirty (30) day time period within which to file preliminary objections to the Declaration of Taking, present a petition to the Court of Common Pleas of the above county to deposit into court the just compensation estimated by the Commonwealth to be due all parties in interest for damages sustained as the result of the condemnation of the property herein involved.

The petition to deposit estimated just compensation may not be presented to the court if the owner(s) of the property herein involved inform the District Right-of-Way Administrator of the District noted below of their existence and/or whereabouts prior to the expiration of the noted period. After estimated just compensation has been deposited into court, the said monies may be withdrawn by the persons entitled thereto only upon petition to the court. If no petition is presented within a period of six years of the date of payment into court, the court shall order the fund or any balance remaining to be paid to the Commonwealth without escheat.

Ralph Del Rosso

District Right-of-Way Administrator
Engineering District 4-0
Pennsylvania Department of Transportation
T-1 2/16/2024

LACKAWANNA JURIST

NOTICE

TO: ANNA SOPKO and/or THE ESTATE OF ANNA SOPKO, her heirs, devisees, personal representatives, and assigns, and all persons claiming by, from, through or under them,

And

MICHAEL PETUH, a/k/a MICHAEL PETUCK and/or MICHAEL PELICK, his heirs, devisees, personal representatives, and assigns, and all persons claiming by, from, through or under them,

You are hereby notified that the Plaintiff, JANINE ONUFRAK RYDIN and RICHARD WARREN RYDIN have filed a Complaint in Action to Quiet Title in the Court of Common Pleas of Lackawanna County, Civil Division, to No. 2024 – Civil –00934, setting forth that they are the owners in fee simple to the following parcel of land situate in the Township of Greenfield, County of Lackawanna and Commonwealth of Pennsylvania, more particularly described as follows:

ALL that certain piece or parcel of land situate and being in the Township of Greenfield, formerly erroneously referred to as the Township of Fell in prior Deeds, Crystal Lake, Lackawanna County, and State of Pennsylvania, described as follows, to wit:

BEGINNING at a point in the southerly line of Boulevard Avenue, said point being North fifty-one degrees East (N. 51° E.), one hundred seven (107) feet along the said southerly line of Boulevard Avenue from its intersection with the easterly line of an unnamed twenty-four (24') foot drive;

THENCE along the said southerly line of Boulevard Avenue, North fifty-one degrees East (N. 51° E.), one hundred (100') feet to a point;

THENCE along Lot No. 29, South thirty-nine degrees East (S. 39° E.), one hundred fifty (150') feet to a point;

THENCE along Lot Nos. 39-38-37, South fifty-one degrees West (S. 51° W.), one hundred (100') feet to a point;

THENCE through the center of Lot No. 32, North thirty-nine degrees West (N. 39° W.), one hundred fifty (150') feet to a point, the place of BEGINNING.

BEING Lot Nos. 30 and 31, and the easterly one-half (1/2) portion of Lot No. 32 of the Louis Melenck Plot at Crystal Lake, Fell Township, Lackawanna County, Pennsylvania, said plot or map is of record in the office for recording Deeds in and for Lackawanna County, Pennsylvania in Map Book 4, Page 84.

CONTAINING an area of fifteen thousand (15,000) square feet of land, more or less.

PIN NO. 01404-040-020

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

NOTICE

You have been sued in Court. If you wish to defend against the claims set forth herein, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by Attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you and a Judgment may be entered against you by the Court without further notice for any money claimed in the complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS 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.

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

NORTHERN PA LEGAL SERVICES,
33 North Main Street
Pittston, PA 18640
Telephone: (570) 299-4100

Jeffrey A. Levine, Esquire
Herlands & Levine
Attorney for the Plaintiffs
Janine Onufrak Rydin and
Richard Warren Rydin