

JUDICIAL OPINION

CASE NAME AND NUMBER: Dragann v. Florey Lumber Company v. Salado Quarry, Inc. - 2025 WL 2021873 (Lacka. Co. 2025)

DATE OF DECISION: July 18, 2025

JUDGE: Terrence R. Nealon

ATTORNEYS INVOLVED: Ryan P. Campbell, Esquire, *Counsel for Plaintiffs*
Gerald A. Connor, Esquire, *Counsel for Defendant, Florey Lumber Company*
James D. Greco, Esquire, *Counsel for Additional Defendant, Salado Quarry, Inc.*

SUMMARY OF OPINION:

Homeowners sued their general contractor who had utilized white limestone for exterior construction, including the steps and patios, which quickly “eroded, crumbled, fragmented and/or separated” and “allowed water infiltration through the framing” and “necessitated the removal of the limestone and installation of a waterproofing membrane with a drainage board.” The homeowners alleged that the white limestone “was completely unsuitable for the colder climate” of Lackawanna County since it “has a high absorption rate which permits stored water to accumulate” and later expand “in freezing temperatures” and cause the limestone “to fail and destruct.” The contractor filed a joinder complaint seeking indemnification and contribution from the limestone supplier, and following the completion of discovery, the supplier filed the instant motion for summary judgment.

The summary judgment record contained evidence that the contractor, due to its lack of prior experience in using white limestone on exterior surfaces, contacted the supplier which assured the contractor that “it was all right to use it,” that the limestone “would hold up” and “be fine” in a colder climate, and that the supplier had “used it in Pennsylvania before.” The supplier also reportedly advised the contractor on how to safely install the exterior limestone in this climate. The evidence cited by the contractor supported a negligent misrepresentation claim against the supplier, and contrary to the supplier’s contention, supporting expert testimony was not necessary to pursue that claim since the communications that served as the basis for the negligent misrepresentation claim were not so distinctly related to some science, profession, business or occupation as to be beyond the knowledge possessed by the average juror. Therefore, the supplier’s motion for summary judgment was denied.

LACKAWANNA JURIST

JUDICIAL OPINION

CASE NAME AND NUMBER: Creech v. Zembrzuski, et al. - 2025 WL 2051434
(Lacka. Co. 2025)

DATE OF DECISION: July 21, 2025

JUDGE: Terrence R. Nealon

ATTORNEYS INVOLVED: Robert Ross, Esquire, Iddo Harel, Esquire, and Christopher R. Boisvert, Esquire, *Counsel for Plaintiff*
John F.X. Monaghan, Jr., Esquire and Karen Saraco Burns, Esquire, *Counsel for Defendant*, Piotr F. Zembrzuski, M.D. Patrick C. Carey, Esquire and Olivis F. Levin, Esquire, *Counsel for Defendants*, Lehigh Valley Hospital – Pocono f/k/a Pocono Medical Center a/k/a and/or d/b/a Lehigh Valley Hospital – Dickson City; Lehigh Valley Hospital, Inc. a/k/a and/or d/b/a Lehigh Valley Hospital – Cedar Crest; Lehigh Valley Health Network, Inc. a/k/a and/or d/b/a Lehigh Valley Health Network; Lehigh Valley Hospital, Inc. a/k/a and/or d/b/a Lehigh Valley Health Network; Lehigh Valley Physician-Hospital Organization, Inc.; Lehigh Valley Physician Group; LVPG – Tower Place; and Lehigh Valley Health Network Accountable Care Organization, LLC
David G. Tomeo, Esquire and Nicole E. Tanana, Esquire, *Counsel for Defendants*, Team Health, LLC f/k/a Team Health, Inc.; Emergency Care Services of Pennsylvania, PC; Emergency Care Services of New Jersey, PA; Emergency Physician Associates of Pennsylvania, P.C.; and Emergency Physician Associates, LLC f/k/a Emergency Physician Associates, Inc.

SUMMARY OF OPINION:

A mother commenced this wrongful death litigation against various health care providers who treated her daughter, and alleged that they failed to timely and properly diagnose and treat her deteriorating hypodynamic, cardiovascular, and neurological conditions resulting from her polysubstance ingestion of a beta blocker and anti-depressants. She asserted, among other claims, that the health care providers failed to timely and appropriately document the daughter's vital signs, abnormal findings, and serious potential toxicity, and that their violation of their medical record documentation obligations prevented the mother from identifying in the complaint each hospital agent who negligently treated her daughter. The hospital defendants demurred to those medical record charting allegations on the grounds that the mother had not cited any statute, regulation, or other law purportedly violated or supporting the imposition of civil liability for untimely or inadequate medical record entries. They also sought to dismiss one hospital defendant on the basis that it was merely a holding company which cannot be liable unless the mother first pierced its corporate veil.

Physicians are obligated by statute and regulation to make timely entries in a patient's medical record that accurately, legibly, and completely reflect specific information concerning the patient's evaluation and treatment, and those charting requirements have been recognized as establishing standards of care and conduct for physicians. Therefore, the mother's averments relating to the hospital defendants' alleged violations of those medical record documentation standards were relevant to her negligence claims. In addition, the mother distinctly averred that the alleged holding company owned and operated the subject hospitals, employed the physicians and other professionals who treated the decedent there, and provided medical care and services to the decedent. Based upon the applicable standard and scope of review under Pa.R.Civ.P. 1028(a)(4), which required those averments to be accepted as true and prohibited the hospital defendants from presenting a speaking demurrer alleging facts de hors the challenged complaint, the demurrer to that defendant was also overruled.

LACKAWANNA JURIST

JUDICIAL OPINION

CASE NAME AND NUMBER: Marie Teresa DeLuca and Carl DeLuca, her husband v. Scranton School District and Scranton Preparatory School, Lacka. Co. Powell, J. 2021 CV 3506.

DATE OF DECISION: August 19, 2025

JUDGE: Mark Powell

ATTORNEYS INVOLVED: Michael Sowinski, *Counsel for Plaintiffs*; John Freund, *Counsel for Defendant, Scranton School District*; John Nealon, *Counsel for Defendant, Scranton Preparatory School*

SUMMARY OF OPINION:

Marie Terese DeLuca and her husband, Carl, filed a slip and fall action after Mrs. DeLuca tripped on a raised walkway at Scranton Memorial Stadium during a football game on August 31, 2019. The stadium is owned by Scranton School District (SSD) and leased to Scranton Preparatory School (Scranton Prep) under a verbal agreement. Mrs. DeLuca sustained significant injuries, including a concussion, hand damage requiring surgeries, and chronic neurological and orthopedic issues. Plaintiffs allege negligence by both Defendants for failing to maintain safe premises and seek damages for medical costs, lost wages, and diminished quality of life.

The complaint was filed December 15, 2023. SSD answered, raised a new matter, and cross-claimed against Scranton Prep for indemnification. Both Defendants filed Motions for Summary Judgment in January 2025. Oral argument occurred on May 13, 2025.

SSD argued governmental immunity under the Pennsylvania Political Subdivision Tort Claims Act (PSTCA), contending it lacked notice of the defect, and that Mrs. DeLuca had not suffered a legally “permanent injury.” Plaintiffs countered with expert evidence showing that the walkway’s 1.5-inch uneven slab not only constituted a trip hazard, but existed for years, and remained unaddressed despite safety inspections. Accordingly, SSD had constructive notice of the defect. In addition, deposition testimony established post-incident repairs were attempted immediately. Regarding Plaintiff’s injury, medical experts reported ongoing hand dysfunction and chronic conditions. The Court held genuine issues of fact existed as to SSD’s notice of the defect and the permanence of Mrs. DeLuca’s injuries. Summary judgment was therefore denied.

Scranton Prep argued it bore no responsibility for maintaining the stadium as a lessee without possession or control. Plaintiffs and SSD pointed to an oral lease, but no written agreement assigned maintenance duties or indemnification obligations. Case law requires clear contractual terms before shifting liability or indemnification. The Court found disputed facts regarding control and responsibility, and further ruled SSD’s indemnification claim against Prep was premature absent a final liability finding. Summary judgment was denied.

The Court, applying the summary judgment standard requiring that all inferences be viewed in favor of the non-moving party, determined that multiple genuine issues of material fact remain. Accordingly, on August 19, 2025, the Court denied both SSD and Scranton Prep’s Motions for Summary Judgment, allowing the case to proceed to trial.

LACKAWANNA JURIST

ESTATE

First Notice

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF LORRAINE CARITE**, deceased, 702 3rd Street, Eynon, Lackawanna County, Pennsylvania 18403, who died on July 6, 2025. All persons indebted to the Estate are requested to make payment and those having claims or demands are to present the same, without delay, to the Executor, Joseph Carite, or Michael N. Krisa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447.

ESTATE OF VINCENT T. CONNORS, late of Jermyrn, Pennsylvania (Died: July 15, 2025). **JOSEPH DOUGHER**, Executor or Albert E. Nicholls, Jr., Attorney for the Estate, 1421 E. Drinker Street, Dunmore, Pennsylvania 18512.

An Estate has been opened in Wyoming County for **MATTHEW M. DITZLER**, Estate No 66-25-0089, date of death May 22, 2025, Elaine Geroulo, Esquire, Executor of Estate, 1550 Penn Ave., Scranton, PA 18509.

ESTATE OF CECILIA MARY GATTONI aka CECILIA GATTONI, late of Jefferson Township, Lackawanna County, PA (June 11, 2025). Notice is hereby given that Letters Testamentary on the above Estate have been granted to Christopher Eliat. All persons indebted to the said estate are required to make payment and those having claims to present the same without delay to the Executor named above or to Timothy B. Fisher II, Esquire, Fisher & Fisher Law Offices LLC, Attorneys for the Estate, 525 Main Street, PO Box 396, Gouldsboro, PA 18424.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF MARILYN GRECCO aka MARILYN A. GRECCO**, late of Carbondale, Lackawanna County, Pennsylvania (died June 24, 2025). All persons indebted to the Estate are required to make payment, and those having claims or demands are to present same, without delay, to Executrix, Ann Marie Grecco, or John J. Lawler, Jr., Attorney for the Estate, 25 North Main Street, Suite Two, Carbondale, Pennsylvania 18407.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF SHARON MISIURA a/k/a SHARON LEE MISIURA a/k/a SHARON L. MISIURA**, Deceased, 417 Storrs Street, Taylor, Lackawanna County, Pennsylvania 18517, who died on July 6, 2025. All persons indebted to the Estate are requested to make payment and those having claims or demands are to present same, without delay, to the Executor, Michael A. Misiura, or Michael N. Krisa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447.

Notice is hereby given that Letters Testamentary have been granted in the **ESTATE OF MADELYN SHEFCHICK**, late of Jessup, Lackawanna County, Commonwealth of Pennsylvania (died April 24, 2025). All persons indebted to the Estate are requested to make payments and all those having claims or demands are to present the same, without delay to Theresa Black, Executrix of the Estate or Sean P. McGraw, Esquire, Attorney for the Estate, 41 N. Main Street, 4th Floor, Carbondale, PA 18407.

ESTATE OF CAROL A. SMIGIEL, late of Scranton, Lackawanna County, PA (died January 25, 2025), Letters of Administration were granted to Vincent Smigiel. Creditors present claims and debtors make payment to the Administrator or to Kim A. Giombetti, Esq., The GAR Building, 305 Linden Street, Scranton, PA 18503, Attorney for the Estate.

Second Notice

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted in the **ESTATE OF BRADLEY A. BIESECKER, aka BRADLEY ALLAN BIESECKER**, deceased, of Clarks Summit, Lackawanna County, who died on April 4, 2025. All persons indebted to said estate are required to make payment and those having any claims or demands are to present the same without delay unto the Administratrix, Lucinda Faye Biesecker, in the care of Kelley & Kelley, LLC, 16 Luzerne Avenue, Suite 145, West Pittston, PA 18643.

ESTATE OF ANN BOHAN, late of Scranton, Lackawanna County, Pennsylvania (died January 16, 2025). Letters of Administration having been granted, all persons having claims or demands against estate of decedent shall make them known and present them, and all persons indebted to said decedent shall make payment thereof without delay to Jamie Moss, Co-Administrator, 2010 South Webster Avenue, Scranton, Pennsylvania 18505, Conor O'Brien, Co-Administrator, 816 Wheeler Avenue, Scranton, Pennsylvania 18510 or to Jenna Kraycer Tuzze, of Oliver, Price & Rhodes, LLP, Attorney for the Estate, 1212 South Abington Road, Clarks Summit, Pennsylvania 18411.

RICHARD BONITZ a/k/a RICHARD T. BONITZ, deceased, late of Borough of Moscow, Lackawanna County, Pennsylvania, who died April 02, 2022. Letters of Administration having been granted in said Estate, all persons indebted thereto shall make payment and all creditors shall present their claims without delay to Walker & Walker, P.C., Matthew H. Walker, Esquire, Attorney for the Estate, P.O. Box 747, 364 Hamlin Highway, Hamlin, Pennsylvania 18427.

Estate of **PETER WILLIAM BOYKO a/k/a PETER BOYKO**, deceased, late of 100 3rd Ave., Scranton, PA 18508 (died May 28, 2025). Daniel Boyko, Executor; Dante A. Cancelli, Suite 260, 125 North Washington Ave., Scranton, Pennsylvania 18503, Attorney.

LACKAWANNA JURIST

ESTATE OF RACHEL E. BURKE a/k/a RACHEL K. BURKE, late of Old Forge Borough, Lackawanna County, Pennsylvania (died June 23, 2025). Letters of Administration having been granted, all persons having claims or demands against estate of decedent shall make them known and present them, and all persons indebted to said decedent shall make payment thereof without delay to one of the Administrators, Matthew P. Keisling, 10 Dunbar Way, Old Forge, PA 18518, Sarah Snyder, 2385 Cherry Hill Road, Clarks Summit, PA 18411, or to James J. Gillotti, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, Clarks Summit, Pennsylvania 18411.

Letters Testamentary in the Estate of **EUGENE R. CARR**, deceased, late of, Dunmore, PA have been granted to P. Dean Homer. The executor, P. Dean Homer, requests that all persons having claims against the estate of the decedent to make the same known to him or his attorney, and all persons indebted to the decedent to make payment to him without delay.

P. Dean Homer
PO Box 1
Dushore, PA 18614

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 Executor named. **ESTATE OF LORRAINE C. COLETTI**, late of Taylor, PA. Scott Coletti Executor; Christopher J. Szewczyk, Esquire, Attorney, 321 Biden Street, Suite 201, Scranton, PA 18503.

NOTICE IS HEREBY GIVEN that Letters Testamentary in the **ESTATE OF HARRY K. COOK**, 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:

PAMALA ANN GAVIN, EXECUTRIX
KEVIN R. GREBAS, Esquire
COLBERT & GREBAS, P.C.
210 Montage Mountain Road – Suite A
Moosic, PA 18507

Estate of HELEN GREGA, late of Dunmore, Pennsylvania. Letters of Testamentary in the above estate having been granted, creditors shall make demand and debtors shall make payment to Vincent Grega, Jr, Executor, or to James W. Reid, Esquire, Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, Clarks Summit, PA 18411.

NOTICE is hereby given that Letters of Administration have been granted in the Estate of **JOHN HARLE, a/k/a JOHN M. HARLE** late of Scranton, Lackawanna County, who died July 4, 2025. All persons indebted to said Estate are requested to make payment and those having claims to present the same, without delay to the Administrator, JOHN HARLE, JR., and his Attorney.
DAVID CHERUNDOLO, ESQUIRE
410 JEFFERSON AVENUE
SCRANTON, PA 18510

Estate of CHRISTIAN THOMAS HERBERT, late of the City of Scranton, Lackawanna County, Pennsylvania (died July 6, 2025). Notice is hereby given that Letters of Administration for the Estate have been issued to JENEA L. HERBERT, Administratrix of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to the ADMINISTRATRIX, or to John J. McGovern, Jr., Attorney for the Estate, 321 Biden Street - Suite 201, Scranton, PA 18503.

Estate of MARY ANN KETCHUR, late of Dalton, Pennsylvania. Letters of Testamentary in the above estate having been granted, creditors shall make demand and debtors shall make payment to Amy Bill, Executrix, or to James W. Reid, Esquire, Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, Clarks Summit, PA 18411.

ESTATE OF IRENE LOUSIE MACDONALD a/k/a IRENE L. MACDONALD, late of Taylor, County of Lackawanna, and State of Pennsylvania, deceased, who died on the 2nd day of June, 2025. Letters of Administration having been granted to File No. 35-25-00096, 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 Karen Ransom, 19 William Street, Taylor, PA 18517, or to Mattes & Mattes, P.C., 201 West Main Street, P.O. Box 222, Dalton, PA 18414.

ROSE M. NEYHART, deceased, late of South Abington Township, Lackawanna County, PA D.O.D. 6/18/25. Letters Testamentary have been granted to the undersigned, who request that 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 Edward S. Neyhart, Esquire, 106 Stonybrook Road, Waverly Township, PA 18411 and Lesley Nothdurft 310 Fairview Avenue, Clarks Summit, PA 18411, Executors.

Letters Testamentary have been granted in the **ESTATE OF ROBERTA PURTA a/k/a ROBERTA GOODWIN PURTA a/k/a ROBYN PURTA**, late of the Township of Springbrook, County of Lackawanna, to Leonard F. Purta, Jr. and Traci Lis, Executors. All person having claims against the estate are required to present them in writing and all persons indebted to the estate are to make payment to the estate in care of James J. Powell, III, Esquire, Powell Zero Mundy, 527 Linden Street, Scranton, PA 18503.

ESTATE OF MICHAEL J. SERINO, late of Moscow, Pennsylvania (died June 29, 2025). Letters Testamentary have been granted to Mr. Michael F. Serino, Executor. All persons having claims against the Estate or indebted to the Estate shall make payment or present claims to Douglas P. Thomas, Attorney for the Estate, 345 Wyoming Avenue, Suite 200, Scranton, PA 18503.

LACKAWANNA JURIST

NOTICE IS HEREBY GIVEN that Letters Testamentary in the **ESTATE OF EDWARD P. SPORKO**, 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: **RAYMOND E. SPORKO, EXECUTOR**
KEVIN R. GREBAS, Esquire
COLBERT & GREBAS, P.C.
210 Montage Mountain Road – Suite A
Moosic, PA 18507

Notice is hereby given that Letters Testamentary have been granted to Karen Dolen in the **ESTATE OF SHIRLEY T. WICKIZER**, late of Scranton, Pennsylvania, who died on April 26, 2025. All persons indebted to the Estate are requested to make payment and those having claims or demands are to present the same without delay to Karen Dolan, Executrix, c/o John P. Finnerty, Esquire, 459 Wyoming Avenue, Kingston, Pennsylvania 18704.

Estate of **MARJORIE WOODWORTH a/k/a MARJORIE HULL WOODWORTH**, deceased, late of 178 Petrilak Rd., Rear, Greenfield Twp., PA 18407, (died June 24, 2025). Robert Evontis, Sr., Executor; Dante A. Cancelli, Suite 260, 125 North Washington Ave., Scranton, Pennsylvania 18503, Attorney.

Third Notice

Estate of **DOMINICK R. CHRISTIANO**, late of the Township of Jefferson, Lackawanna County, Pennsylvania, (died September 8, 2024). Notice is hereby given that Letters Testamentary on the above estate have been issued to Margaret Christiano Przywara, Executrix of the Estate. All persons indebted to said Estate are required to make payment and those having claims or demands to present the same without delay to the Executrix or to Guy. N. Valvano, Esquire, 117 W. Drinker Street, Dunmore, PA 18512, Attorney for the Estate.

Estate of **JOSEPH PAUL COLLINS, NUMBER 35-25-859**, deceased, late of Scranton, PA, Lackawanna County, PA: died May 28, 2025. Notice is hereby given that Letters of Testamentary have been granted in the above Estate. All persons indebted to said Estate are required to make payments, and those having claims or demands are to present the same without delay to William Collins, 63 Parkland Drive, Clarks Summit, PA 18504.

ESTATE OF TERENCE CONNOR, late of Carbondale, Lackawanna County, Pennsylvania. Letters Testamentary on the above estate having been granted to Shelly Muraca, all persons indebted to the said estate are required to make payment, and those having claims to present the same without delay to her c/o Joseph Kosierowski, Esq. 400 Broad Street, Milford, Pennsylvania 18337.

Estate of **LESTER DRIESBAUGH**, late of Clarks Summit, Pennsylvania (died June 11, 2025). Notice is hereby given that Letters Testamentary for the Estate of Lester Driesbaugh have been issued to Ann Marie Scoda, Executrix of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to the Executrix at 209 Grayson Drive, Clarks Summit, PA 18411 or to Robert T. Kelly, Jr., Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Biden Street, Suite 200, Scranton, PA 18503.

Estate of **THERESA M. FOX**, late of Scranton, Pennsylvania (died April 7, 2025). Notice is hereby given that Letters Testamentary for the Estate of Theresa M. Fox have been issued to Kathleen Mary Smith, Executrix of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to the Executrix at 34 Harford Avenue, Shavertown, PA 18706 or to Robert T. Kelly, Jr., Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Biden Street, Suite 200, Scranton, PA 18503

Estate of **JOSEPH F. GEIGER, SR., NUMBER 35-25-616**, deceased, late of Scranton, PA, Lackawanna County, PA: died April 12, 2025. Notice is hereby given that Letters of Testamentary have been granted in the above Estate. All persons indebted to said Estate are required to make payments, and those having claims or demands are to present the same without delay to Joseph F. Geiger, Jr., 6 Raffaella Drive, Malvern, PA 19355.

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

ESTATE OF BARBARA LILLIAN HEIER aka BARBARA B. HEIER late of South Abington Township, Lackawanna County, PA (died June 13, 2025). Letters Testamentary having been granted, all persons having claims or demands against estate of decedent shall make them known and present them, and all persons indebted to said decedent shall make payment thereof without delay to Susan Heier Famularo, 117 Evergreen Court, Sailorsburg, PA 18353 or Carole Heier Rainey, 54 Main Street, Gouldsboro, PA 18424, or Alison Heier Pesarcik, 91 Chapman Road, Lake Ariel, PA 18436, or William F. Dunstone, Esquire, 1212 S. Abington Road, Clarks Summit, PA 18411.

Estate of **JOHN GARY HETSKO, SR.**, late of the Township of Jefferson, Lackawanna County, Pennsylvania, (died July 2, 2024). Notice is hereby given that Letters Testamentary on the above estate have been issued to Jennie L. Hetsko, Executrix of the Estate. All persons indebted to said Estate are required to make payment and those having claims or demands to present the same without delay to the Executrix or to Guy. N. Valvano, Esquire, 117 W. Drinker Street, Dunmore, PA 18512, Attorney for the Estate.

LACKAWANNA JURIST

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

Estate of ARLENE MABLE LEE, NUMBER 35-25-553, deceased, late of Jermyn, PA, Lackawanna County, PA; died February 9, 2025. Notice is hereby given that Letters of Administration have been granted in the above Estate. All persons indebted to said Estate are required to make payments, and those having claims or demands are to present the same without delay to William Donald Lee, 379 Arnolds Road, Jermyn, PA 18433 and David Allen Lee, 209 Willow Way, Mayfield, PA 18433.

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

Notice is hereby given that Letters of Testamentary have been granted in the **Estate of ELAINE ADELE LUCHKO a.k.a. ELAINE LUCHKO**, late of Scott Township, Lackawanna County, Pennsylvania. All persons indebted to the Estate are requested to make payment, and those having claims or demands are to present the same, without delay, to the Executrix, Denette Dixon, 54 Mundro Road, Scott Twp., PA 18447 or to Joseph R. Rydzewski, Attorney for the Estate, 7019 N. State Street, Clarks Summit, Pennsylvania 18411.

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

Estate of EDWARD S. NAYLOR, late of the Township of Jefferson, Lackawanna County, Pennsylvania, (died April 2, 2025). Notice is hereby given that Letters Testamentary on the above estate have been issued to Joseph Ambrogio and Victoria Siess, Co-Executors of the Estate. All persons indebted to said Estate are required to make payment and those having claims or demands to present the same without delay to the Co-Executors or to Guy. N. Valvano, Esquire, 117 W. Drinker Street, Dunmore, PA 18512, Attorney for the Estate.

ESTATE OF KATHRYN J. OVEN, late of Dunmore, Lackawanna County, Pennsylvania (died April 10, 2025). Letters Testamentary having been granted, all persons having claims or demands against estate of decedent shall make them known and present them, and all persons indebted to said decedent shall make payment thereof without delay to Paul T. Oven, Executor, 1630 Madison Avenue, Dunmore, Pennsylvania 18509 or to James J. Gilotti, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, Clarks Summit, Pennsylvania 18411.

Letters Testamentary have been granted in the **Estate of ELAINE PENCEK**, late of the Township of Abington, County of Lackawanna, to Jason Pencek, Executor. All persons having claims against the estate are requested to present them in writing and all persons indebted to the estate are to make payment to the estate in care of Bruce S. Zero, Esquire, Powell Zero Mundy, 527 Linden Street, Scranton, PA 18503.

Estate of THOMAS ROLAND PHILLIPS, NUMBER 35-25-900, deceased, late of Scranton, PA, Lackawanna County, PA; died April 28, 2025. Notice is hereby given that Letters of Testamentary have been granted in the above Estate. All persons indebted to said Estate are required to make payments, and those having claims or demands are to present the same without delay to Irene Phillips, 2515 Pittston Ave, Scranton, PA 18505.

Estate of CHRISTINA RUNCO, NUMBER 35-2025-902, deceased, late of Throop, PA, Lackawanna County, PA; died June 26, 2025. Notice is hereby given that Letters of Testamentary have been granted in the above Estate. All persons indebted to said Estate are required to make payments, and those having claims or demands are to present the same without delay to Carmen Runco, 1232 Main St. Dickson City, PA 18519.

BARBARA E. SHERMAN, deceased, late of Scranton, PA (died February 15, 2023). Letters Testamentary having been granted, all persons having claims or demands against the estate of the decedent shall make them known and present them, and all persons indebted to the decedent shall make payment thereof to Jennifer Snyder, Executrix, or to Raymond W. Ferrario, Attorney for the Estate, Suite 528, Scranton Life Building, 538 Biden Street, Scranton, PA 18503-1816.

DONALD J. SHERMAN, deceased, late of Scranton, PA (died August 26, 2021). Letters Testamentary having been granted, all persons having claims or demands against the estate of the decedent shall make them known and present them, and all persons indebted to the decedent shall make payment thereof to Jennifer L. Snyder, Executrix, or to Raymond W. Ferrario, Attorney for the Estate, Suite 528, Scranton Life Building, 538 Biden Street, Scranton, PA 18503-1816.

LACKAWANNA JURIST

Estate of JEANNE MARIE VAN NORT, late of the Borough of Olyphant, Lackawanna County, Pennsylvania, (died August 21, 2024). Notice is hereby given that Letters Testamentary on the above estate have been issued to Jeanne Kropa, Executrix of the Estate. All persons indebted to said Estate are required to make payment and those having claims or demands to present the same without delay to the Executrix or to Guy. N. Valvano, Esquire, 117 W. Drinker Street, Dunmore, PA 18512, Attorney for the Estate.

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

Change of Name

In the Court of Common Pleas, Lackawanna County, Pennsylvania, Civil Division: In Re: In the Matter of the Petition of **Maegan Matos** for Change of Name of, a Minor, by Petitioner-Parent, **Christine Matos** and **John Matos** for Change of Name of the Minor Child. Notice is hereby given that on August 13, 2025, 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 Darwin Matos. The Court has fixed the 24th day of October, 2025, at 1:30 p.m. in Courtroom A at the Lackawanna County Government Center located at 123 Wyoming Avenue in Scranton, PA 18503 as the time and place for the hearing of said petition for name change, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

In the Court of Common Pleas, Lackawanna County, Pennsylvania, Civil Division: In Re: In the Matter of the Petition of **Willow Walker-O'Brien**, a Minor, by Petitioner-Parent, **Brianna O'Brien** for Change of Name of the Minor Child. Notice is hereby given that on August 22, 2025, 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 Willow O'Brien. The Court has fixed the 24th day of October, 2025 at 1:30 p.m. in Courtroom A at the Lackawanna County Government Center located at 123 Wyoming Avenue in Scranton, PA 18503 as the time and place for the hearing of said petition for name change, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Certificate of Organization

A Certificate of Organization has been filed with the Pennsylvania Department of State for the entity known as Rebel Rydes, LLC with a registered office at 359 Rte. 106 Greenfield Twp., PA 18407, in accord with the provisions of the Business Corporation Law, as amended.

LACKAWANNA JURIST

IN THE COURT OF COMMON PLEAS OF
LACKAWANNA COUNTY, PENNSYLVANIA
CIVIL ACTION-LAW
NO. 2025-CV-1252

ROLAND ORIS & JASON HEIMRICH VS.
JOHN RASIMOVICH & NICHOL MACH

ACTION TO QUIET TITLE

TO: JOHN RASIMOVICH & NICHOL MACH, Defendants

You have been sued in court. An Action to Quiet Title has been instituted against you by the Plaintiffs, ROLAND ORIS & JASON HEIMRICH, to resolve or extinguish any remaining claims of title, right, possession, mortgage, lien or interests you may have with respect to the premises located at 2136 N. Main Avenue, City of Scranton, Lackawanna County, Pennsylvania.

NOTICE

You are hereby notified that if you wish to defend against the claims set forth, 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 Plaintiffs. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

HEARING DATE:

November 21, 2025, 2pm, Courtroom 3,
Lackawanna County Courthouse: 200 N Washington Ave, Scranton, PA 18503

LAWYER REFERRAL SERVICE
LACKAWANNA BAR ASSOCIATION
233 PENN AVENUE
SCRANTON, PA 18503
TELEPHONE: 570-969-9161

Roland Oris & Jason Heimrich
248 Greenbrier Drive
Clarks Green, PA 18411
215-333-2233

LACKAWANNA JURIST

“In the Court of Common Pleas of Lackawanna County, Pennsylvania Case Nos.:

- 2016-FC-40140: Mark McAndrew, Sheriff v. Jose Perez Marinez;
- 2020-FC-41018: Mark McAndrew, Sheriff v. Eric Walter;
- 2020-FC-40432: Mark McAndrew, Sheriff v. Mark Phillips;
- 2020-FC-40433: Mark McAndrew, Sheriff v. Richard Forba;
- 2020-FC-40485: Mark McAndrew, Sheriff v. Justin Stalica;
- 2020-FC-40918: Mark McAndrew, Sheriff v. Frank Palermo;
- 2021-FC-40068: Mark McAndrew, Sheriff v. Robert Swaha, III;
- 2021-FC-40107: Mark McAndrew, Sheriff v. Kazim Dakhriyev;
- 2021-FC-40362: Mark McAndrew, Sheriff v. William Sedlock;
- 2021-FC-40470: Mark McAndrew, Sheriff v. David Hughes;
- 2021-FC-40558: Mark McAndrew, Sheriff v. Landswan Elam;
- 2021-FC-40738: Mark McAndrew, Sheriff v. Niko Serrano;
- 2021-FC-41276: Mark McAndrew, Sheriff v. George A. Dunbar;
- 2021-FC-41328: Mark McAndrew, Sheriff v. Michael Yazurlo;
- 2021-FC-41462: Mark McAndrew, Sheriff v. Mario Passariello;
- 2023-FC-40006: Mark McAndrew, Sheriff v. Michael Mureca;
- 2023-FC-40115: Mark McAndrew, Sheriff v. Luis Figueroa;
- 2023-FC-40648: Mark McAndrew, Sheriff v. Shamus Cadden;
- 2023-FC-40821: Mark McAndrew, Sheriff v. Adam McKinley Lynch;

Notice:

Pursuant to Petitions for Forfeiture filed in the above-referenced cases, notice is hereby given that on August 14, 2025, the Honorable James Gibbons, President Judge of the Court of Common Pleas of Lackawanna County, issued an Order requiring the above-named Respondents to show cause why Mark McAndrew, Sheriff of Lackawanna County, should not be permitted to proceed with the disposal of firearms, weapons, and ammunition deemed abandoned.

The Rule is returnable for answer on Thursday, October 9, 2025. A hearing on the Petitions and any responses will be held on Thursday, October 16, 2025, at 3:00 p.m. in the Lackawanna County Courthouse, Courtroom 4, located at 200 N. Washington Ave., Scranton, PA 18503. All interested parties are invited to appear and show cause why the Petitioner's request for the disposal of firearms, weapons, and ammunition considered abandoned should not be granted.

RINALDI & POVEROMO, P.C.,
Attorneys.”

LACKAWANNA JURIST

NOTICE OF ACTION TO QUIET TITLE

Court of Common Pleas of Lackawanna County, Pennsylvania

Civil Action – Law

No. 25-CV-2748

BGN DEVELOPMENT CORPORATION, Plaintiff

v.

THOMAS SHANNON, his respective heirs, devisees, legatees, executors, administrators, personal representatives, successors, transferees, and assigns, and all other persons claiming by, through, from or under said Defendants, and all other persons whatsoever, Defendants.

TO: THOMAS SHANNON, his respective heirs, devisees, legatees, executors, administrators, personal representatives, successors, transferees, and assigns, and all other persons claiming by, through, from or under said Defendants, and all other persons whatsoever:

You are hereby notified that Plaintiff, BGN Development Corporation, has filed an action in the Court of Common Pleas of Lackawanna County, Pennsylvania, to quiet title to certain real property located in Newton-Ransom Township, Lackawanna County, Pennsylvania. Plaintiff seeks to establish title to said property and to bar you from asserting any claim thereto. See description below:

**DESCRIPTION OF ADVERSE CLAIM
FOR LANDS OCCUPIED BY
BGN DEVELOPMENT CORPORATION**

DESCRIPTION OF ADVERSE CLAIM for LANDS OCCUPIED BY BGN DEVELOPMENT CORPORATION. Said lands being situate in the Township of Ransom, County of Lackawanna, Commonwealth of Pennsylvania, and more particularly described as:

BEGINNING at a point, said point being a rebar with a GLJ cap located at the northeastern corner of other lands of BGN Development Corporation as described in that Deed recorded in and for the County of Lackawanna in Deed Book 1020 at Page 0659. Said point also being in westerly line of lands now or formerly of West Mountain Preserve, LLC.

THENCE along said other lands of BGN Development Corporation North fifty three degrees one minute twenty seven seconds West (N 53°01'27" W) a distance of nine hundred sixty four and seventy five hundredths feet (964.75') to a rebar with a GLJ cap set.

THENCE continuing along said other lands North fifty three degrees one minute twenty seven seconds West (N 53°01'27" W) a distance of nine hundred seventy one and forty two hundredths feet (971.42') to a rebar with a GLJ cap set.

THENCE along lands now or formerly of D. Scott Haan North thirty six degrees thirty three minutes forty five seconds East (N 36°33'45" E) a distance of one thousand one hundred twenty eight and eighty hundredths feet (1128.80') to a rebar with a GLJ cap set.

LACKAWANNA JURIST

THENCE South fifty two degrees thirty minutes forty seven seconds East (S 52°30'47" E) a distance of one thousand eighteen and sixty one hundredths feet (1018.61') to a rebar with a GLJ cap set.

THENCE continuing along said lands South fifty two degrees thirty minutes forty seven seconds East (S 52°30'47" E) a distance of one thousand eighteen and sixty one hundredths feet (1018.61') to an iron pin found.

THENCE along lands of West Mountain Preserve, LLC aforesaid South forty one degrees forty five minutes thirteen seconds West (S 41°45'13" W) a distance of one thousand one hundred fourteen and forty seven hundredths feet (1114.47') to the **POINT OF BEGINNING**.

CONTAINING an area of 51 acres, more or less.

If you wish to defend against the claims in this action, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the Court at the Lackawanna County Courthouse, 200 N. Washington Avenue, Scranton, PA 18503.

YOU ARE WARNED that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by Plaintiff. You may lose money, property, or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lackawanna County Lawyer Referral Service
Lackawanna Bar Association
233 Penn Avenue, Scranton, PA 18503
(570) 969-9161

LACKAWANNA JURIST

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

ORDER

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

IT IS FURTHER DECREED that:

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

BY THE COURT:

/s/ MOYLE, P.J.