

LACKAWANNA JURIST

JUDICIAL OPINION

CASE NAME AND NUMBER: Kenneth Janiszewski v. Millville Mutual Insurance Company 2021-CV-839

DATE OF DECISION: June 2, 2021

JUDGE: Julia K. Munley

ATTORNEYS INVOLVED:

Timothy G. Lenahan, Esq. for Plaintiff
Christine S. Lezinski, Esq. for Plaintiff
Christopher M. Jacobs, Esq. for Defendant
Erik M. Bergenthal, Esq. for Defendant

SUMMARY OF OPINION:

Defendant insurance company filed preliminary objections for the inclusion of negative internet reviews in Plaintiff's bad faith complaint brought under 42 Pa.C.S. § 8371. Defendant argued that these reviews were disparaging and should be stricken as scandalous and impertinent matter. One review referred to Defendant as a "criminal" company. Another called Defendant "absolute garbage of an insurance company."

The trial court held that the internet reviews were not scandalous averments, taking into consideration that exaggerations and hyperbole are common in communication on the internet. Moreover, Defendant could not show prejudice because Defendant maintained its ability to object to discovery moving forward and its evidentiary objections were preserved. Additionally, the full context of the negative reviews could be read as like what occurred to Plaintiff and included similarities to how Defendant responded to Plaintiff's insurance claims. Thus, the trial court concluded that the negative internet reviews were material and supportive of Plaintiff's causes of action and relevant to the potential award of punitive damages for statutory bad faith.

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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, **JULY 9, 2021** AT TEN O'CLOCK IN THE FORENOON OF SAID DAY.

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-CV-314, The Fidelity Deposit and Discount Bank, the Plaintiff, vs. Roland J. Warrick, Deceased Mortgagor and Real Owner, and all his unknown heirs, successors, assigns, and all unknown individuals, persons or entities claiming any rights, title or interests from or under Roland J. Warrick, Deceased Mortgagor and Real Owner, the Defendants, of the property situate in the Township of Ransom, Lackawanna County, PA, being known as 2807 Ledge Drive, Ransom Township, PA 18411. The Property consists of 13.062 acres more or less. Property ID #: 14204-010-00121
Assessed Value: \$12,900.00
Improvements Thereon: Unimproved
Attorney: Rocco Haertter, Esquire
Sheriff to Collect: \$96,919.47

SALE 2

By virtue of a Writ of Execution filed to No. 2018-02513 Pentagon Federal Credit Union vs. Randall Petrochko and Bambi Sobrinsky. Randall Petrochko and Bambi Sobrinsky, owners of property situate in Second Ward Lackawanna County, PA being 443 Putnam Street, Scranton, PA 18508
Dimensions: 30x119, Residential Single Dwelling
Property ID #:340-13411-040-003
Assessed Value figure: \$6,000.00
Improvements thereon: Residential Single Dwelling
Attorney: Michelle Pierro, Esquire
PA ID#317454, Weltman, Weinberg & Reis Co., L.P.A.

Sheriff to collect: \$64,951.05

SALE 3

By virtue of a Writ of Execution filed to No. 2020-CV-2201 Irving Braverman, Trustee of the Irving and Betty Sue Braverman Living Trust, as to an Undivided 36,000/71,000 Interest and Alan Schwartz and Alicia Schwartz, Husband and Wife as Joint Tenants, as to Undivided 35,000/71,000 Interest, PLAINTIFF vs. Parker Williams Property LLC, a New Jersey Limited liability Company, DEFENDANT, owner of properties situated in the City of Scranton, Lackawanna County, PA being known as: 841 Moosic Street, Scranton, PA 18505-2072.

Dimensions: 23 x 90

Instrument #: 2019004376. Date recorded 4/02/2019.

PIN 15761030045

Assessed Value: Land - \$1150.00, Improvements - \$12,250.00. Total Value \$13,400.00

Improvements thereon: Residential Single Family AND

1505-1507 JACKSON STREET, Scranton, PA 18504

Dimensions: 50 X 100

Instrument # 2017015076. Date recorded 09/22/2017.

PIN 14517-050-038

Assessed Value: Land - \$2253.00, Improvements - \$9,247.00. Total Value \$11,500.00

Improvements thereon: Residential Multi-dwelling

Attorney: Robert P. Wendt, Esq. for Leopold & Associates, PLLC

Sheriff to collect \$76,035.21

SALE 4

By virtue of a Writ of Execution filed to case number 0121-CV-2021 out of the Court of Common Pleas of Lackawanna County by ESSA Bank & Trust vs. Defendant, Veuy Keonela, owner of the property situate at 901 Luzerne Street, Scranton, PA 18504, in the City of Scranton, County of Lackawanna, Commonwealth of PA (55x57x53x57). BEING PROPERTY ID NUMBER: 15606-040-047
Assessed Value Figure: \$5,800.00
Property being known as: 901 Luzerne Street, Scranton, PA 18504

Improvements thereon: Residential Dwelling

Attorney for Plaintiff:

James V. Fareri, Esq. 712 Monroe St. Stroudsburg, PA 18360 Tel. No.: 570.421.9090

Sheriff to collect: \$34,748.92

SALE 5

By virtue of a Writ of Execution filed to No. 2020-04077 CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF THE NEW RESIDENTIAL MORTGAGE LOAN TRUST 2019-3 vs. WILLIAM F. BEY and PAMELA R. BEY, owner(s) of property

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situate in City of Scranton, Lackawanna County, PA. Being: 1010-1 Snyder Avenue aka 1010-1014 Snyder Avenue, Scranton, PA 18504

Assessment Map #: 15613070062
Assessed Value Figure: \$11,500.00
Improvements thereon:

A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$76,169.17

SALE 6

By virtue of a Writ of Execution filed to No. 20CV344
NATIONSTAR MORTGAGE LLC D/B/A CHAMPION
MORTGAGE COMPANY vs. JOSEPHINE ANN DESENA AKA
JOSEPHINE A. SCARFALLOTO Solely in Her Capacity as Heir
of Nicholas Scarfalloto, a/k/a Nicolas Scarfalloto Deceased,
MARIO SCARFALLOTO Solely in His Capacity as Heir of
Nicholas Scarfalloto, a/k/a Nicolas Scarfalloto Deceased and
MARCO A. SCARFALLOTO Solely in His Capacity as Heir of
Nicholas Scarfalloto, a/k/a Nicolas Scarfalloto Deceased,
owner(s) of property situate in City of Carbondale, Lackawanna
County, PA. Being: 15 Hickory Street, Carbondale, PA 18407
Assessment Map #: 05402020006, 05402020007 &
05402020008

Assessed Value Figure: \$14,000.00
Improvements thereon:
A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$160,074.97

SALE 7

By virtue of a Writ of Execution filed to No. 20CV1519
QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. vs.
RITA BUDHATHOKI and PADAM L. BUDHATHOKI,
owner(s) of property situate in City of Scranton, Lackawanna
County, PA. Being: 432 Breck Street, Scranton, PA 18505
Assessment Map #: 16710030016
Assessed Value Figure: \$12,000.00
Improvements thereon:
A Residential Dwelling
Attorney: KML Law Group, P.C.

Sheriff to collect: \$85,072.19

SALE 8

By virtue of a Writ of Execution filed to No. 2017-00120 U.S.
Bank National Association as Indenture Trustee for CIM
Trust 2018-NRI Mortgage-Backed Notes, Series 2018-NR1
vs. Linda Poli, owner(s) of property situated in 12th Ward of
the City of Scranton Lackawanna County, PA being 14
Prospect Avenue, Scranton, PA 18505
Dimensions: 34x54x34x42
Assessment Map #: 15652-020-031
Assessed Value figure: \$13,000.00
Improvement thereon:
A residential dwelling
Attorney: Christopher A. DeNardo, Esq.
Sheriff to Collect: \$139,144.04

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 AUGUST 9TH, 2021 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
APRIL 12, 2021**

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ESTATES

First Notice

NOTICE IS HEREBY GIVEN that Letters of Administration in the **ESTATE OF EARL P. BEICHLER, JR., A/K/A EARL POWELL BEICHLER, JR.**, (Date of Death: April 6, 2021) late of Benton Township, 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: JENNIFER SAUTER, ADMINISTRATRIX, BRENDA D. COLBERT, ESQUIRE, COLBERT & GREBAS, P.C., 210 Montage Mountain Road – Suite A, Moosic, PA 18507.

ESTATE OF GEORGE CASWELL A/K/A GEORGE H. CASWELL, late of Dunmore, PA (Died: December 21, 2020). Karen Caswell, Executrix or Albert E. Nicholls, Jr., Attorney for the Estate, 1421 E. Drinker, Street, Dunmore, Pennsylvania 18512.

NOTICE IS HEREBY GIVEN that Letters of Administration in the **ESTATE OF CAROL R. CONABOY**, late of Scranton, Lackawanna County, Pennsylvania, (Date of Death: January 20, 2021) 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: Kim M. Roberts, Administratrix, C/O MATTHEW J. PARKER, ESQUIRE, MARSHALL, PARKER & WEBER, LLC, 49 E. Fourth Street, Suite 105, Williamsport, PA 17701.

ESTATE OF NANCY EIMERS, late of Mayfield, Lackawanna County, Pennsylvania. Letters of Administration on the above estate having been granted to David Eimers, all persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to him c/o Joseph Kosierowski, Esq., 400 Broad Street, Milford, Pennsylvania 18337.

ESTATE OF GERALD J. FITZGERALD, late of Throop, Lackawanna County, Pennsylvania. Any person or persons having claim against or indebted to the estate present same to Barry Fitzgerald, 424 Cypress Street, Throop, PA 18512. Christopher E. Farrell, Esq., PO Box 312, Waymart, PA 18472, Attorney for the Estate.

RE: **ESTATE OF PETER JOSEPH GENTILE**, late of Peckville, PA, who died December 21, 2020. Letters Testamentary in the above estate having been granted, all persons having claims or demands against the estate of the decedent shall make them known and present them, and all persons indebted to said decedent shall make payment thereof without delay to: Peter Gentile, II, Executor, or Daniel L. Penetar, Jr., Esquire, Administrator of the Estate, 116 North Washington Avenue, Suite 2A, Scranton, PA 18503.

ESTATE OF PAULINE A. LONG, DECEASED, late of 526 PALM ST., SCRANTON, PA 18505, (Died April 13, 2021) WILLIAM R. LONG, Executor; Dante A. Cancelli, Esquire, Suite 260, 125 N. Washington Ave., Scranton, Pennsylvania 18503, Attorney.

ESTATE OF SARAH MARIE SHERIDAN A/K/A SARAH SHERIDAN A/K/A ROSARIA SHERIDAN A/K/A SARAH M. SHERIDAN, late of Scranton, Lackawanna County, Pennsylvania (died February 6, 2021). Notice is hereby given that Letters Testamentary have been issued to Colleen Colosimo, 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 Colleen Colosimo, c/o John J. McGee, Attorney for the Estate, P.O. Box 3298, Scranton, PA 18505.

RE: **ESTATE OF MILDRED L. SPINDLER**, late of Scranton, PA, who died June 27, 2007. Letters Testamentary in the above estate having been granted, all persons having claims or demands against the estate of the decedent shall make them known and present them, and all persons indebted to said decedent shall make payment thereof without delay to: Karen S. Lutz, Executrix, or Daniel L. Penetar, Jr., Esquire, 116 North Washington Avenue, Suite 2A, Scranton, PA 18503.

Notice is hereby given that Letters Testamentary have been granted in the **ESTATE OF BARRY WARREN TEVELIN**, late of Archbald, Lackawanna County, Pennsylvania. 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, Dominic J. Perini, 100 Mildred Street, Jessup, PA 18434, or Armand E. Olivetti, Jr., attorney for the Estate, 307 N. Blakely Street, Dunmore, PA 18512.

ESTATE OF ANTHONY VITALETTI, JR., late of S. Abington Township, Pennsylvania, (died 03/21/2021). Notice is hereby given that Letters Testamentary on the above Estate have been granted to Bonnie Vitalize, of S. Abington Township, PA. All persons indebted to the said estate are required to make payment and those having claims to present the same without delay to the Personal Representative named herein, or to Nicholas D. Tellie, Esquire, Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

ESTATE OF JOHN A. WARGO, DECEASED, late of 311 KINGSLEY BLVD., PECKVILLE, PA 18452, (Died April 30, 2021) PHILIP WARGO, Executor; Dante A. Cancelli, Esquire, Suite 260, 125 N. Washington Ave., Scranton, Pennsylvania 18503, Attorney.

RE: **ESTATE OF ROBERT WARSH**, late of Jefferson Township, Lackawanna County, Pennsylvania (died January 6, 2021). Notice is hereby given that Letters Testamentary for the Estate have been issued to Sarah Newell, 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 Spruce Street - Suite 201, Scranton, PA 18503.

Second Notice

RE: **ESTATE OF ELLA M. BECK A/K/A ELLA BECK**, late of Scranton, PA, who died February 26, 2015. Letters Testamentary in the above estate having been granted, all persons having claims or demands against the estate of the decedent shall make them known and present them, and all persons indebted to said decedent shall make payment thereof without delay to: Wayne G. Beck, Executor, or Daniel L. Penetar, Jr., Esquire, 116 North Washington Avenue, Suite 2A, Scranton, PA 18503.

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted in the **ESTATE OF BRUNO J. CHELLINO**, late of Carbondale, Lackawanna County, Pennsylvania (died March 9, 2021). 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

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Administrator, Andrew Cerra, Jr., or John J. Lawler, Jr., Attorney for the Estate, 25 North Main Street, Suite Two, Carbondale, Pennsylvania 18407.

ESTATE OF THEODORA CHWASCIEWSKI, Deceased, late of Peckville, Pennsylvania (Died January 26, 2021). All persons indebted to said Estate are required to make payment, and those having claims or demands to present the same, without delay, to Tiffany Ciocca, Administratrix, c/o Attorney Joseph F. Gaughan, 1107 Oram Street, Scranton, PA 18504.

ESTATE OF EUGENE P. CURTIS, DECEASED, late of 1501 N. MAIN AVE., SCRANTON, PA 18508, (Died March 30, 2021) BRYANNA CURTIS, Executrix; Dante A. Cancelli, Esquire, Suite 260, 125 N. Washington Ave., Scranton, Pennsylvania 18503, Attorney.

RE: **ESTATE OF STANLEY E. GREBAS**, late of Scranton, Lackawanna County, Pennsylvania (died December 12, 2020). Notice is hereby given that Letters Administration for the Estate have been issued to Rose A. Dougherty and Stanley A. Grebas, Administrators 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 Administrators, or to John J. McGovern, Jr., Attorney for the Estate, 321 Spruce Street - Suite 201, Scranton, PA 18503.

ESTATE OF ELIZABETH NOVACK A/K/A ELIZABETH NOVAK, Deceased, late of Scranton, Pennsylvania (Died January 22, 2021). All persons indebted to said Estate are required to make payment, and those having claims or demands to present the same, without delay, to Kory Novack, Executor, c/o Attorney Joseph F. Gaughan, 1107 Oram Street, Scranton, PA 18504.

IN RE: **ESTATE OF MARY ORZOLEK**, late of Clarks Summit, Lackawanna County, Pennsylvania (died February 7, 2021). Letters Testamentary 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 the Estate Personal Representative, Barbara Witko, or to Joseph S. Toczydlowski, Jr., Esquire of the Toczydlowski Law Office, 723 North Main Street, Archbald, PA 18403.

ESTATE OF ANN MARIE SABATELLA, A/K/A ANN SABATELLA, Deceased, late of Dunmore, Pennsylvania (Died March 20, 2020). All persons indebted to said Estate are required to make payment, and those having claims or demands to present the same, without delay, to Michael J. Sabatella, Executor, c/o Attorney Joseph F. Gaughan, 1107 Oram Street, Scranton, PA 18504.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF STEPHEN J. TELLEP A/K/A STEPHEN TELLEP**, Deceased, late of 10 Hart Place, Carbondale, Lackawanna County, Pennsylvania 18407, who died on February 5, 2021. 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, James V. Tellep, or Michael N. Krisa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447.

ESTATE OF JONATHAN WARREN TISCHLER, Deceased, late of 650 Scranton Pocono Highway 2, Covington Township, Lackawanna County, Pennsylvania, who died on March 9, 2021. LETTERS TESTAMENTARY on the above Estate having been granted to Debra Gilbert, all

persons indebted to the said decedent are requested to make payment, and those having claims or demands against said Estate to present same, without delay, at the office of: HARDING, HILL, TUROWSKI & JAMES LLP c/o Matthew E. Turowski, Esquire, 38 West Third Street, Bloomsburg, PA 17815

ESTATE OF EDWARD WOLFF, late of South Abington Township, Lackawanna County, PA (died March 6, 2021), Letters Testamentary having been granted to Marty Wolff, Scranton, Pennsylvania. Creditors shall make demand and debtors shall make payment to the Executor or to the Attorney for the Estate, David J. Ratchford, P.O. Box 121, Scranton, PA 18501.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF WILLIAM S. ZWICHAROWSKI**, Deceased, late of 401 Kennedy Drive, Archbald, Lackawanna County, Pennsylvania 18403, who died on November 21, 2020. 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, Martha Zwicharowski, or Michael N. Krisa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447.

Third Notice

ESTATE OF ANDREW T. BARANSKY, late of Jessup, PA (died January 15, 2021) Letters Testamentary were granted to Andrew M. Baransky, Executor. Elaine C. Geroulo, Esq., Attorney for the Estate 411 Jefferson Avenue, Scranton, PA 18510.

RE: **ESTATE OF NOREEN CANDELINO**, late of Taylor, Pennsylvania (died October 25, 2020). Notice is hereby given that Letters of Administration for the Estate of Noreen Candelino have been issued to Cheryl Ann Rowe, 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 at 107 Center Street, Taylor, PA 18517 or to Kristen M. Clark, Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Spruce Street, Suite 200, Scranton, PA 18503.

ESTATE OF JOHN DITCHKUS, SR., late of Scranton, PA; died February 2, 2021; Elizabeth Thomas, Executor; Patrick B. Rogan, Attorney for the Estate, 277 Scranton Carbondale Highway, Scranton, PA 18508.

ESTATE OF PAULINE M. FIEHL, late of Scranton, Pennsylvania (died November 2, 2019). Notice is hereby given that Letters Testamentary for the above estate have been granted to John T. Jones, of Dickson City, PA, Executor. All persons indebted to said estate are required to make immediate payment and those having claims to present the same without delay to the Executor named herein, or to Jeffrey B. Jones, Esquire, Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

ESTATE OF EDWARD J. GOLDEN, DECEASED, late of 1308 QUINCY AVE., DUNMORE, PA 18510, (Died March 16, 2021) LINDA GEARY, Executrix; Dante A. Cancelli, Esquire, Suite 260, 125 N. Washington Ave., Scranton, Pennsylvania 18503, Attorney.

NOTICE IS HEREBY GIVEN that Letters Testamentary in the **ESTATE OF NANCY LYNOTT ALSO SOMETIME KNOWN AS NANCY J. LYNOTT**, (Date of Death: March 21, 2021) late of Dunmore, Lackawanna County, Pennsylvania, have been granted to the undersigned.

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All persons indebted to said estate are required to make immediate payment and those having claims shall present them for settlement to: MARIA LYNOTT, ADMINISTRATOR, BRENDA D. COLBERT, ESQUIRE, COLBERT & GREBAS, P.C., 210 Montage Mountain Road – Suite A, Moosic, PA 18507.

RE: **ESTATE OF JOHN H. MCCARTHY**, late of Archbald, Lackawanna County, Pennsylvania (died January 3, 2020). Notice is hereby given that Letters Testamentary for the Estate of John H. McCarthy have been issued to Jeffrey W. Nepa, Executor of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to the Executor, or to Sean P. McGraw, Attorney for the Estate, 41 N. Main Street, Suite 415, Carbondale, PA 18407.

ESTATE OF BERNARD E. NANIEWICZ, SR., late of Scott Township, PA; died March 5, 2021; Bernard E. Naniewicz, Jr., Executor; Patrick M. Rogan, Attorney for the Estate, 277 Scranton Carbondale Highway, Scranton, PA 18508.

IN RE: **ESTATE OF ANNE POPIS**, late of Scranton, Lackawanna County, Pennsylvania (died June 19, 2020). 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 the Estate Personal Representative Ann Popis Berardi, or to Joseph S. Toczydlowski, Jr., Esquire, 723 North Main Street, Archbald, PA 18403.

ESTATE OF ELDORA M. TALENTI, late of Dickson City, Lackawanna County, Pennsylvania (died February 13, 2021). Notice is hereby given that Letters Testamentary have been issued to Daniel P. Talenti, Executor of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to Daniel P. Talenti, c/o John J. McGee, Attorney for the Estate, P.O. Box 3298, Scranton, PA 18505.

ESTATE OF JOHN WALSKI, A/K/A JOHN W. WALSKI, A/K/A JOHN WILLIAM WALSKI, late of Scott Township, Pennsylvania, (died April 24, 2021). Letters Testamentary on the above estate having been granted, all persons having claims and demands against the estate of the above decedent shall make them known and present them; all of the persons indebted to the said decedent shall make payment thereof without delay to: Patricia A. Sladicka, 182 Edgewood Drive East, Clarks Summit, PA 18411 or Peoples Security Bank c/o Carol C. McMullen, V.P. and Trust Officer, 150 North Washington Avenue. Scranton, PA 18503. Patrick J. Lavelle, Esquire, Attorney for the Estate.

ESTATE OF EDWARD WARUNEK, SR., late of Dupont, Lackawanna County, Pennsylvania, (died April 23, 2016). Notice is hereby given that Letters of Testamentary on the above estate have been granted to Kenneth Warunek, of Scranton, PA, Executor. All persons indebted to the said estate are required to make payment and those having claims to present the same without delay to the Executor named herein, or to Patrick N. Coleman, Esquire, Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted to Lesley Hess, Administratrix of the **ESTATE OF ALBERTA ANN YESLAVAGE**, late of Dickson City, Lackawanna County, Pennsylvania, who died on December 31, 2020. 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, c/o Biagio V. Musto, II, Esquire, 171 William Street, Pittston, PA 18640.

ESTATE OF ALICE J. ZARNOWSKI, late Carbondale, Lackawanna County, Pennsylvania, (died August 21, 2020). Notice is hereby given that Letters of Administration on the above estate have been granted to Alyce Marshall, of New Milford, PA, Administratrix. All persons indebted to the said estate are required to make payment and those having claims to present the same without delay to the Administratrix named herein, or to Patrick N. Coleman, Esquire, Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

ARTICLES OF INCORPORATION

ROCCO DIANA DC, P.C. has been incorporated under the provisions of Chapter 29 of the Business Corporation law of 1988 as a Professional Corporation.

Myers, Brier & Kelly, L.L.P.
425 Spruce Street, Suite 200
Scranton, PA 18503

T1-6/11

CHANGE OF NAME

Notice is hereby given that on May 19, 2021, a Petition for a Change of Name was filed in the Court of Common Pleas of Lackawanna County by Marcos Roberto Berrios Royce to change his name from Marcos Roberto Berrios Royce to Marcos Roberto Berrios. A hearing on such Petition has been scheduled on July 1, 2021 at 2:00 p.m. in Courtroom No. 6, 200 North Washington Avenue, Scranton, PA 18503.

T1-6/11

CHANGE OF NAME

Notice is hereby given that on May 27, 2021, a Petition for a Change of Name was filed in the Court of Common Pleas of Lackawanna County by Shabana Zaman to change her son's name from Riyadh Zaman Irizary to Riyadh Zaman. A hearing on such Petition has been scheduled before the Honorable Thomas J. Munley, on July 15, 2021 at 10:15 a.m. in Courtroom No. 6, 200 North Washington Avenue, Scranton, PA, 18503.

T1-6/11

CERTIFICATE OF ORGANIZATION

NOTICE IS HEREBY GIVEN THAT a Certificate of Organization for Amelant, LLC, a Pennsylvania Limited Liability Company, has been filed with and approved by the Department of State of the Commonwealth of Pennsylvania on April 29, 2021, in accordance with the provisions of the Commonwealth of Pennsylvania Limited Liability Company law of 1994, 15 Pa.C.S.A. Section 8811, et seq, as amended.

ALBERT E. NICHOLLS, JR., ESQUIRE

T1-6/11

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NOTICE

North Pocono School District
vs. David W. Shyna,
Administrator of the Estate of Joseph W. Shyna
- No. 2018-51226 -
Court of Common Pleas of Lackawanna County, PA.

Notice is given that the above was named as Defendant in a civil action by Plaintiff to recover 2017-2018 real estate taxes for property located at L.R. 35081, Clifton Township, PA, PIN #24204-010-00702. An Amended Writ of Scire Facias for \$6,566.85 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered. If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by Plaintiff. You may lose money, 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 OFFICES SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Northeastern PA Legal Services,
33 N. Main St., Ste. 200, Pittston, PA 18640,
570.299.4100.

Porthoff Law Assoc., Ltd.,
P.O. Box 391,
Norristown, PA 19404-0391,
866.211.9466
T1-6/11

NOTICE

CIVIL ACTION

COURT OF COMMON PLEAS
LACKAWANNA COUNTY, PA
CIVIL ACTION-LAW
NO. 2021-01192

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

REVERSE MORTGAGE SOLUTIONS, INC., Plaintiff
v.

EDWARD J. ENSLIN A/K/A EJ ENSLIN, IN HIS CAPACITY
AS HEIR OF ELLEN D. WILLIS; UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS
OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER ELLEN D. WILLIS,
Defendants

To: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND
ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST FROM OR UNDER ELLEN D.
WILLIS Defendant(s), 26 OLD GRAVITY ROAD
CARBONDALE, PA 18407

COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, REVERSE MORTGAGE SOLUTIONS, INC., has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of LACKAWANNA County, PA docketed to No. 2021-01192, seeking to foreclose the mortgage secured on your property located, 26 OLD GRAVITY ROAD CARBONDALE, PA 18407.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the 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, 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 THE INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Northeastern Pennsylvania Legal Services
33 N. Main Street
Suite 200
Pittston, PA 18640
570-299-4100

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
ATTORNEYS FOR PLAINTIFF
Jenine Davey, Esq. ID No. 87077
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906 (T1-6/11)

NOTICE

NOTICE IS HEREBY GIVEN that Desi Amigos SoCal LLC, a California Limited Liability Company, with an address at 2023 W. Vista Way, Suite #D, Vista, CA 92083, has filed a Foreign Registration Statement with the Pennsylvania Dept. of State in accordance with 15 Pa.C.S. §412. The address of its proposed registered office in this Commonwealth is 500 N. Main Avenue, Scranton, PA 18504.

Ernest A. Sposto Jr., Esq.
108 N. Washington Ave., Suite 401
Scranton, PA 18503 (T1-6/11)

LACKAWANNA JURIST

NOTICE

IN THE COURT OF COMMON PLEAS OF LACKAWANNA COUNTY, PENNSYLVANIA
CIVIL DIVISION

NO: 2021-01853

CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR NEW RESIDENTIAL MORTGAGE LOAN TRUST 2018-3 vs. TIMOTHY HIGGINS, AS SURVIVING HEIR OF FRANCIS W. HIGGINS, DECEASED, KATHLEEN HIGGINS, AS SURVIVING HEIR OF FRANCIS W. HIGGINS, DECEASED, UNKNOWN SURVIVING HEIRS OF FRANCIS W. HIGGINS, DECEASED,

NOTICE

TO THE DEFENDANTS:

You are hereby notified Citibank, N.A., not in its individual capacity but solely as Owner Trustee for New Residential Mortgage Loan Trust 2018-3, has filed a Complaint in Mortgage Foreclosure with regard to 3343 Birney Avenue, Moosic, PA 18507, endorsed with a Notice to Defend, against you at No. 2021-01853 in the Civil Division of the Court of Common Pleas of Lackawanna County, Pennsylvania, wherein plaintiff seeks to foreclose on the mortgage encumbering said property, which foreclosure would lead to a public sale by the Lackawanna County Sheriff.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

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

Lackawanna County Lawyer Referral Service
North Penn Legal Services
33 N. Main Street, Suite 200
Pittston, PA 18640
(570). 299-4100

PLAINTIFF'S ATTORNEY:
STEPHEN M. HLADIK, ESQUIRE
HLADIK, ONORATO & FEDERMAN, LLP
298 WISSAHICKON AVENUE
NORTH WALES, PA 19454, (215) 855-9521

(T1-6/11)