

## LACKAWANNA JURIST

### JUDICIAL OPINION

**CASE NAME AND NUMBER:** Denise Kadtko v. 81 Keystone, LLC 2019-CV-7109

**DATE OF DECISION:** May 6, 2021

**JUDGE:** Julia K. Munley

**ATTORNEYS INVOLVED:**

Todd Johns, Esq. for Plaintiff

Michael Mey, Esq. for Plaintiff

Joshua Bovender, Esq. for Defendant

Jillian Denicola, Esq. for Defendant

**SUMMARY OF OPINION:**

Defendant limited liability company filed a preliminary objection for lack of jurisdiction arguing that it not properly served with Plaintiff's Complaint. Defendant objected pursuant to Lamp v. Heyman and other cases regarding good faith service of original process.

Applying the recent decision of the Pennsylvania Supreme Court on the issue, Gussom v. Teagle, to the evidence and testimony at a hearing on the objection, including testimony of Plaintiff's counsel, Judge Julia Munley denied Defendant's preliminary objection and held that Plaintiff made good faith efforts to serve the Complaint. Factoring into the analysis were: 1) Defendant's failure to update its registered business address with the Corporations Bureau; 2) the COVID-19 pandemic; and 3) that Defendant did not present sufficient evidence or testimony to attack the return of service of the Complaint on the ex-wife of Defendant's alleged "sole agent." Judge Munley also discussed the necessity of an evidentiary hearing to resolve Lamp objections, analyzing advocate-witness ethics issues when a plaintiff's counsel is the best witness to testify about the efforts to make service.

Defendant's additional preliminary objection for insufficient specificity was also denied.

## 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, **JUNE 11, 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. 2019-05486 QUICKEN LOANS, LLC FKA QUICKEN LOANS INC. vs. The Unknown Heirs of Charles H. Mathews Deceased, EILEEN MATHEWS Solely in Her Capacity as Heir of Charles H. Mathews Deceased, ROBERT MATHEWS Solely in His Capacity as Heir of Charles H. Mathews Deceased, TERESA MATHEWS Solely in Her Capacity as Heir of Charles H. Mathews Deceased, DANIEL MATHEWS AKA STEPHEN MATHEWS AKA STEVEN MATHEWS Solely in His Capacity as Heir of Charles H. Mathews Deceased and CHARLES MATHEWS, III Solely in His Capacity as Heir of Charles H. Mathews Deceased, owner(s) of property situate in City of Scranton, Lackawanna County, PA.

Being: 1208 North Main Avenue, Scranton, PA 18508

Assessment Map #: 013419050015

Assessed Value Figure: \$14,600.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$76,361.69

### SALE 2

By virtue of a Writ of Execution filed to No. 2018-02329 US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST vs. GINA M. WILLIAMS and RODNEY T. WILLIAMS, owner(s) of property situate in Township of Fell, Lackawanna County, PA.

Being: 1 43rd Street, Carbondale, PA 18407

Assessment Map #: 04501010039

Assessed Value Figure: \$17,500.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$116,915.11

### SALE 3

By virtue of a Writ of Execution filed to No. 2020CV1431 NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER vs. MARY M. WALSH AKA MARY MARGARET WALSH, owner(s) of property situate in Borough of Throop, Lackawanna County, PA.

Being: 906 South Valley Avenue, Olyphant, PA 18447

Assessment Map #: 12501010026

Assessed Value Figure: \$6,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$118,046.08

CONTAINING a front of sixty (60) feet southeastward on Dunmore Road, bounded southwestward at right angles to said road one hundred fifty (150) feet by Lot No. 17 on said Road, northwestward parallel with said road sixty (60) feet by Lot No. 16 on Ridge Street, and northeastward at right angles to said road one hundred (150) feet by Lot No. 13 on said Road. Comprising Lot No. 15 on said Road as the same is represented and designated on a map of building lots on land of the Delaware & Hudson Canal Company in the Boroughs of Dickson City and Olyphant.

### SALE 4

By virtue of a Writ of Execution filed to No. 2020-CV-03252 REVERSE MORTGAGE SOLUTIONS, INC. vs. DENISE KADTKA Solely in Her Capacity as Heir of Theresa Cucura, Deceased, owner(s) of property situate in Borough of Dickson City, Lackawanna County, PA.

Being: 257 Poplar Street, Dickson City, PA 18519

Assessment Map #: 12412010011

Assessed Value Figure: \$4,500.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$53,316.05

BEING Lot Number Twenty-eight (28) in Block Number Six (6) on the Southerly side of Poplar Street, being forty (40) feet in width in front on said Street by one hundred fifty (150) feet in depth to a court fifteen (15) feet wide for public use according to a plan or map recorded in the Office of the Recorder of Deeds of Lackawanna County in Map Book No. 1 at pages 116-117. Coal and minerals reserved as the same are reserved in prior deeds forming this chain of title.

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### SALE 5

By virtue of a Writ of Execution filed to case number 5094-CV-2019 out of the Court of Common Pleas of Lackawanna County by LA Commercial Services, LLC vs. Defendants, Ronald C. Walton and Kristen A. Walton, owners of the property situate at 15975 S R 407, Benton Township, Fleetville, County of Lackawanna, Commonwealth of PA.

BEING PROPERTY ID NUMBER: 029.03-010-018

Assessed Value Figure: \$11,300.00

Property being known as: 15975 S R 407, Fleetville, PA 18420

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: \$

### SALE 6

By virtue of a Writ of Execution filed to No. 2020 Civil 02768, LOANCARE, LLC vs. Michael Ostrowski, owner of property situate in the Township of South Abington, Lackawanna County, PA being 502 Hilltop Lane, Clarks Summit, PA 18411. Front: 115 ft. Depth: 200 ft.

Property ID #: 09103020027

Assessed Value figure: \$14,500.00

Improvements thereon: Residential Real Estate

Attorney: Edward J. McKee, Esq

Sheriff to collect: \$133,502.09

### SALE 7

By virtue of a Writ of Execution filed to No. 2020 Civil 1428, Deutsche Bank National Trust Company, as Trustee for Saxon Asset Securities Trust 2007-3, Mortgage Loan Asset Backed Certificates, Series 2007-3, by its servicer PHH Mortgage Corporation, Plaintiff, v. Robert D. Walsh, Defendant, owner of property situate in the City of Scranton, Lackawanna County, PA being 428 Breck Street, Scranton, PA 18505.

Front: 40 ft. Depth: 160 ft.

Property ID #: 16710030015

Assessed Value figure: \$12,000.00

Improvements thereon: Residential Real Estate

Attorney: Kenya Bates, Esquire

Sheriff to collect: \$146,902.30

### SALE 8

By virtue of a Writ of Execution filed to No. 20 CV 3520, U.S. Bank National Association, as Trustee, for CSFB Mortgage-Backed Trust Series 2005-10 c/o PHH Mortgage Corporation, as servicer for Mortgagee vs. Edward Deegan and Patricia Deegan, owners of property situate in the Fourth Ward of the City of Scranton, Lackawanna County, PA being 1120-1122 Jackson Street, Scranton, PA 18504.

Front: irregular Depth: irregular

Property ID #: 145-18-020-059

Assessed Value figure: \$7,000.00

Improvements thereon: Residential Real Estate

Attorney: Andrew J. Marley, Esq.

Sheriff to collect: \$66,086.54

### SALE 9

Robertson, Anschutz, Schneid, Crane & Partners, PLLC A Florida Limited Liability Company 133 Gaither Drive, Suite F Mt. Laurel, NJ 08054 Phone: (855) 225-6906 Fax: (866) 381-9549 ATTORNEYS FOR PLAINTIFF Robert Flacco, Esquire, Id. No. 325024 rflacco@raslg.com SPECIALIZED LOAN SERVICING LLC Plaintiff v. MICHELE GILLETTE A/K/A MICHELLE GILLETTE ; JEFFREY GILLETTE Defendant(s) COURT OF COMMON PLEAS LACKAWANNA COUNTY NO: 18-CV-5872 ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN VANDLING BOROUGH, LACKAWANNA COUNTY, PA:

BEING KNOWN AS: 200 6TH STREET A/K/A 200 6th STREET L 8110 BLK F

PIN #: 0160705000108

DIMENSIONS: 200 X 100 X 200 X 100

TOTAL VALUE: \$25200

IMPROVEMENTS: RESIDENTIAL PROPERTY

By: Robertson, Anschutz,

Schneid, Crane & Partners, PLLC Attorneys for Plaintiff Robert Flacco, Esquire ID No. 325024

### SALE 10

Robertson, Anschutz, Schneid, Crane & Partners, PLLC A Florida Limited Liability Company 133 Gaither Drive, Suite F Mt. Laurel, NJ 08054 Phone: (855) 225-6906 Fax: (866) 381-9549 ATTORNEYS FOR PLAINTIFF Robert Flacco, Esquire, Id. No. 325024 rflacco@raslg.com DITECH FINANCIAL LLC Plaintiff v. JOHN W. RYAN Defendant(s) COURT OF COMMON PLEAS LACKAWANNA COUNTY NO: 2019-06638

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE CITY OF SCRANTON, LACKAWANNA COUNTY, PA:

BEING KNOWN AS: 830 MAPLE STREET SCRANTON PA 18505

BEING PARCEL #: 16708030028

PIN #: 16708030028

DIMENSIONS: 40 X 160

TOTAL VALUE: \$7000

IMPROVEMENTS: RESIDENTIAL PROPERTY

By: Robertson, Anschutz,

Schneid, Crane & Partners, PLLC Attorneys for Plaintiff Robert Flacco, Esquire ID No. 325024

### SALE 11

Robertson, Anschutz, Schneid, Crane & Partners, PLLC A Florida Limited Liability Company 133 Gaither Drive, Suite F Mt. Laurel, NJ 08054 Phone: (855) 225-6906 Fax: (866) 381-

## LACKAWANNA JURIST

9549 ATTORNEYS FOR PLAINTIFF Robert Flacco, Esquire, Id. No. 325024 rflacco@raslg.com DITECH FINANCIAL LLC Plaintiff v. KEVIN J. MCGOWAN; DEBRA M. MCGOWAN Defendant(s) COURT OF COMMON PLEAS LACKAWANNA COUNTY NO: 2019-03459

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP OF JEFFERSON, LACKAWANNA COUNTY, PA:

BEING KNOWN AS:

2120 SECOND STREET MOUNT COBB, PA 18436

BEING PARCEL #: 150.01-010-001.42

PIN #: 1500101000142

DIMENSIONS: 1A

TOTAL VALUE: \$20000

IMPROVEMENTS: RESIDENTIAL PROPERTY

By: Robertson, Anschutz,

Schneid, Crane & Partners, PLLC Attorneys for Plaintiff Robert Flacco, Esquire ID No. 325024

### SALE 12

By virtue of a Writ of Execution filed to No. 20-CV-686, Citizens Savings Bank, vs. Richard W. Karyto, owner of property situate in City of Scranton, Lackawanna County, PA, being 413-415 St. Francis Cabrini Avenue:

Dimensions: 45 x 100

Property ID #: 145.14-090-042

Assessment Value: \$9,000.00

Improvements thereon: Single Dwelling

Attorney: David K. Brown, Esquire KREDER BROOKS HAILSTONE LLP 220 Penn Avenue, Suite 200 Scranton, PA 18503 (570) 346-7922

Sheriff to collect: \$20,394.52\*

\*Plus additional interest, costs, escrow advances, late charges, attorneys' fees and other costs through date of payment.

### SALE 13

By virtue of a Writ of Execution filed to No. 2019-05404 Selene Finance LP vs. Margaret A. Martin, owner(s) of property situated in First Ward of the City of Scranton Lackawanna County, Pennsylvania being 2029 Margaret Avenue, Scranton, PA 18508

Dimensions: 43X120X42X125

Assessment Map #: 13505020023

Assessed Value figure: \$8,000.00

Improvement thereon:

A residential dwelling

Attorney: Christopher A. DeNardo, Esq

Sheriff to Collect: \$66,279.14

### SALE 14

By virtue of a Writ of Execution No. 2019-3112 WELLS FARGO BANK, N.A. v. RENITA M. MASTERS A/K/A RENITA MASTERS; JAMES D. MASTERS A/K/A JAMES MASTERS

owner(s) of property situate in the SCRANTON CITY, LACKAWANNA County, PA, being 321 15TH AVE. SCRANTON, PA 18504

Tax ID #: 14517020033

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$118,004.25

Attorneys for Plaintiff: Brock & Scott, PLLC

### SALE 15

By virtue of a Writ of Execution No. 2019-3223 WELLS FARGO BANK, N.A. v. SCOTT T. QUICK, JR. owner(s) of property situate in the TAYLOR BOROUGH, 6TH WARD, LACKAWANNA County, PA, being 101 RINALDI DRIVE, TAYLOR, PA 18517

Tax ID #: 15514010014

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$115,831.90

Attorneys for Plaintiff: Brock & Scott, PLLC

### SALE 16

By virtue of a Writ of Execution filed to No. Central Penn Capital Management, LLC vs. K.T., in Her Capacity as Heir of David Turner Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under David Turner, Deceased. K.T., in Her Capacity as Heir of David Turner, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under David Turner, Deceased, owner(s) of property situate in the Borough of Moosic, Lackawanna County, Pennsylvania being 911 Eighth Street, Moosic, PA 18507

Dimensions: 75x50

Property ID #: 18503010037

Assessed Value Figure: \$5,000.00

Improvements thereon:

Ranch Dwelling

Attorney: Matthew G. Brushwood, Esquire

Sheriff to collect: \$39,106.43 plus continuing interest after January 31, 2019 at a rate of \$8.76 per diem, plus attorneys' fees and costs of suit.

### SALE 17

By virtue of a Writ of Execution filed to No. 2017 CV 3265 PNC Bank, National Association vs. Ada Messenger and Christine Biefeldt, Trustee of the Cottrell Family Irrevocable Personal Residence Trust, owner(s) of property situate in the the Second Ward of the City of Scranton Lackawanna County, PA being 914 Clearview Street, Scranton, PA 18508

Dimensions: 23 x 100

Property ID #: 13416030019

Assessed Value figure: \$6,000.00

Improvements thereon: Residential Single Dwelling

Attorney: Kevin J. Cummings, Esq.

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Sheriff to collect: \$

### SALE 18

By virtue of a Writ of Execution filed to No. 2019-CV-5748 CHRISTOPHER KACLIK vs. PAUL MORVAN situate in Newton Township, Lackawanna County, PA being 2225 Cherry Hill Road, Clarks Summit, Newton Township, PA  
Dimensions: 2.26 acres  
Assessment Map #: 1300201000602  
Assessed Value figure: \$18,100.00  
Improvements thereon:

SINGLE FAMILY RESIDENCE

Attorney: John R. O'Brien, Oliver, Price & Rhodes  
Sheriff to Collect: \$84,386.82

### SALE 19

By virtue of a Writ of Execution filed to No. 2020-00578 MidFirst Bank v Jennilynn Balliet AKA Jenni Lynn Balliet owner(s) of property situate in Borough of Archbald, Lackawanna County, PA being 410 Rear North Main Street, Archbald, PA 18403  
Dimensions: 51X53X13X67X11X55X27X65  
Property ID #: 09517010024  
Assessed Value Figure: \$5,000.00  
Improvements thereon: Commercial motel/hotel

Attorney: Joseph E. DeBarberie, Esquire; Scott A. Dietterick, Kimberly J. Hong, Michael E. Carleton, Meredith H. Wooters, Matthew P. Curry, Cristina L. Connor, Holly N. Wolf and Karina Velter  
Sheriff to collect: \$55,009.87

### SALE 20

By virtue of a Writ of Execution filed to No. 2018-CV-1872, SMS Financial HW2, LLC vs. PSN Realty, Inc., owner of property situate in City of Scranton, Lackawanna County, PA being 1620-1622 Pine Street, Scranton, PA 18510;  
Dimensions: 37x100  
Property ID #: 15710010071  
Assessed Value Figure: \$24,500.00  
Improvements thereon: Residential Multi Dwelling  
Attorney: Amar A. Agrawal, Esq  
Sheriff to collect: \$574,804.48

By virtue of a Writ of Execution filed to No. 2018-CV-1872, SMS Financial HW2, LLC vs. PSN Realty, Inc., owner of property situate in City of Scranton, Lackawanna County, PA being 1024-1026 Clay Avenue, Scranton, PA 18510;  
Dimensions: 40x160  
Property ID #: 146180100113  
Assessed Value Figure: \$16,000.00  
Improvements thereon: Residential Multi Dwelling  
Attorney: Amar A. Agrawal, Esq  
Sheriff to collect: \$574,804.48

By virtue of a Writ of Execution filed to No. 2018-CV-1872, SMS Financial HW2, LLC vs. PSN Realty, Inc., owner of property situate in City of Scranton, Lackawanna County, PA being 1010-1012 Clay Avenue, Scranton, PA 18510;  
Dimensions: 40x160  
Property ID #: 15615010045  
Assessed Value Figure: \$15,000.00  
Improvements thereon: Residential Multi Dwelling  
Attorney: Amar A. Agrawal, Esq  
Sheriff to collect: \$574,804.48

### SALE 21

By virtue of a Writ of Execution filed to No. 2018-CV-1872, SMS Financial HW2, LLC vs. PSN Realty, Inc., owner of property situate in City of Scranton, Lackawanna County, PA being 1009 Taylor Avenue (a/k/a 1007-1009 Taylor Avenue), Scranton, PA 18510;  
Dimensions: 40x154  
Property ID #: 14618040025  
Assessed Value Figure: \$13,000.00  
Improvements thereon: Residential Single Dwelling  
Attorney: Amar A. Agrawal, Esq  
Sheriff to collect: \$574,804.48

By virtue of a Writ of Execution filed to No. 2018-CV-1872, SMS Financial HW2, LLC vs. PSN Realty, Inc., owner of property situate in City of Scranton, Lackawanna County, PA being 732 Harrison Avenue (a/k/a 730-732 Harrison Avenue), Scranton, PA 18510;  
Dimensions: 40x160  
Property ID #: 15706030050  
Assessed Value Figure: \$14,000.00  
Improvements thereon: Residential Multi Dwelling  
Attorney: Amar A. Agrawal, Esq  
Sheriff to collect: \$574,804.48

### SALE 22

By virtue of a Writ of Execution filed to No. 2018-CV-1872, SMS Financial HW2, LLC vs. PSN Realty, Inc., owner of property situate in City of Scranton, Lackawanna County, PA being 442-444 North Irving Avenue, Scranton, PA 18510;  
Dimensions: 45x132x19x28x26x160  
Property ID #: 15709040027  
Assessed Value Figure: \$26,000.00  
Improvements thereon: Residential Multi Dwelling  
Attorney: Amar A. Agrawal, Esq  
Sheriff to collect: \$574,804.48

By virtue of a Writ of Execution filed to No. 2018-CV-1872, SMS Financial HW2, LLC vs. PSN Realty, Inc., owner of property situate in City of Scranton, Lackawanna County, PA being 1700 Roselynn Avenue, Scranton, PA 18510;  
Dimensions: 60x106x60x103  
Property ID #: 15762020001

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Assessed Value Figure: \$17,851.00  
Improvements thereon: Residential Multi Dwelling  
Attorney: Amar A. Agrawal, Esq  
Sheriff to collect: \$574,804.48

By virtue of a Writ of Execution filed to No. 2018-CV-1872,  
SMS Financial HW2, LLC vs. PSN Realty, Inc., owner of  
property situate in City of Scranton, Lackawanna County, PA  
being 616 Cedar Avenue, Scranton, PA 18505;

Dimensions: 40x150  
Property ID #: 15615010045  
Assessed Value Figure: \$17,000.00

Improvements thereon: Commercial Other  
Attorney: Amar A. Agrawal, Esq  
Sheriff to collect: \$574,804.48

### SALE 23

By virtue of a Writ of Execution No. 2017-51697 Carbondale  
Area School District vs. Chad W. Lynady. Chad Lynady,  
owner(s) of property situate in Carbondale, Lackawanna  
County, PA, being: 8-10 Franklin Street

Dimensions: 126x90x112x90  
Property ID #: 05412-060-014  
Assessed Value Figure: \$15,500.00

Improvements thereon: RESIDENTIAL PROPERTY  
Attorney: ROBERT P. DADAY, Esquire, DAVID D. DUGAN,  
Esquire, Portnoff Law Associates, Ltd., (866) 211-9466  
Sheriff to Collect: \$6,897.23

### SALE 24

By virtue of a Writ of Execution No. 2014-51355 Scott  
Township Sewer and Water vs. Joseph Mroczka, Jr. Joseph  
Mroczka, Jr., owner(s) of property situate in Scott Township,  
Lackawanna County, PA, being: 153 Rushbrook Road

Dimensions: 50x150  
Property ID #: 06207-030-008  
Assessed Value Figure: \$3,500.00

Improvements thereon: RESIDENTIAL PROPERTY  
Attorney: ROBERT P. DADAY, Esquire, DAVID D. DUGAN,  
Esquire, Portnoff Law Associates, Ltd., (866) 211-9466  
Sheriff to Collect: \$11,881.45

### 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 JULY 11TH, 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  
MARCH 15, 2021**

## LACKAWANNA JURIST

### ESTATES

#### First Notice

Notice is hereby given that Letters Testamentary have been granted in the **ESTATE OF ROBERT J. ARNOLD**, late of South Abington Township, Lackawanna County, (died March 9, 2021) to Douglas Arnold, Personal Representative, Kevin J. Dempsey, Esquire, Attorney for the Estate, 114-116 North Abington Road, Clarks Green, PA 18411. All persons indebted to the said Estate are required to make payment and those having claims or demands to present the same without delay to the Personal Representative named above.

**ESTATE OF SHARON E. BARRETT, A/K/A SHARON BARRETT**, Deceased, late of Scranton, Pennsylvania (Died January 2, 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 Linda Costa, Administratrix, c/o Attorney Joseph F. Gaughan, 1107 Oram Street, Scranton, PA 18504.

NOTICE is hereby given that Letters Testamentary have been given in the **ESTATE OF ROBERT J. DEVINE, A/K/A ROBERT JOHN DEVINE**, late of Old Forge, Lackawanna County, Pennsylvania, who died April 10, 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 the Executor, Joseph E. Kluger, and his attorneys, Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704.

**ESTATE OF ANNE M. ELLIS**, late of Waverly Twp, Lackawanna County, PA (died April 13, 2021). 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 Quinn P. Conaboy, Executor, 306 Brighton Drive, Clarks Green, PA 18411 or to Jane M. Carolonas, Esquire, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 S. Abington Road, Clarks Summit, PA 18411.

RE: **ESTATE OF BOHDAN FEDORCHAK**, late of Carbondale, Lackawanna County, Pennsylvania (died January 28, 2021). Notice is hereby given that Letters of Administration for the Estate of Bohdan Fedorchak have been issued to Tamara Swam, 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 Sean P. McGraw, Attorney for the Estate, 41 N. Main Street, Suite 415, Carbondale, PA 18407.

**ESTATE OF JAMES R. FOX**, late of Moosic, PA (Died: March 13, 2021). Jane Burke, Executrix or Albert E. Nicholls, Jr., Attorney for the Estate, 1421 E. Drinker Street, Dunmore, Pennsylvania 18512.

RE: **ESTATE OF BARBARA A. FISCHER**, late of Carbondale, Lackawanna County, Pennsylvania (died December 13, 2020). Notice is hereby given that Letters Testamentary for the Estate of Barbara A. Fischer have been issued to Ronald J. Fischer, 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.

NOTICE IS HEREBY GIVEN that Letters of Administration in the **ESTATE OF ELVIRA R. KRIGER A/K/A ELVIRA RITA KRIGER**, (Date of Death: November 25, 2020) late of the Borough of Throop, 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: DONNA CROCCO, CO-ADMINISTRATOR, HOWARD KRIGER, JR., CO-ADMINISTRATOR, BRENDA D. COLBERT, Esquire, COLBERT & GREBAS, P.C., 210 Montage Mountain Road – Suite A, Moosic, PA 18507.

**ESTATE OF ALBERT REVELLO**, late of the Borough of Old Forge, Lackawanna County, Pennsylvania, (died April 15, 2021). Letters Testamentary were granted to Robert Rivello. Creditors present claims and debtors make payments to John P. Pesota, Esquire, Suite 402 SNB Plaza, 108 North Washington Avenue, Scranton, PA 18503.

**ESTATE OF JAMES SWEENEY**, late of Scranton, Lackawanna County, Pennsylvania, deceased (Died September 1, 2020) Letters of Administration have been granted in the above Estate to Paul Sweeney, Administrator or James J. Powell, III, Esq., Powell Law Attorneys, 527 Linden Street, Scranton, PA 18503. All persons having claims against the estate are requested to present them in writing and all persons indebted to the estate to make payment to it in care of the Attorney noted above.

Notice is hereby given that Letters Testamentary have been issued in the **ESTATE OF JOSEPH J. QUINLAN, DECEASED**, late of 519 R. Birch Street, Scranton, Lackawanna County, Pennsylvania, who died March 16, 2021. All creditors are requested to present their claims and all persons indebted to the decedent to make payment to Ann Marie Locker, the Executor, or to Ann Lavelle Powell, Esq., Powell & Appleton, P.C., 345 Wyoming Avenue, Scranton, Pennsylvania 18503.

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 MARK T. WARNER**, Scranton, PA. Marlene Warner, Administrator; Christopher J. Szewczyk, Esquire, 321 Spruce Street - Suite 201, Scranton, PA 18503.

NOTICE IS HEREBY GIVEN that Letters Testamentary in the **ESTATE OF CARMELLA G. ZIELINSKI**, (date of death: November 27, 2020) late of the Borough of Old Forge, 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: MARY ANN HOLLGASH, KEVIN R. GREBAS, Esquire, COLBERT & GREBAS, P.C., 210 Montage Mountain Road – Suite A, Moosic, PA 18507.

#### Second Notice

**ESTATE OF JOSEPHINE M. CACOSSA**, ESTATE NUMBER 35-2021-512, DECEASED, LATE OF SCOTT TWP, LACKAWANNA COUNTY, PA: DIED JULY 3, 2015. 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

## LACKAWANNA JURIST

CLAIMS OR DEMANDS ARE TO PRESENT THE SAME WITHOUT DELAY TO MARY JOY OAKLEY, 5 PATTI ANN DRIVE, SCOTT TWP, PA 18433.

**ESTATE OF JEAN DAILEY AKA JEAN MARIE CRANE DAILEY**, ESTATE NUMBER 35-2021-521, DECEASED, LATE OF SCRANTON, LACKAWANNA COUNTY, PA; DIED OCTOBER 15, 2018. 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 LUCIA DAILEY MICHAELS, 132 CLARKS STREET, CLARKS GREEN, PA 18411.

**ESTATE OF PAUL DRUTAROVSKY**, Jessup, Pennsylvania, (Died: February 7, 2021) Paul R. Mazzoni, Esq., Administrator, Paul R. Mazzoni, Esquire, Attorney for the Estate, Suite 201 Bank Towers, 321 Spruce Street, Scranton, PA 18503.

**ESTATE OF HELEN P. ECKERSLEY**, late of South Abington Township, Lackawanna County, Pennsylvania (died December 14, 2020). 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 Richard L. Eckersley, Executor, of 319 West Abington Road, Dalton, Pennsylvania 18414 or to Travis M. Eckersley, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, PO Box 240, Clarks Summit, PA 18411.

**ESTATE OF JOSEPH M. GNALL**, ESTATE NUMBER 35-21-627, DECEASED, LATE OF TAYLOR, LACKAWANNA COUNTY, PA; DIED MARCH 4, 2021. 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 DAVID GNALL, PO BOX 3456, SCRANTON, PA 18505.

**ESTATE OF LOUISE HUBERT** late of Scranton, Pennsylvania (died January 30, 2021). All persons indebted to the estate shall make payment and those having claims or demands are to present same without delay to the Executor, John Hubert, or Richard A. Fanucci, Attorney for the Estate, 1711 Main Street, Blakely, PA 18447.

**ESTATE OF BETTY J. MARINO, A/KIA BETTY J. CARR MARINO**, late of Scranton, Lackawanna County, PA (died March 19, 2021). Letters Testamentary having been granted to Paul T. Marino, Landsdale, 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.

**ESTATE OF MICHAEL MARINO**, late of Scranton, Lackawanna County, PA (died January 3, 2021). Letters Testamentary having been granted to Paul T. Marino, Landsdale, 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 of Administration have been granted in the **ESTATE OF DUANE H. MCCOY**, Date of death May 9, 2011. All persons indebted to the said estate are required to make payment and those having claims or demands to present the same without delay to the attorney

for the estate Brendan R. Ellis, Esquire, 1018 Church St., Honesdale, PA 18431.

**ESTATE OF BERNARD MICHINI**, ESTATE NUMBER 35-2019-1173, DECEASED, LATE OF DICKSON CITY, LACKAWANNA COUNTY, PA; DIED MAY 14, 2019. 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 CAROL MICHINI, 1118 MAIN STREET, DICKSON CITY, PA 18519.

IN RE: **ESTATE OF JEAN ANN M. MITSAKOS**, late of Scranton, PA (died 3/31/2021). LETTERS OF ADMINISTRATION IN THE ABOVE ESTATE having been granted, all creditors shall present claims and all debtors shall make payment, without delay, to Daniel F. Mitsakos, Administrator, PO Box 316, Moscow, PA 18444.

Notice is hereby given that Letters Testamentary were granted to Kimberly-Secula-Buckner, Executrix for the **ESTATE OF BETTY A. PALMER**, late of Moscow Borough, Lackawanna County, Who died testate on February 15<sup>th</sup>, 2021. Reference Estate number 3521-00399. 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: Robert S. Bethar, Esquire, 126 Main Street, Pittston, PA 18640. 570-655-1133.

NOTICE IS HEREBY GIVEN that Letters of Administration, have been granted to Kusumben R. Patel in the **ESTATE OF RAJNIKANT G. PATEL**, late of Scranton, PA (died 11/13/2020). All persons indebted to said estate are requested to make payment, and creditors to present their claims without delay to the Administrator c/o Ernest A. Sposto Jr., Esq., 108 North Washington Avenue, Suite 401, Scranton, PA 18503, Attorney for the Estate.

Notice is hereby given that Letters of Administration have been granted in the **ESTATE OF JOANNA D. PERRY**, late of Olyphant, Lackawanna County, Commonwealth of Pennsylvania (died March 7, 2019). 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 John Stephen Perry, Administrator of the Estate, or to Sean P. McGraw, Attorney for the Estate, 41 N. Main Street, Suite 415, Carbondale, PA 18407.

**ESTATE OF ROBERT SUKEL**, late of Waverly, Lackawanna County, Pennsylvania (Died January 18, 2021). Letters of Administration in the above estate having been granted, all persons having claims or demands against the estate of the decedent shall make them known and present them, and all persons indebted to said estate shall make payment thereof without delay to Administratrix, Linda Sukel, 909 Violet Terrace, Waverly, Pennsylvania, 18411 or to Ernest D. Preate, Jr., Esquire, Attorney for the Estate, 204 Wyoming Avenue, Second Floor, Scranton, PA 18503.

**ESTATE OF LEONARD TARANTINI**, ESTATE NUMBER 35-2021-506, DECEASED, LATE OF CLARKS SUMMIT, LACKAWANNA COUNTY, PA; DIED MARCH 14, 2021. 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 GEORGINA TARANTINI, 1704 FOREST ACRES DRIVE, CLARKS SUMMIT, PA 18411.



## LACKAWANNA JURIST

### Third Notice

NOTICE IS HEREBY GIVEN that Letters Testamentary in the **ESTATE OF REGINA R. BARTISH**, (date of death: September 5, 2020) 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: PAULINE REEDY, EXECUTRIX, KEVIN R. GREBAS, Esquire, COLBERT & GREBAS, P.C., 210 Montage Mountain Road – Suite A, Moosic, PA 18507.

**ESTATE OF LOUISE T. BROWN**, late of Clarks Summit, Lackawanna County, Pennsylvania (died January 12, 2021). Letters Testamentary 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 decedent shall make payment thereof without delay to Michael Brown, 207 Stoney Creek Road, Clarks Summit, PA 18411, Executor, or to Kimberly Kost Scanlon, Esquire, of Oliver, Price & Rhodes, Attorneys for the Estate, 1212 S. Abington Road, P.O. Box 240, Clarks Summit, PA 18411.

IN RE: **ESTATE OF GEORGE CHEKAN**, late of Jessup, Pennsylvania, died January 27, 2019. Notice is hereby given that Letters of Administration, on the above estate have been granted to Wanda Chekan. 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 above or to Theresa J. Malski-Pezak, Esquire, 907 Church Street, Jessup, Pennsylvania 18434, Attorney for the Estate.

**ESTATE OF GERARD W. DERMODY**, late of Dunmore, Lackawanna County, Pennsylvania (died March 24, 2021). Personal Representative is James Dermody, 136 1<sup>st</sup> Street, Blakely, PA. Attorney for the Estate is Nancy M. Barrasse, Esquire, 224 Adams Avenue, Scranton, Pennsylvania 18503.

**ESTATE OF MARGIE DONATH A/K/A MARGHERITA DONATH**, late of South Abington Twp., Lackawanna County, Pennsylvania. Letters Testamentary on the above estate having been granted to Alice Taylor, 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.

**ESTATE OF RONDALD M. DUSHNEY**, late of Peckville, PA (died 3/12/2021) Kathleen Krynick, Executrix. Paul A. Kelly, Jr., Esq. - Attorney, 201 Lackawanna Avenue, Suite 306, Scranton, PA 18503.

**ESTATE OF LUCILLE M. KELLY**, late of Dunmore, PA (died 3/23/2021) Christopher J. Kelly, Executor. Paul A. Kelly, Jr., Esq. - Attorney, 201 Lackawanna Avenue, Suite 306, Scranton, PA 18503.

RE: **ESTATE OF JOHN D. MARION, A/K/A JOHN DAVID MARION**, late of Old Forge, Pennsylvania (died March 24, 2021). Notice is hereby given that Letters Testamentary for the Estate of John D. Marion, a/k/a John David Marion, have been issued to Darla L. Marion, 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 123 Marimar Drive, Old Forge, PA 18518, or to Kristen M. Clark, Myers, Brier &

Kelly, LLP, Attorney for the Estate, 425 Spruce Street, Suite 200, Scranton, PA 18503.

Estate notice is hereby given that Letters Testamentary have been granted in the **ESTATE OF RONALD M. PETRUNICH, SR.**, late of Taylor, Lackawanna County, Pennsylvania, who died February 16, 2021. All persons indebted to said Estate are requested to make payment and those having claims to present the same, without delay, to the Executors, Ronald Petrunich, Jr., of 85 Vine Street, Taylor, PA 18517 and Robert Petrunich, of 85 Vine Street, Taylor PA 18517 and their attorneys, Mey & Sullia, LLP, 1144 E Drinker Street, Dunmore, Pennsylvania 18512.

**ESTATE OF ARLINGTON J. PHILLIPS, JR., A/K/A ARLINGTON J. PHILLIPS**, late of Scranton, Lackawanna County, Pennsylvania (died April 2, 2021). Personal Representatives are Beth Orr, 1392 Watson Street, Scranton, PA 18504 and Ann Harrington, 1024 Brook Street, Scranton, PA 18505. Attorney for the Estate is Nancy M. Barrasse, Esquire, 224 Adams Avenue, Scranton, Pennsylvania 18503.

Notice is hereby given that Letters of Administration have been granted to Paul J. Rainey, Administrator of the **ESTATE OF PAUL J. RAINEY**, late of Scranton, PA, who died on April 5, 2020. All persons indebted to Estate are required to make payment and those having claims or demands are to present the same without delay to the Administrator or to Raymond C. Rinaldi, II, Esquire, Rinaldi & Poveromo, P.C., P.O. Box 826, Scranton, PA, 18501.

RE: **ESTATE OF PHILIP M. ROSENSTEIN, A/K/A PHILIP ROSENSTEIN**, late of South Abington Township, Pennsylvania (died April 3, 2021). Notice is hereby given that Letters Testamentary for the Estate of Philip M. Rosenstein, a/k/a Philip Rosenstein have been issued to Bonnie Rosenstein, a/k/a Bonnie Jo Rosenstein, 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 4002 Gorham Terrace, Clarks Summit, PA 18411 or to Robert T. Kelly, Jr., Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Spruce Street, Suite 200, Scranton, PA 18503.

RE: **ESTATE OF DEMETRIUS SCANTZOS A/K/A JAMES D. SCANTZOS**, late of South Abington Township, Pennsylvania (died February 28, 2021). Letters Testamentary in the above estate having been granted, all persons having claims or demands against the estate of decedent shall make them known and present them, and all persons indebted to the said estate shall make payment therefor without delay to Marian K. Robitzer, a/k/a Marian K. Scantzos, 991 Pineland Road, Birdsboro, PA 19508 and Lazaros D. Scantzos, a/k/a Lazarus D. Scantzos, 1424 Monroe Avenue, Wyomissing, PA 19610, Co-Executors, or to Paul D. Horgor, Esquire, Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, P.O. Box 240, Clarks Summit, PA 18411.

**ESTATE OF LORI ANN SCHNAKENBERG A/K/A LOIR A. SCHNAKENBERG A/K/A LORI SCHNAKENBERG**, late of Simpson, Lackawanna County, PA. Leslie Schnakenberg, 139 Schnakenberg Road, Equinunk, PA 18417, Administratrix; Nicholas A. Barna, 207 Tenth Street, Honesdale, PA 18431, Attorney.

Notice is hereby given that Letters Testamentary have been issued in the **ESTATE OF MARY LOU SCHOFIELD, DECEASED**, late of 27D Morel Street, Scranton, Lackawanna County, Pennsylvania, who died February 26, 2021. All creditors are requested to present their claims and all persons

## LACKAWANNA JURIST

indebted to the decedent to make payment to Christine Toth, the Executor, or to Ann Lavelle Powell, Esq., Powell & Appleton, P.C., 345 Wyoming Avenue, Scranton, Pennsylvania 18503.

**ESTATE OF AARON A. SCHOONOVER, JR.**, late of Scranton, Pennsylvania (Died: April 2, 2020) Joan Gerrity, Executrix or Barbara J. O'Hara, Esquire, Attorney for the Estate, 1421 E. Drinker Street, Dunmore, Pennsylvania 18512.

**ESTATE OF KEVIN M. SHAUGHNESSY**, late of Scranton, Lackawanna County, (died May 9, 2020). Notice is hereby given that Letters of Administration on the above estate have been issued to Joseph T. Shaughnessy, Administrator of the Estate. All persons indebted to said Estate are required to make payment, and those having claims or demand to present the same without delay to the Administrator as named above. Law office of Frank J. Santomauro, L.L.C., 142 South Main Avenue, Scranton PA 18504.

Notice is hereby given that Letters Testamentary have been granted to Linda Branas, Executrix of the **ESTATE OF LORRAINE M. SHRIVE**, late of Old Forge, PA, who died on February 6, 2021. All persons indebted to Estate are required to make payment and those having claims or demands are to present the same without delay to the Executrix or to Raymond C. Rinaldi, II, Esquire, Rinaldi & Poveromo, P.C., P.O. Box 826, Scranton, PA, 18501.

**ESTATE OF MILDRED L. WHITBY A/K/A MILDRED WHITBY**, late of Elmhurst Township, Lackawanna County, PA. Susan Hughes, 443 Neville Road, Moscow, PA 18444, Executrix; Nicholas A. Barna, 207 Tenth Street, Honesdale, PA 18431, Attorney.

### ARTICLES OF INCORPORATION

Notice is hereby given that Articles of Incorporation were filed in the Department of State of The Commonwealth of Pennsylvania on May 03, 2021 for **SFAX TRUCKING INC.** under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

T1-5/21

### ARTICLES OF INCORPORATION

NOTICE IF HEREBY GIVEN that Articles of Incorporation- For Profit were filed with and approved by the Department of State, Commonwealth of Pennsylvania, on April 13, 2021, in accordance with the Business Corporation Law of December 21, 1988, No. 177, as amended, for the incorporation of **WKE Management, Inc.** The purpose for which the corporation has been organized is to engage in and do any lawful act concerning any and all lawful business for which Corporations may be incorporated under the Business Corporation law of December 21, 1988, as amended and supplemented.

Justin J. Sulla, Esq.  
T1-3/19

### CHANGE OF NAME

Notice is hereby given that on April 15, 2021, a Petition for a Change of Name was filed in the Court of Common Pleas of Lackawanna County by Carissa James to change the name of her minor daughter from A.M.G. to A.M.J. A hearing on such Petition has been scheduled before the Honorable Thomas J. Munley, on June 23, 2021 at 10:00 a.m. in Courtroom No. 6, 200 North Washington Avenue, Scranton, PA 18503.

T1-5/21

### CHANGE OF NAME

Notice is hereby given that on May 5, 2021, the Petition for a Change of Name was filed in the Court of Common Pleas of Lackawanna County by Jenna O'Malley to change her name from Jenna O'Malley to Jenna Marzullo The Court has fixed June 25, 2021 at 10:15 am as the date and time of the Hearing.

T1-5/21

### CHANGE OF NAME

NOTICE IS HEREBY GIVEN that Petitioner, Desiree Howe, is petitioning for name change of her minor son, Hunter Frisbie, to have his named changed legally from Hunter Frisbie to Hunter Howe. A hearing shall be heard on the Petition for Name Change on June 25, 2021 at 10:00a.m. in Courtroom No. 6 of the Lackawanna County Courthouse before the Honorable Thomas Munley. Anyone wishing to object to the same may appear for said hearing.

T1-5/21

### CHANGE OF NAME

Notice is hereby given that on May 13<sup>th</sup>, 2021.The Petition for change of name was filed in the Court of Common Pleas of Lackawanna County by Thomas Burrier to change his sons name from Quinn Thomas Laboranti to Quinn Thomas Burrier. The Court has fixed July 1<sup>st</sup>, 2021 at 1:30 PM for the Hearing.

T1-5/21

### NOTICE OF DISSOLUTION

NOTICE IS HEREBY GIVEN that Hose Company Number Two of the Borough of Throop a/k/a Throop Hose Co. No. 2, with an address formerly of 200 Boulevard Avenue, Throop, Pennsylvania, has approved a Resolution authorizing a plan of dissolution and winding-up of the non-profit corporation. Articles of Dissolution have or will be filed with the Pennsylvania Department of State.

Richard A. Fanucci, Esq.  
1711 Main Street  
Blakely, PA 18447  
T1-5/21

**LACKAWANNA JURIST**

**NOTICE**

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

NO: 2020-04239

TOWD POINT MORTGAGE TRUST 2018-3, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE vs. AMY LYON, AS SURVIVING HEIR OF ANNA J. BARRETT, DECEASED, UNKNOWN SURVIVING HEIRS OF ANNA J. BARRETT, DECEASED,

NOTICE

TO THE DEFENDANTS:

You are hereby notified Towd Point Mortgage Trust 2018-3, U.S. Bank National Association, as Indenture Trustee, has filed a Complaint in Mortgage Foreclosure with regard to 837 Rear Maple Street, Scranton, PA 18505, endorsed with a Notice to Defend, against you at No. 2020-04239 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