

LACKAWANNA JURIST

JUDICIAL OPINION

CASE NAME AND NUMBER: Rinaldi v. Taylor Borough Zoning Hearing Board - **2025 WL 3217436** (Lacka. Co. 2025)

DATE OF DECISION: November 13, 2025

JUDGE: Terrence R. Nealon

ATTORNEYS INVOLVED: Girard J. Mecadon, Esquire, *Counsel for Appellants*
Daniel L. Penetar, Jr., Esquire, *Counsel for Appellee*

SUMMARY OF OPINION:

Landowners filed an application for a zoning permit for “temporary parking for tractors and/or trailers” on their property which is located in a zoning district that prohibits the storage of trucks, tractors, or trailers “for a period of more than seven (7) consecutive days” and requires a setback “of not less than 200 feet” from the public right-of-way if any such vehicle is “parked for more than 24 continuous hours.” The borough issued the landowners a permit for a “truck/tractor-trailer terminal for parking not to exceed 7 consecutive days,” and upon subsequently discovering trucks, tractors, and trailers parked on the landowners’ premises for more than seven consecutive days and without a 200 foot setback, the zoning officer issued a notice of violation and revoked the permit that was expressly conditioned upon parking that did not exceed seven consecutive days. After the zoning board upheld the zoning officer’s violation notice and permit revocation, the landowners filed the instant appeal.

The zoning ordinance authorized the zoning officer to revoke any issued permit if the use of the premises differed materially from the use requested in the permit application and which was allowed under the ordinance. Since the landowners requested a permit for “temporary parking” and were granted permission only “for parking not to exceed 7 consecutive days,” and the evidence was uncontroverted that vehicles were parked on the landowners’ property for more than seven days and that the subject land did not have a 200 foot setback as required for the parking of such vehicles for more than 24 hours, the zoning board did not commit an error of law or abuse its discretion in upholding the zoning officer’s administrative enforcement actions in issuing a notice of violation and revoking the landowners’ permit. Therefore, the landowners’ land use appeal was denied and the zoning board’s decision was affirmed.

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ESTATE

First Notice

ESTATE OF JEAN V. KVERAGAS, late of Dunmore, Pennsylvania (died September 12, 2025). Notice is hereby given that Letters of Administration on the above Estate have been granted to David Kveragas, of Clarks Summit, 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 Patrick N. Coleman, Esquire, Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

ESTATE OF ALICE T. MCNULTY, late of Archbald Borough, Lackawanna County, Pennsylvania, Date of Death, May 23, 1991. 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 the said Decedent shall make payment thereof, without delay, to Michael Francis McNulty, Personal Representative, or to Joan Guari, Esquire of the Toczydowski Law Office, 723 North Main Street, Archbald, PA 18403.

ANN MACKRELL, Dec'd. Scranton City, Lackawanna County, PA. D.O.D. 10/2/25. Letters Test. on the above Estate have been granted to the undersigned, who request all persons having claims or demands against the estate of the decedent to make known the same and all persons indebted to the decedent to make payment without delay to Kristen Mackrell Clark, Executrix, 1439 Monroe Ave., #1, Dunmore, PA 18509

ESTATE OF MARY WALSH (A/K/A MARY DESALES WALSH), late of Olyphant, Pennsylvania (died July 12, 2025). Notice is hereby given that Letters Testamentary for the Estate of Mary Walsh (a/k/a Mary DeSales Walsh) have been issued to Joan A. DeMatteo, 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 106 Sugar Maple Lane, Roaring Brook Township, PA 18444 or to Robert T. Kelly, Jr., Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Biden Street, Suite 200, Scranton, PA 18503

Second Notice

ESTATE OF ANN M. COOLBAUGH, late of Scranton, Lackawanna County, Pennsylvania, 18505 (died *September 28, 2025*). Letters in the above Estate having been granted, all persons having claims or demands against the Estate of the Decedent shall make them known and present them, and all persons indebted to the said Decedent shall make payment thereof, without delay, to Robin A. Lesh and Marla M. Demich, Personal Representatives, or to Joseph S. Toczydowski, Jr., Esquire of the Toczydowski Law Office, 723 N. Main Street, Archbald, PA 18403.

ESTATE OF THOMAS F. DEPIETRO, late of the Borough of Dunmore, Pennsylvania (died November 2, 2023). Notice is hereby given that Letters of Administration on the above Estate have been granted to Frank L. DePietro, Jr. of Roaring Brook Township, Pennsylvania. 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 Patrick N. Coleman, Esquire, Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

ESTATE OF MARY LOUISE DWYER, late of Clarks Green, Lackawanna County, PA (died October 10, 2025). Letters Testamentary granted to MARY ELLEN DEVERS; all persons indebted thereto shall make payment and all creditors shall present their claims without delay to her c/o Paul Keeler, Esq., 415 S. State St., Clarks Summit, PA 18411.

ESTATE OF BETTY JEAN LARUE, late of Clarks Summit, Lackawanna County, PA (September 18, 2025). Letters Testamentary granted to SHIRLY LARUE & LORI LARUE-HUEG; all persons indebted thereto shall make payment and all creditors shall present their claims without delay to them c/o Paul Keeler, Esq., 415 S. State St., Clarks Summit, PA 18411.

ESTATE OF MINNIE LUONGO, ESTATE NO. 35-09-01325, Deceased, late of Scranton, Lackawanna County, PA died October 30, 2000. Notice is hereby given that Letters of Administration C.T.A. 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 the Administrator Patrick Luongo, c/o Atty. Paul J. LaBelle, 3703 Birney Avenue, Moosic, PA 18507.

ESTATE OF JOHN J. MANALAS, late of Taylor, Pennsylvania (Died: July 21, 2025). Theresa Parry, Personal Representative or Albert E. Nicholls, Jr., Attorney for the Estate, 1421 E. Drinker Street, Dunmore, Pennsylvania 18512.

ESTATE OF JOHN MCNAMARA, a/k/a JOHN F. MCNAMARA, late of the City of Scranton, Lackawanna County, Pennsylvania (died September 15, 2025). Notice is hereby given that Letters Testamentary have been granted in the above Estate. All persons indebted to said Estate are required to make payment; and those having claims or demands are to present the same without delay to Michael J. Ruane, 40 University Drive, Rindge, NH 03461 and counsel for the Estate, Nancy M. Barrasse, Esquire, 224 Adams Avenue, Scranton, Pennsylvania 18503.

ESTATE OF HELEN L. SCHUMAN a/k/a HELEN SCHUMAN a/k/a HELENE L. SCHUMAN, late of Carbondale, Lackawanna County, PA. Any person or persons having claim against or indebted to Estate present same to Executor: Craig Gehrig, 38B Lordville Road, Equinunk, PA 18417; Attorney for Estate: Nicholas A. Barna, Esq. 207 Tenth Street, Honesdale, PA 18431.

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JOSEPH T. SEBASTIANELLI A/K/A JOSEPH T. SEBASTIANELLI, SR., Deceased. Late of Scranton City, Lackawanna County, PA. D.O.D. 9/6/25. Letters Testamentary on the above Estate have been granted to the undersigned, who request all persons having claims or demands against the estate of the decedent to make known the same and all persons indebted to the decedent to make payment without delay to Robert L. Sebastianelli, Executor, c/o George M. Riter, Esq., 400 Maryland Dr., P.O. Box 7544, Ft. Washington, PA 19034-7544. Atty.: George M. Riter, Timoney Knox LLP, 400 Maryland Dr., P.O. Box 7544, Ft. Washington, PA 19034-7544

ESTATE OF SEBASTIAN J. SHEPHARD, late of Dalton, Lackawanna County, Pennsylvania. Letters of Administration on the above Estate are requested to make payment, and those having claims to present the same without delay to her c/o Joseph Kosierowski, Esq. 400 Broad Street, Milford, Pennsylvania 18337.

NOTICE is hereby given that Letters of Administration have been granted in the **ESTATE OF MARGARET A. SMITH, a/k/a MARGARET ANN SMITH**, late of Scranton, Lackawanna County, Pennsylvania, who died October 9, 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, Edward Blackledge, or to Jeffrey J. Poplawsky, Esquire, Attorney for the Estate, 307 North Blakely Street, Dunmore, PA 18512.

Estate of **GRACE SMUGERESKI**, late of Olyphant, Lackawanna County, Pennsylvania, deceased. Letters Testamentary on said estate having been granted to the undersigned, all persons indebted thereto are requested to make immediate payment and those having claims or demands against the same will present them without delay for settlement to: James Smugereski, 27 Chevey Hill Road, Weare, NH 03281 or **JAMES J. AMATO, ESQUIRE**, Fanelli, Evans & Patel, P.C., No. 1 Mahantongo Street ,Pottsville, PA 17901.

Estate of **ROBERTA T. STEINRUCK**, Deceased, late of 520 Union St., Taylor, PA 18517, (Died October 5, 2025). Nicholas Scaringi, Executor; Dante A. Cancelli, Suite 260, 125 North Washington Ave., Scranton, Pennsylvania 18503, Attorney.

ANNA MAE SUSCAVAGE, Deceased. Late of Roaring Brook Twp., Lackawanna County, PA. D.O.D. 4/25/24. Letters Testamentary on the above Estate have been granted to the undersigned, who request all persons having claims or demands against the estate of the decedent to make known the same and all persons indebted to the decedent to make payment without delay to Gerlyn Suscavage, Executrix, c/o Jennifer L. Simons, Esq., 30 Cassatt Ave., Berwyn, PA 19312. Atty.: Jennifer L. Simons, McAndrews, Mehalick, Connolly, Hulse and Ryan P.C., 30 Cassatt Ave., Berwyn, PA 19312.

ESTATE OF NEJAMIN TOME0, late of Old Forge, Lackawanna County, Pennsylvania, 18518 (died *September 20, 2025*). Letters in the above Estate having been granted, all persons s 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 Lettie Cox and James Marino, Personal Representatives, or to Joseph S. Toczydlowski, Jr., Esquire of the Toczydlowski Law Office, 723 N. Main Street, Archbald, PA 18403.

THOMAS W. VACCARA, JR., a/k/a THOMAS W. VACCARO, Deceased, late of City of Scranton, Lackawanna County, Pennsylvania, who died October 17, 2025. Letters Testamentary 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., Michael D. Walker, Esquire, Attorney for the Estate, P.O. Box 747, Hamlin, Pennsylvania 18427.

Notice is hereby given that Letters Administration have been granted in the **ESTATE OF LEON WASSER**, late of North Miami Beach, Florida who died on June 16, 2006. All persons indebted to the Estate are required to make payment and those having claims or demands are to present the same, without delay, to Alan Wasser, Administrator of the Estate, or to Donald P. Dolan, Esquire, Attorney for the Estate, 436 Jefferson Avenue, Scranton, PA 18510.

Third Notice

Estate of **THERESA J. BEDE**, late of Dalton, Pennsylvania. Letters Testamentary in the above estate having been granted, creditors shall make demand and debtors shall make payment to Paul Bede or Joyce Bede, co-Executors, 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, C.T.A. have been granted in the **ESTATE OF JOHN R. BRYLA, a/k/a JOHN R. BRYLA, JR., a/k/a JOHN BRYLA, JR.** Deceased, 244 Joe Lick Road, Scott Township, Lackawanna County, Pennsylvania 18447, who died on July 12, 2024. All persons indebted to the Estate are requested to make payment and those having claims or demands are to present same, without delay, to the Co-Administratrixes, C.T.A., Deanna Burke and Tiffany Bryla, or Michael N. Krisa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447.

ESTATE OF CHARLES WILLIAM BURKE, late of Scranton, Pennsylvania, (Died July 18, 2025). Letters Testamentary having been granted to Valerie Burke, all persons having claims against the Estate or indebted to the Estate shall make payment or present claims to Matthew P. Barrett, Esquire, 345 Wyoming Avenue, Suite 215, Scranton, PA 18503.

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ESTATE OF MAUREEN CRYAN A/K/A SISTER MAUREEN CRYAN, IHM, late of Scranton, Lackawanna County, Pennsylvania (died September 25, 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 Sister Mary Persico, IHM, Executor, 2205 Adams Avenue, Scranton, Pennsylvania 18509 or to Jenna Kraycer Tuzze, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, Clarks Summit, Pennsylvania 18411.

ESTATE OF ROBERT BRUCE HOLDEN, NUMBER 35-2025-1253, Deceased, late of South Abington Twp, PA, Lackawanna County, PA; Died March 27, 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 Robert B. Holden, 14039 Church Hill RD, Clarks Summit, PA 18411.

ESTATE OF ELIZABETH A. HONAN, late of Scranton, PA. Elliot Zackoski, Executor; Christopher J. Szweczyk, Esquire, Attorney, 321 Biden Street, Suite 201, Scranton, PA 18503.

ESTATE OF MICHAEL LEO JAMES MILLS AKA MICHAEL L. MILLS, NUMBER 35-2025-1356, Deceased, late of Scranton, PA, Lackawanna County, PA; Died May 27, 2024. 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 Kathleen Ann Mills, 1730 Bloom Ave., Scranton, PA 18508.

ESTATE OF JOHN MICHAEL MORETTI, NUMBER 35-2025-1281, Deceased, late of Jessup, PA, Lackawanna County, PA; Died September 9, 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 Jeffrey J. Moretti, 22 Meadow Run Road, Bordentown, NJ, 08505.

ESTATE OF MARY ROSE OSTERHOUT, late of Clarks Summit, PA. Christopher S. Osterhout, Executor; Christopher J. Szweczyk, Esquire, Attorney, 321 Biden Street, Suite 201m Scranton, PA 18503.

ESTATE OF DOMINIC J. PROVINI SR. A/K/A DOMINIC J. PROVINI, late of Dalton, Pennsylvania (died February 12, 2024). Notice is hereby given that Letters Testamentary for the Estate of Dominic J. Provini Sr. a/k/a Dominic J. Provini have been issued to Barbara A. Provini, 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 1117 Lily Lake Road, Dalton, PA 18414 or to Kris E. Fendrock, Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Biden Street, Suite 200, Scranton, PA 18503.

ESTATE OF THERESA ROSENCRANZ, NUMBER 35-2025-1231. Deceased, late of Scranton, PA, Lackawanna County, PA; Died February 18, 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 Monica Lindsay, 1221 Manor Road, Havertown, PA 19030 and Michael Rosencranz, 933 Meadowlark Drive, Madison Twp., PA 18444.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF WAYNE N. TAYNTOR,** of Moosic, Lackawanna County, Pennsylvania, 18507. 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, Kimberly Ann Tayntor, or John P. Sanderson, III, Attorney for the Estate – Sanderson Building, One Terrace Drive, Olyphant, Pennsylvania 18447.

ESTATE OF MARGARET M. THOMAS a/k/a MARGE THOMAS, late of Clarks Green, Pennsylvania, (Died July 25, 2025). Letters of Administration were granted to the undersigned to serve as Administrator of the Estate. 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.

ESTATE OF JAMES ANTHONY VALVANO, AKA JAMIE VALVANO, NUMBER 35-25-1296, Deceased, late of Scranton, PA, Lackawanna County, PA; Died September 2, 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 Rocco V. Valvano, Jr., 321 Biden Street, 201, Scranton, PA 18503 and April Valvano, 826 Froude Ave. Scranton, PA 18505.

Estate of **MYRNA RUTH WATKINS a/k/a MYRNA WATKINS,** Deceased, late of 2201 Wyoming Ave., Scranton, PA 18509, (Died October 15, 2025), Gwen Walsh, Executrix; Dante A. Cancelli, Esquire, Suite 260, 125 North Washington Ave., Scranton, Pennsylvania 18503, Attorney.

ESTATE OF MARY LEE WIRTH, late of Clarks Green Borough, Lackawanna County, Pennsylvania (died September 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 Kristen L. DeLambo, Executor, P.O. Box 144, 2078 Whiteford Road, Whiteford, MD 21160 or to James J. Gillotti, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, Clarks Summit, Pennsylvania 18411.

LACKAWANNA JURIST

ESTATE OF JEAN D. YAMIALKOWSKI, late of Carbondale, Lackawanna County, PA (died June 29, 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 Carol Opalka, 271 Town Hill Road, Prompton, PA 18456, Administrator of the Estate or to Jane M. Carlonas, Esquire, 1212 S. Abington Road, Clarks Summit, PA 18411.

Articles of Incorporation

Pryor and Associates, P.C. has been incorporated under the provisions of Chapter 29 of the Pennsylvania Business Corporation law of 1988 as a Professional Corporation, as amended.

LACKAWANNA JURIST

SHIRELY ANN GARDNER

Plaintiff

vs.

GREAT EASTERN FINANCIAL SERVICES, INC., its heirs, executors, personal representatives, devisees, administrators Grantees, successors and assigns, and any and all persons, firms, associations or legal entities, claiming right, title or interest by through or under the Defendants or any of them and all other persons claiming through them generally,

Defendants

**IN THE COURT OF COMMON PLEAS OF
LACKAWANNA COUNTY**

CIVIL ACTION – LAW

ACTION TO QUIET TITLE

DOCKET NO: 25-CV-9394

**NOTICE
NOTICE TO PLEAD**

TO: Defendants

You are hereby notified that an Action in Quiet Title has been commenced with the Court of Common Pleas of Lackawanna County, Civil Division No. 25-CV-9394 as to the above number, averring that Plaintiff is entitled to clear title to the subject premises and to strike any purported lien you claim to the property. Plaintiff requests that a Decree be made that the Defendants be forever barred from asserting any right, title or interest in said land inconsistent with the interest or claims of the Plaintiff as set forth in this Complaint and that a Decree be made that the Defendants Mortgage that is a "charge" upon the real property described in the Complaint be extinguished from the records of the Office of the Recorder of Deeds.

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

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, 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.

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

Law Office of Patrick A. Walsh, LLC
Patrick A. Walsh, Esquire
261 E. Grove Street
Clarks Green, PA 18411
(570) 903-1684
Attorney for Plaintiff

LACKAWANNA JURIST

HOURIGAN, KLUGER & QUINN
A PROFESSIONAL CORPORATION
BY: JAMES T. SHOEMAKER, ESQUIRE
IDENTIFICATION NO. 63871
LAW OFFICES
600 THIRD AVENUE
KINGSTON, PA 18704-5815
(570) 287-3000

ATTORNEY FOR PLAINTIFF

IN THE COURT OF COMMON PLEAS
OF LACKAWANNA COUNTY, PENNSYLVANIA

COMMUNITY BANK, N.A.,
successor in interest to
First Liberty Bank & Trust,

PLAINTIFF,

V.

ANY AND ALL UNKNOWN HEIRS OF
ALBERTA KENDRICKS,

DEFENDANT.

CIVIL ACTION--LAW

MORTGAGE FORECLOSURE

CASE NO. 2025-CV-8235

NOTICE IS HEREBY GIVEN TO the defendant, ANY AND ALL UNKNOWN HEIRS OF ALBERTA KENDRICKS, DECEASED, that a complaint in mortgage foreclosure has been filed against you in the above captioned matter on October 9, 2025.

PUBLIC NOTICE

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

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

33 N. Main Street, Suite 200
Pittston, PA 18640
(800) 953-4250 (toll free)

-or-

PENNSYLVANIA LAWYER REFERRAL SERVICE
P.O. Box 1086, 100 South St.
Harrisburg, PA 17108

(Pennsylvania resident's phone: 1-800-692-7375;
out-of-state residents phone: 1-717-238-6715)

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 JURIST

**PUBLIC NOTICE
NOTICE FOR PETITION TO APPROVE SALE OF ASSETS
IN THE COURT OF COMMON PLEAS OF
LACKAWANNA COUNTY, PENNSYLVANIA
ORPHANS' COURT DIVISION
DOCKET NO. 35-25-1491**

TO: Any party in interest and all persons known or unknown, their heirs, personal representatives, executors, administrators, successors and assigns, and all persons or entities having or claiming to have any right, interest or claim against Clarks Summit University, formerly known as Baptist Bible College.

TAKE NOTICE: That Clarks Summit University has filed a Petition to Approve the Sale of Assets on November 18, 2025 and any party, **entity** or person with an objection to the sale of its assets as outlined in the Petition to Approve Sale of Assets filed with the Court to the above term and number, shall file written notice of any such objection with the Court, Clerk of Judicial Records and with the Orphans' Court, on or before December 10, 2025 with said written objection to be served on counsel of record, James M. Tressler, Esquire, Tressler Law, LLC, 933 Northern Boulevard, South Abington Township, PA 18411 with the filed objections in writing to the Court. To the extent any objections are filed, a hearing is scheduled before The Honorable Frank Ruggiero on December 22, 2025 at 2:30 p.m.

**TRESSLER LAW, LLC
James M. Tressler, Esquire
933 Northern Boulevard
South Abington Township, PA 18411
(570) 346-1900**

LACKAWANNA JURIST

IN THE COURT OF COMMON PLEAS
OF LACKAWANNA COUNTY
CIVIL DIVISION – LAW

Norman Artabane,
Plaintiff,

v.

Michele Nealon Artabane
Defendant,
NO.: 2022-FC-40452

NOTICE OF ACTION IN DIVORCE

TO: Michele Nealon Artabane

last known address: Unknown, believed to be homeless

NOTICE: You are hereby notified that the plaintiff has commenced an action in divorce against you. The grounds for the divorce are irretrievable breakdown under Section 3301(d) of the Divorce Code, meaning the parties have lived separate and apart for at least one year. The divorce action was filed in the Court of Common Pleas of Lackawanna County, Pennsylvania, at the address below.

You have been served with a Divorce Complaint and Notice to Defend. You must take action to protect your rights, which may be affected by this divorce.

IF YOU DO NOT FILE AN ANSWER: If you fail to file an Answer to the Complaint and a Counter-Affidavit under Section 3301(d) within twenty (20) days of the date the Affidavit under Section 3301(d) is served upon you, the averments in the Affidavit will be deemed admitted.

IF YOU DO NOT FILE A CLAIM FOR ECONOMIC RELIEF: Unless you have already filed a written claim for economic relief, you must do so before the final divorce decree is entered, or you may lose forever the right to claim alimony, equitable division of property, and other economic remedies.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE.

If you do not have a lawyer, you may contact the following lawyer referral service:

Lackawanna Bar Association

233 Penn Ave.

Scranton, PA 18503

Phone: (570) 969-9161

Website: www.lackawannabar.org

Date: *October 17, 2025*

Plaintiff's Name: *Norman Artabane*

Plaintiff's Attorney: *Brenda Kobal, Esquire, ID: 70711*

Address: *435 Main Street Moosic, Pa. 18507*

Phone Number: *570-451-0600*