

LACKAWANNA JURIST

JUDICIAL OPINION

CASE NAME AND NUMBER: Schwab v. Giant Food Stores - 2025 WL 3461482 (Lacka. Co. 2025)

DATE OF DECISION: December 2, 2025

JUDGE: Terrence R. Nealon

ATTORNEYS INVOLVED: Christian W. Francis, Esquire, *Counsel for Plaintiff*  
John R. Nealon, Esquire, *Counsel for Defendant*

SUMMARY OF OPINION:

A business invitee of a grocery store initiated this personal injury action against the store alleging negligence in connection with a fall in “a large pot hole” located in the parking lot “owned and utilized” by the store. Averring that it did not own the parking lot, the store filed a motion for summary judgment, but did not submit any discovery materials, admissions, or expert reports in support of its summary judgment motion. In her response, the invitee claimed that the store owned the lot, and further asserted that “discovery is ongoing” with respect to its ownership and maintenance.

Pa.R.Civ.P. 1035.2 provides two alternate bases for the entry of summary judgment: first, “whenever there is no genuine of any material fact as to a necessary element of the cause of action or defense which could be established by additional discovery or expert report;” or, second, if after the completion of relevant discovery, the “party who will bear the burden of proof at trial has failed to produce evidence of facts essential to the cause of action or defense” to be considered by a jury. With the former basis, the motion is supported by a record containing an admission by the non-moving party, such that the material facts are undisputed and no further discovery is warranted; in the latter instance, the completed discovery contains insufficient evidence of fact to make out a *prima facie* cause of action or defense, and unless the non-moving party comes forth with evidence showing the existence of a disputed fact essential to the case, summary judgment is appropriate. The moving party bears the burden of demonstrating the absence of any issue of material fact and the right to judgment as a matter of law.

The store did not cite any admission by the invitee in her pleadings or discovery responses which demonstrated the absence of an issue of fact to be established by further discovery, so as to make summary judgment proper under Rule 1035.2(1). Nor did the store allege that it did not have access to relevant evidence, such as a deed, survey, or lease, or the testimony of an adverse party or witness, in order to make the necessary record under Rule 1025.2(2) supporting the entry of summary judgment. Since the store did not demonstrate that there was no genuine issue of material fact and that it was entitled to judgment in its favor as a matter of law, its motion for summary judgment was denied.

## LACKAWANNA JURIST

### ESTATE

#### First Notice

**NOTICE IS HEREBY GIVEN** that Letters Testamentary have been granted in the **ESTATE OF MARIE A. CALPIN**, Deceased, 2500 Adams Avenue, Scranton, Lackawanna County, Pennsylvania 18509, who died on November 2, 2025. All persons indebted to the Estate are requested to make payment and those having claims or demands are to present the same, without delay, to the Executrix, Elaine Perry, or Michael N. Krisa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447.

Estate of **RICHARD M. GRONSKI**, late of Throop, Lackawanna County, Pennsylvania (died October 08, 2024). Notice is hereby given that Letters Administrative for the Estate have been issued to Ronald J. Gronski, and Christopher Gronski, 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 Biden Street - Suite 201, Scranton, PA 18503.

Notice is hereby given that Letters Administration have been granted in the **ESTATE OF PAUL R. HART**, deceased, late of Scranton, Lackawanna County, Pennsylvania who died June 1, 2025. All persons indebted to the Estate are required to make payment and those having claims or demands are to present the same, without delay, for the Estate, 436 Jefferson Avenue, Scranton, PA 18510.

**ESTATE OF MAUDE HEIM-KLARA, a/k/a MAUDE M. HEIM-KLARA**, late of South Abington Township, Lackawanna County, Pennsylvania (died June 27, 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 Linda Magnotta, P.O. Box 256, Tafton, Pennsylvania 18464 and counsel for the Estate, Nancy M. Barrasse, Esquire, 24 Adams Avenue, Scranton, Pennsylvania 18503.

**ESTATE OF ALBERT M. LIBERATORE, SR.**, Late of Scranton, Pennsylvania (Died September 25, 2025). Letters Testamentary having been granted to Ann Marie Kizer, 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.

Estate of **DOROTHY MADAY** (died November 22, 2025) formerly of Peckville, Pennsylvania. All persons indebted to the estate shall make payment and those having claims or demands are to present same without delay to the Executrix, Daria Jeanne Cunningham, or Richard A. Fanucci, Attorney for the Estate, 1711 Main Street, Blakely, PA 18447.

**ESTATE OF ANTHONY A. MCNULTY**, deceased, late of South Abington Township,, Lackawanna County, Pennsylvania, (died August 11, 2006). Letters Testamentary having been granted, creditors shall make demand and debtors shall make payment to Terrance Brendan McNulty, 80 Beech Hill Dr., Newark, DE, 19711 or Stephen J. Evers, Esq., 213 R. North State Street, Clarks Summit, PA, 18411.

**PALMINA M. OLIVERI**, late of Carbondale, Lackawanna County, Pennsylvania, who died September 12, 2025. Letters of 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 K. Alexias Oliveri, Executor, c/o Attorney Scott Lynett, The Law Office of Scott Lynett, 237 Penn Avenue, Scranton, Pennsylvania 18503.

**ESTATE OF ANNE MARIE STULGIS**, Late of Scranton, Pennsylvania (Died October 26, 2025). Letters of Administration having been granted to James T. Stulgis, 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.

**NOTICE IS HEREBY GIVEN** that Letters Testamentary have been granted in the Estate of Joseph J. Trently, Deceased, 138 S. Main Street Apt. 2, Archbald, Lackawanna County, Pennsylvania 18403, who died on November 9, 2025. All persons indebted to the Estate are requested to make payment and those having claims or demands are to present the same, without delay, to the Executor Robert J. Trently, or Michael N. Krisa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447.

**NOTICE IS HEREBY GIVEN** that Letters Testamentary have been granted in the **ESTATE OF MARTIN R. VAIL, a/k/a MARTIN VAIL**, Deceased, 164 Sandy Banks Road, Greenfield Township, Lackawanna County, Pennsylvania 18407, who died on April 4, 2025. All persons indebted to the Estate are requested t make payment and those having claims or demands are to present same, without delay to the Executrix, Ida M. Vail, or Michael N. Krisa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447.

#### Second Notice

**NOTICE** is hereby given that Letters of Administration have been granted in the **ESTATE OF RAYMOND G. BACCHIOCCHI**, late of Peckville, Lackawanna County, Pennsylvania, who died September 20, 2025. 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 Administratrix, Patricia J. Bacchiocchi, c/o Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704.

## LACKAWANNA JURIST

**ESTATE OF DARLENE CERMINARO A/K/A DARLENE A. CERMINARO** (died November 9, 2025) formerly of Jessup, Pennsylvania. All persons indebted to the estate shall make payment and those having claims or demands are to present same without delay to the Administrator, Rosario Cerminaro, Jr., or Richard A. Fanucci, Attorney for the Estate, 1711 Main Street, Blakely, PA 18447.

**ESTATE OF JAYNE A. FIGUEROA**, late of the City of Scranton, PA, who died on October 11, 2023. 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 decedent shall make payment thereof without delay to: Victor Figueroa, C/o: Attorney for the Estate, John M. Hart, III, Esquire, HART LAW, 134 E. Grove Street, Dunmore, PA 18510.

**ESTATE OF FRANCIS P. GALLAGHER a/k/a FRANK PAUL GALLAGHER**, late of Scranton, Pennsylvania (Died October 20, 2025). Marianne Gallagher, Executrix or Barbara J. O'Hara, Esquire, Attorney for the Estate, 1421 E. Drinker Street, Dunmore, Pennsylvania 18512.

Estate of **LESLIE H. GIBSON**, late of Clarks Summit, Lackawanna County, Pennsylvania (died July 16, 2025). Notice is hereby given that Letters Administrative for the Estate have been issued to David Gibson, Administrator 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 Administrator, or to John J. McGovern, Jr., Attorney for the Estate, 321 Biden Street - Suite 201, Scranton, PA 18503.

**ESTATE OF MARY ANNE GIELLO**, late of the Borough of Dunmore, PA, who died on October 9, 2025. 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 decedent shall make payment thereof without delay to: Nathan Giello, C/o: Attorney for the Estate, Alexander J. Tulaney, Esquire, HART LAW, 134 E. Grove Street, Dunmore, PA 18510.

Notice is hereby given that Letters of Administration have been granted to Melissa Mariotti, Administratrix of the **ESTATE OF KEVIN ALFRED JONES a/k/a KEVIN A. JONES a/k/a KEVIN JONES**, late of Taylor, PA, who died on November 10, 2025. 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 the Administrator or to Raymond C. Rinaldi, II, Rinaldi & Poveromo, P.C., P.O. Box 826, Scranton, PA, 18501.

**ESTATE OF MICHAEL KULICK**, late of Jefferson Township, Lackawanna County, Pennsylvania, Deceased. Letters of Administration 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 Jeffrey Kulick, Administrator, 1345 Mount Cobb Road, Jefferson Township, PA 18436 or James M. O'Connor, Esquire, O'Connor Law, 608 West Oak Street, P.O. Box 201, Frackville, PA 17931.

Estate of **SHIRLEY C. LESOINE**, late of South Abington Township, Lackawanna County, Pennsylvania (died April 30, 2025). Notice is hereby given that Letters of Testamentary for the Estate have been issued to KATHRYN J. LESOINE, Executrix of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to the EXECUTRIX, or to John J. McGovern, Jr., Attorney for the Estate, 321 Biden Street - Suite 201, Scranton, PA 18503.

Estate of **RICHARD EARL MAURER a/k/a RICHARD E. MAURER**, Deceased, late of 1300 Morgan HWY, S. Abington TWP., PA 18411, (Died October 24, 2025). Robert Smith, Executor; Dante Cancelli, Suite 260, 125 North Washington Ave., Scranton, Pennsylvania 18503, Attorney.

NOTICE IS HEREBY GIVEN that Letters Testamentary in the **ESTATE OF JOSEPHINE C. MONCHELLI, a/k/a JOSEPHINE MONCHELLI**, late of Springbrook 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 Carl A. Monchelli, Jr., Executor or Kevin R. Grebas, Esquire, Colbert & Grebas, P.C., 210 Montage Mountain Road – Suite A, Moosic, PA 18507. Date of death: September 15, 2025.

**SHERMAN K. MYERS**, deceased, late of Mayfield, PA (died May 6, 2025). Letters of Administration having been granted, all persons having claims or demands against the Estate of the decedent shall make them known and present them, and all persons indebted to the decedent shall make payment thereof to Alexis Myers, Administratrix, or to Raymond W. Ferrario, Attorney for the Estate, Suite 528, Scranton Life Building, 538 Biden Street, Scranton, PA 18503-1816.

Estate of **LAWRENCE P. ROWKER**, Deceased, late of 404 2<sup>nd</sup> Street, Blakely, PA 18447, (Died October 12, 2025). Carolyn Rowker, Administratrix; Mark G. Rudalavage, 171 Scranton-Carbondale Highway, Eynon, Pennsylvania 1840301027, Attorney.

**ESTATE OF MARION SPELLMAN**, late of Scranton, Lackawanna County, Pennsylvania (died February 6, 2022). Letters of Administration having been granted, all persons having claims or demands against estate of decedent shall make them known and present them, and all persons indebted to said decedent shall make payment thereof without delay to Joanne Booth, Administrator, 87 S Alpine Street, Oakland, Maine 04963 or to Kimberly Kost Scanlon, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, Clarks Summit, Pennsylvania 18411.

**ESTATE OF JOAN L. STEPANAUCKAS**, late of Scranton, Pennsylvania (died November 7, 2025). Notice is hereby given that Letters Testamentary for the Estate of Joan L. Stepanaukas have been issued to Gerard M. Garvey, Lauretta R. Dorazio and Randal R. Step, Executors 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 Executors at 501 Cayuga Street, Scranton, PA 18508 or to Robert T. Kelly, Jr., Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Biden Street, Suite 200, Scranton, PA 18503.

## LACKAWANNA JURIST

**ESTATE OF PATRICIA ANN UHRIN**, late of Scott Township, PA, who died November 26, 2025. 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: Cheryl Boyarsky, Executrix, or Daniel L. Penetar, Jr., Esquire, 753 East Drinker Street, Dunmore, PA 18512.

### Third Notice

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted to Chad Wilmot, Administrator, of the Estate **OF BALL, MARJORIE N., AKA BALL, MARJORIE**, late of Scranton, Lackawanna County, Pennsylvania, who died on August 6, 2023. All persons indebted to said Estate are required to make payment and those having claims or demands to present the same without delay to the Administrator, c/o Biagio V. Musto, II, Esquire, 171 William Street, Pittston, PA 18640.

Estate of **JOHN BRAVETTI**, late of Roaring Brook Township, Lackawanna County, Pennsylvania (died September 26, 2025). Notice is hereby given that Letters of Testamentary for the Estate have been issued to **MICHELLE M. POPLAWSKI**, Executrix of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to the EXECUTRIX, or to John J. McGovern, Jr., Attorney for the Estate, 321 Biden Street - Suite 201, Scranton, PA 18503.

**ESTATE OF ANDREW E. EARYES, NUMBER 35 2024 1180**, Deceased. Late of Carbondale, Lackawanna County, PA: Died July 10, 2024. Notice is hereby given that Letters of Testamentary have been granted in the above Estate. All persons indebted to said Estate are requested to make payments, and those having claims or demands are required to present the same without delay to Kimberly Doherty, 16 Neponset Road, Wilmington, DE 19810.

**ESTATE OF JOHN R. HOLLENBACK**, late of Greenfield Township, Lackawanna County, Pennsylvania (died October 6, 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 the Executor, John P. Hollenback, 52 Lynwood Terrace, Clifton, New Jersey 07012, or to John M. Price, Esquire, Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, Clarks Summit, Pennsylvania 18411.

**ESTATE OF ALICE KEISLING**, late of South Abington Township, Lackawanna County, Pennsylvania (died July 26, 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 one of the Executors, Matthew P. Keisling, 10 Dunbar Way, Old Forge, PA 18518, Sarah Snyder, 2385 Cherry Hill Road, Clarks Summit, PA 18411, or to James J. Gillotti, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, Clarks Summit, Pennsylvania 18411.

**ESTATE OF DEBORAH LANUTI**, late of the Village of Eynon, died October 27, 2025. 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 the decedent shall make payments thereof, without delay to Jakub LeKach, 9459 State Route 374, Clifford Township, PA 18470, or Attorney Robert C. Robinson, 336 S. State Street, Clarks Summit, PA 18411.

Estate of **ELIZABETH R. OSMAN**, late of Dalton, Lackawanna County, Pennsylvania (died October 20, 2025). Notice is hereby given that Letters Testamentary for the Estate have been issued to Jeffrey A. Osman, 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 John J. McGovern, Jr., Attorney for the Estate, 321 Biden Street - Suite 201, Scranton, PA 18503.

**ESTATE OF TREVOR PAUL SCHIRRA, NUMBER 35 2025 1451**. Deceased, Late of Dickson City, Lackawanna County, PA: Died September 13, 2025. Notice is hereby given that Letters of Administration have been granted. All persons indebted to the above Estate are required to make payments, and those having claims or demands are to present the same without delay to J. Michael Schirra, 205 Reed Road, Roaring Brook Township, PA 18444, and Mary Rose Schirra, 413 Fourth St., First Floor, Dunmore, PA 18512.

**ESTATE OF ROBERT W. SEMIAN**, late of the City of Scranton, Lackawanna County, Pennsylvania (died July 31, 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 one of the Executors, David Scott Semian, 8802 Terra Cliff, San Antonio, TX 78255, Richard Robert Semian, 14 Jamie Beth Drive, Merztown, PA 19539, or to James J. Gillotti, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, Clarks Summit, Pennsylvania 18411.

Notice is hereby given that Letters Testamentary have been granted to Karen Kepic, Administratrix of the **ESTATE OF ELEANOR A. SWIDERSKI**, late of Olyphant, Lackawanna County, Pennsylvania, who died on July 15, 2025. 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 Administratrix, c/o Biagio V. Musto, II, Esquire, 171 William Street, Pittston, PA 18640.

## LACKAWANNA JURIST

### **Articles of Incorporation**

Notice is hereby given that Articles of Incorporation were filed with the Pennsylvania Department of State on 12/12/2025, for a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is **Smith Industrial Solutions, Inc.**

## LACKAWANNA JURIST

**IN RE: ESTATE OF WILLIAM F. FOWLER, DECEASED**  
**PETITION WITH CITATION TO SHOW CAUSE WHY LETTERS OF ADMINISTRATION**  
**SHOULD NOT BE GRANTED TO WLR FINANCIAL, LLC PURSUANT TO SECTION 3155(b)**  
**OF THE PROBATE, ESTATES AND FIDUCIARY CODE**

**TO: NICHOLAS FOWLER AND DUSTIN FOWLER:**

**YOU ARE HEREBY NOTIFIED** that WLR Financial, LLC has filed a Petition With Citation To Show Cause Why Letters of Administration Should Not Be Granted to WLR Financial, LLC Pursuant to Section 3155(b) of the Probate, Estates and Fiduciary Code in the Court of Common Pleas of Lackawanna County, Pennsylvania, Orphans' Court Division, at File No. 35-24-1093, in order to probate the Estate of William F. Fowler, Deceased, grant Letters of Administration and appoint an Administrator of the said Estate.

### NOTICE

The Court has ordered service of the aforementioned Petition With Citation To Show Cause Why Letters of Administration Should Not Be Granted to WLR Financial, LLC Pursuant to Section 3155(b) of the Probate, Estates and Fiduciary Code to be made upon you by publication and you are both hereby cited to and appear before the Honorable Frances M. Kovaleski, Register of Wills/Clerk of Orphan's Court of Lackawanna County, Pennsylvania, on the 15<sup>th</sup> day of January, 2026, at The Lackawanna County Government Center, 123 Wyoming Avenue, Suite 521, Scranton, Pennsylvania 18503, at 10:15 a.m. to show cause why Lance J. Fanucci, on behalf of WLR Financial, LLC, should not be appointed as Administrator of the Estate of William F. Fowler, Deceased. If you fail to plead or appear for the said hearing indicated above, the Court may deem that you have no objection to the relief requested in the Petition and the Court may grant such relief without further Notice to you. 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 without further notice of the relief requested by the Petitioner. 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.**

**NORTH PENN LEGAL SERVICES**  
33 North Main Street, Suite 200  
Pittston, PA 18640  
Telephone: (570) 299-4100

**LAWYER REFERRAL SERVICE**  
Lackawanna Bar Association  
233 Penn Avenue  
Scranton, PA 18503  
Telephone: (570) 969-9600

**Attorney for Petitioner:**  
**PATRICK A. KANE III, ESQUIRE**  
960 Scranton/Carbondale Hwy.  
Archbald, PA 18403  
Ph: (570) 876-6900  
Email: pkane@4palaw.com

**LACKAWANNA JURIST**

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David Promovitz and	:	IN THE COURT OF COMMON PLEAS
Cindy Promovitz, his wife	:	
739 Sunset Drive	:	OF LACKAWANNA COUNTY
Dickson City, PA 18519	:	
	:	CIVIL ACTION - LAW
Plaintiffs	:	JURY TRIAL DEMANDED
	:	
vs.	:	
	:	
Frances Y. Chandlerbrown	:	
1615 Pine Street	:	
Scranton, PA 18510	:	
	:	
Defendant	:	No: 2025-CV-02141

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**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 against 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 other rights important to you.

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP. THESE OFFICES CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.**

**IF YOU CANNOT AFFORD TO HIRE A LAWYER, THESE OFFICES 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.**

Northern PA Legal Services  
507 Linden Street, 3rd Flr.  
Scranton Electric Building  
Scranton, PA 18503  
(570) 342-0184

Lawyer Referral Service  
Lackawanna Bar Association  
338 N. Washington Avenue, 3rd Flr.  
Scranton, PA 18503  
(570) 969-9600

**LACKAWANNA JURIST**

IN THE COURT OF COMMON PLEAS  
COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF LACKAWANNA

NBT BANK, NA, Successor-in-Interest :  
to CNB REALTY TRUST, Assignee :  
of NBT BANK, NA, f/k/a PENNSTAR :  
BANK, a division of NBT BANK, N.A., :

PLAINTIFF :

vs. :

MORTGAGE FORECLOSURE

MELISSA KATZ, as a known heir of :  
the ESTATE of GARY M. KATZ, and :  
any and all unknown heirs of the :  
ESTATE OF GARY M. KATZ, :

DEFENDANTS :

NO. 10029-CIVIL-2025

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**NOTICE TO DEFEND**

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 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

**Lawyer Referral Service  
Lackawanna Bar Association  
233 Penn Avenue  
Scranton, PA 18503  
(570) 969-9600**

**Northern Pennsylvania Legal Services  
33 North Main Street, Suite 200  
Pittston, PA 18640  
(570) 299-4100**

NICHOLAS D. GREGORY, ESQUIRE  
Attorney for Plaintiff  
Telephone: 570-251-9960

**LACKAWANNA JURIST**

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

DOCKET NO. 2024-09229

CITIGROUP MORTGAGE LOAN TRUST 2022-RP1 BY U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE, Plaintiff, v. BRUCE BIANCARELLI, IN HIS CAPACITY AS HEIR TO PAULINE BIANCARELLI, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER PAULINE BIANCARELLI, DECEASED Defendants.

NOTICE TO ALL UNKNOWN HEIRS OF PAULINE BIANCARELLI, DECEASED

Your house (real estate) at 914 Martin Drive, Jessup, PA 18434, is scheduled to be sold at the Sheriff's Sale on January 30, 2026 at 10:00 a.m. in the Lackawanna County Courthouse, 200 North Washington Avenue, Scranton, PA 18503,, to enforce the judgment of \$121,831.27 obtained by Citigroup Mortgage Loan Trust 2022-RP1 by U.S. Bank Trust National Association not in its Individual Capacity but solely as Owner Trustee (the mortgagee) against you.

All the following described real estate situated in the Commonwealth of Pennsylvania, County of Lackawanna, and Borough of Jessup.

Having erected thereon a residential single-family dwelling being known and numbered as 914 Martin Drive, Jessup, PA 18434; Deed Instrument No. 202300637; which has a UPI No. of 11503040004, 11503040005


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, THESE OFFICES 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  
(570) 299-4100  
(570) 534-0976 Fax

Pennsylvania Lawyer Referral Services  
Lackawanna Bar Association  
338 N. Washington Avenue  
Third Floor  
Scranton, PA 18503  
(570) 969-9161  
(570) 969-9170 - Business Fax

BY:

  
Robert Wendt, Esquire Pa. I.D. #89150  
Leopold & Associates, PLLC  
Telephone: 412-530-1025

**LACKAWANNA JURIST**

**NOTICE**

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**In the Court of Common Pleas of  
Lackawanna County**  
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**Civil Action No. 25-9198**  
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**In the Matter of John T. O'Malley  
(Attorney Registration No. 78741)**  
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**NOTICE OF CONSERVATORSHIP**  
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On June 2, 2025, pursuant to Pa.R.D.E. 214(d)(2), the Supreme Court of Pennsylvania ordered that John T. O'Malley be disbarred on consent from the practice of law. The O'Malley Law Office is closed. By Order dated November 21, 2025, the Court of Common Pleas appointed Brian J. Cali, Esquire, of Cali Law, as Conservator for the files of John T. O'Malley.

If you are a current or former client, please call the Conservator's office at (570) 344-2029 or send an email to [b.cali@brianjcali.com](mailto:b.cali@brianjcali.com) and [lawclerk@brianjcali.com](mailto:lawclerk@brianjcali.com) within forty-five (45) days to receive your files. All unclaimed files will be destroyed in compliance with Rule 322 of the Pennsylvania Rules of Disciplinary Enforcement.

If you believe the law office of John T. O'Malley is in possession of funds that belong to you, please contact the Conservator immediately. Any remaining funds in accounts owned by Mr. O'Malley may be paid over to the Pennsylvania Lawyers Fund for Client Security. If you require substitute counsel, please contact:

**Pennsylvania Bar Association Lawyer Referral Services  
100 South Street, Harrisburg, PA, 17101  
(800) 692-7375**