

LACKAWANNA JURIST

JUDICIAL OPINION

CASE NAME AND NUMBER: DSP II, LP v. Dr. Matt M. Vergari, 2012 Irrevocable Trust, 2021 WL 1877489 (Lacka. Co. 2021)

DATE OF DECISION: May 6, 2021

JUDGE: Terrence R. Nealon

ATTORNEYS INVOLVED:

Brice C. Paul, Esquire, Counsel for Plaintiff

Marshall E. Anders, Esquire, Counsel for Defendant

SUMMARY OF OPINION:

The purchaser of commercial property sued the seller for alleged breaches of the express warranties and representations contained in the sales agreement, and sought to recover damages for the replacement and repair of the commercial buildings' roofs, mechanical systems, and water-damaged equipment allegedly caused by their defective conditions that the seller affirmatively concealed. The purchaser also claimed damages for loss of business income and profits for the period of time that it was allegedly delayed in offering CT scanning and physical therapy services due to roof leaks. Following the completion of discovery and the production of expert reports, the seller filed a motion for summary judgment seeking to dismiss the claims for: (1) replacement of the chiller and generator on the grounds that they were component parts of equipment sold on an "as-is" basis under the agreement; (2) loss of business income based upon the purchaser's acknowledged inability to establish such loss with reasonable certainty; and (3) repair and replacement costs that were paid by the buildings' tenant, rather than the purchaser.

The chiller and generator were not included on the six-page list of 64 items of identified equipment that were sold "as-is" and without any express or implied warranties, and the summary judgment record contained a genuine issue of fact as to whether the chiller and generator were part of the buildings' "mechanical, utility, or electrical systems" subject to contractual warranties, rather than as mere components of the MRI unit. In contrast, even when the summary judgment record was viewed in the light most favorable to the purchaser, it lacked sufficient evidence upon which a fact-finder could calculate, with the requisite reasonable certainty, any lost income or profits allegedly experienced by the CT scanning and physical therapy services. The purchaser admitted under oath that he "cannot quantify" and had "not been able to compute" those alleged losses, and the purchaser did not retain an expert who attempted to calculate those claimed losses. Last, the purchaser's lease agreement obligated it to reimburse the tenant for any replacement and repair costs that the tenant paid, and the indemnification clause in the realty agreement required the seller to indemnify the purchaser for any claims asserted against the purchaser for costs, damages, or liabilities related to the seller's breach of any warranty/representation, as a result of which the purchaser could pursue an indemnification claim against the seller stemming from the purchaser's liability to the tenant for those repair and replacement expenses. Accordingly, the seller's motion was granted as to the buyer's claims for loss of business income or profit, but denied in all other respects.

LACKAWANNA JURIST

JUDICIAL OPINION

CASE NAME AND NUMBER: Weisberg v. Bansley, 2021 WL 2018720 (Lacka. Co. 2021)

DATE OF DECISION: May 20, 2021

JUDGE: Terrence R. Nealon

ATTORNEYS INVOLVED:

Matthew B. Weisberg, Esquire, L. Anthony DiJiacomo, III, Esquire, Counsel for Plaintiff, Matthew Weisberg d/b/a Weisberg Law Wayne Partenheimer, Esquire, Counsel for Defendant, Ethel Bansley f/k/a Ethel Crisalli Jeffrey B. McCarron, Esquire, Josh J. T. Byrne, Esquire, Counsel for Defendants, John Appleton d/b/a Powell & Appleton, P.C. f/d/b/a Nogi, Appleton, Weinberger & Wren, P.C., Nogi, Appleton, Weinberger & Wren, P.C., and Powell & Appleton, P.C. Paul C. Troy, Esquire, Thomas J. Zimmerman, Esquire, Counsel for Defendants, John Mulcahey d/b/a Munley Law, P.C., and Munley Law, P.C., Richard J. Davies, Esquire, Kevin J. Dmochowsky, Esquire, Counsel for Defendants, Edward McKarski d/b/a Law Office of Edward McKarski, and Law Office of Edward McKarski

SUMMARY OF OPINION:

What began as a straightforward ejectment action in 2006 later spawned three additional lawsuits, with the pending action claiming wrongful use of civil proceedings for instituting an earlier suit asserting wrongful use of civil proceedings. In this matter, a lawyer sued his ex-client, that client's former attorneys, and the counsel who represented the ex-client's former lawyer in the prior action alleging wrongful use of civil proceedings. Defendants filed preliminary objections asserting, *inter alia*, that the instant case was barred by the statute of limitations since it was not commenced within two years of the date that the prior suit was voluntarily discontinued with prejudice as to all parties. Plaintiff contended that the suit was timely filed, and that the discovery rule operated to extend the governing limitations period. It was clear and free from doubt that the underlying Dragonetti action was voluntarily discontinued as to all parties and "with prejudice" on July 10, 2017, and that the Clerk of Judicial Records filed a discontinuance order on that date and served it upon all counsel of record. Although the tort of wrongful use of civil proceedings is governed by a two-year statute of limitations, this matter was commenced two years and twenty-six days after the Clerk's entry of her order discontinuing the underlying litigation with prejudice. Since the statute of limitations defense was clear on the face of the pleadings and record, and plaintiff did not file preliminary objections to defendants' assertion of that affirmative defense by way of preliminary objections rather than new matter, the merits of the statute of limitations defense was properly before the court. Additionally, inasmuch as the two-year limitations period began to run on July 10, 2017, when the underlying Dragonetti action was terminated in favor of plaintiff, and more than two years had elapsed by the time the plaintiff initiated the pending action on August 5, 2019, the instant matter was clearly time-barred and the demurrer based upon the expiration of the statute of limitations was sustained.

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

A DEPOSIT OF 10% OF THE BID PRICE IS TO BE PAID IN CASH, CASHIER'S CHECK OR CERTIFIED CHECK IMMEDIATELY TO THE SHERIFF AT THE TIME OF THE BID. IN THE EVENT THAT 10% IS NOT PAID IMMEDIATELY, THE PROPERTY WILL BE SOLD AGAIN AT THE END OF THE CURRENT SALE. SAID DEPOSIT WILL BE FORFEITED IN THE EVENT THE BALANCE OF THE BID PRICE IS NOT PAID BY 2 O'CLOCK ON THE AFTERNOON OF SAID DATE. FULL COMPLIANCE OF THE TOTAL AMOUNT IS DUE BY TWO O'CLOCK ON THE AFTERNOON OF THE SAID DATE.

SALE 1

By virtue of a Writ of Execution filed to No. 2021-CV-314, The Fidelity Deposit and Discount Bank, the Plaintiff, vs. Roland J. Warrick, Deceased Mortgagor and Real Owner, and all his unknown heirs, successors, assigns, and all unknown individuals, persons or entities claiming any rights, title or interests from or under Roland J. Warrick, Deceased Mortgagor and Real Owner, the Defendants, of the property situate in the Township of Ransom, Lackawanna County, PA, being known as 2807 Ledge Drive, Ransom Township, PA 18411. The Property consists of 13.062 acres more or less.

Property ID #: 14204-010-00121

Assessed Value: \$12,900.00

Improvements Thereon: Unimproved

Attorney: Rocco Haertter, Esquire

Sheriff to Collect: \$96,919.47

SALE 2

By virtue of a Writ of Execution filed to No. 2018-02513 Pentagon Federal Credit Union vs. Randall Petrochko and Bambi Sobrinsky. Randall Petrochko and Bambi Sobrinsky, owners of property situate in Second Ward Lackawanna County, PA being 443 Putnam Street, Scranton, PA 18508

Dimensions: 30x119, Residential Single Dwelling

Property ID #:340-13411-040-003

Assessed Value figure: \$6,000.00

Improvements thereon: Residential Single Dwelling

Attorney: Michelle Pierro, Esquire

PA ID#317454, Weltman, Weinberg & Reis Co., L.P.A.

Sheriff to collect: \$64,951.05

SALE 3

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

Dimensions: 23 x 90

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

PIN 15761030045

Assessed Value: Land - \$1150.00, Improvements -

\$12,250.00. Total Value \$13,400.00

Improvements thereon: Residential Single Family AND

1505-1507 JACKSON STREET, Scranton, PA 18504

Dimensions: 50 X 100

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

PIN 14517-050-038

Assessed Value: Land - \$2253.00, Improvements -

\$9,247.00. Total Value \$11,500.00

Improvements thereon: Residential Multi-dwelling

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

Sheriff to collect \$76,035.21

SALE 4

By virtue of a Writ of Execution filed to case number 0121-CV-2021 out of the Court of Common Pleas of Lackawanna County by ESSA Bank & Trust vs. Defendant, Veuy Keonela, owner of the property situate at 901 Luzerne Street, Scranton, PA 18504, in the City of Scranton, County of Lackawanna, Commonwealth of PA (55x57x53x57).

BEING PROPERTY ID NUMBER: 15606-040-047

Assessed Value Figure: \$5,800.00

Property being known as: 901 Luzerne Street, Scranton, PA 18504

Improvements thereon: Residential Dwelling

Attorney for Plaintiff:

James V. Fareri, Esq. 712 Monroe St. Stroudsburg, PA

18360 Tel. No.: 570.421.9090

Sheriff to collect: \$34,748.92

SALE 5

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

LACKAWANNA JURIST

1010-1 Snyder Avenue aka 1010-1014 Snyder Avenue,
Scranton, PA 18504

Assessment Map #: 15613070062
Assessed Value Figure: \$11,500.00
Improvements thereon:
A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$76,169.17

SALE 6

By virtue of a Writ of Execution filed to No. 20CV344
NATIONSTAR MORTGAGE LLC D/B/A CHAMPION
MORTGAGE COMPANY vs. JOSEPHINE ANN DESENA AKA
JOSEPHINE A. SCARFALLOTO Solely in Her Capacity as Heir
of Nicholas Scarfalloto, a/k/a Nicolas Scarfalloto Deceased,
MARIO SCARFALLOTO Solely in His Capacity as Heir of
Nicholas Scarfalloto, a/k/a Nicolas Scarfalloto Deceased and
MARCO A. SCARFALLOTO Solely in His Capacity as Heir of
Nicholas Scarfalloto, a/k/a Nicolas Scarfalloto Deceased,
owner(s) of property situate in City of Carbondale, Lackawanna
County, PA. Being: 15 Hickory Street, Carbondale, PA 18407
Assessment Map #: 05402020006, 05402020007 &
05402020008
Assessed Value Figure: \$14,000.00
Improvements thereon:
A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$160,074.97

SALE 7

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

Sheriff to collect: \$85,072.19

SALE 8

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

NOTICE TO ALL PARTIES IN INTEREST AND CLAIMANTS:

**A SCHEDULE OF DISTRIBUTION OF ONLY HIGH BID
SALES WILL BE FILED BY THE SHERIFF NOT LATER
THAN AUGUST 9TH, 2021 AND THAT DISTRIBUTION
WILL BE MADE IN ACCORDANCE WITH SAID
SCHEDULE UNLESS EXCEPTIONS ARE FILED
THERE TO WITHIN TEN DAYS AFTER THE FILING OF
THE PROPOSED SCHEDULE.**

**MARK P. MCANDREW
SHERIFF OF LACKAWANNA COUNTY**

ATTEST:

**BOB MOORE
REAL ESTATE DEPUTY
SHERIFF'S OFFICE
SCRANTON, PA 18503
APRIL 12, 2021**

LACKAWANNA JURIST

ESTATES

First Notice

Notice is hereby given that, in the estate of the decedent set forth below, the Register of Wills has granted letters, testamentary or of administration to the persons named. All persons having claims against said estate are requested to make known the same to them or their attorneys and all persons indebted to said decedent are requested to make payment without delay to the executors or administrators named below. **ESTATE OF STANLEY EARL BAGG**, late of Clarks Summit Borough. Deborah Amico, 31 Willow Avenue, Slatington, PA. Attorney Kenneth R. Bachman, Esq., 1063 Mosser Road, T-204, Breinigsville, PA 18031.

ESTATE OF LEON ROBERT BRONSON, Deceased (died on 2/10/2021). Late of Carbondale, Lackawanna County, PA. Letters Testamentary have been granted and all creditors shall make demand and all debts shall make payment without delay to JOAN BRONSON, C/O HARRY T. COLEMAN, ESQUIRE, 41 N. Main Street, Carbondale, PA 18407.

Notice is hereby given that Letters Testamentary have been granted to Catherine Chelland, Executrix of the **ESTATE OF GEORGE J. CHELLAND**, late of Old Forge, PA, who died on May 30, 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.

RE: **ESTATE OF JOHN CONNOLLY III**, late of Scranton, Pennsylvania (died March 17, 2020). Notice is hereby given that Letters of Administration for the Estate of John Connolly III have been issued to Zane M. Burrier, 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 at 8108 Lincoln Avenue – Apt. D, Evansville, IN 47715 or to Robert T. Kelly, Jr., Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Spruce Street, Suite 200, Scranton, PA 18503."

ESTATE OF FRANK DROST, SR. A/K/A FRANK DROST late of Scranton, Lackawanna County, Pennsylvania (died April 13, 2021). Notice is hereby given that Letters Testamentary have been issued to Lisa Bauman, 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 Lisa Bauman, c/o John J. McGee, Attorney for the Estate, P.O. Box 3298, Scranton, PA 18505.

ESTATE OF CLAIRE ANN EIBACH A/K/A CLAIRE EIBACH, late of Scranton, Lackawanna County, Pennsylvania (died April 13, 2021). Notice is hereby given that Letters Testamentary have been issued to Sally Ann Marrazzo, 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 Sally Ann Marrazzo, c/o John J. McGee, Attorney for the Estate, P.O. Box 3298, Scranton, PA 18505.

ESTATE OF KEVIN FLANAGAN, late of Scranton, Lackawanna County, (died November 28, 2020). Notice is hereby given that Letters of Administration have been granted

to Ann Mullin. All persons indebted to the said Estate are required to make payment, and those having claims or demands to present same without delay to the Administratrix or to David I. Falck, Esq., attorney for the estate, 227 Penn Avenue, Scranton, PA 18503.

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted in the **ESTATE OF RANDOLPH J. HORHUTZ A/K/A RANDOLPH HORHUTZ OR RANDY HORHUTZ OR RANDY HORUTZ**, Deceased, late of 712 Park Street, Mayfield, Lackawanna County, Pennsylvania 18433, who died on April 12, 2021. All persons indebted to the Estate are requested to make payment and those having claims or demands are to present same, without delay, to the Administratrix, Gloria J. Horhutz, or Michael N. Krisa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447.

ESTATE OF ROBERT E. JACKSON, DECEASED, late of Scranton, Lackawanna County, Pennsylvania, (died May 7, 2021). Letters Testamentary having been granted, creditors shall make demand and debtors shall make payment to Stephen J. Evers, Esq., Attorney for the Estate, 213 R. North State Street, Clarks Summit, PA, 18411.

NOTICE IS HEREBY GIVEN that Letters Testamentary in the **ESTATE OF MICHAEL J. JEZUIT**, (Date of Death: January 30, 2021) 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: STANLEY JEZUIT, EXECUTOR, BRENDA D. COLBERT, ESQUIRE, COLBERT & GREBAS, P.C., 210 Montage Mountain Road – Suite A, Moosic, PA 18507.

Notice is hereby given that Letters Testamentary have been granted in the **ESTATE OF RUTH M. MILLIGAN**, late of Fell Township, Lackawanna County, Pennsylvania (died April 16, 2021). All person indebted to the Estate are requested to make payments and all those having claims or demands are to present same, without delay to Therese Talarico, Executrix of the Estate, or Sean P. McGraw, Esquire, Attorney for the Estate, 41 N. Main Street, Suite 415, Carbondale, PA 18407.

RE: **ESTATE OF TANA T. VACENDAK A/K/A GAETANA T. VACENDAK**, late of Clarks Summit, Pennsylvania (died April 11, 2021). Notice is hereby given that Letters of Administration for the Estate of Tana T. Vacendak a/k/a Gaetana T. Vacendak have been issued to Michael Vacendak, 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 at 9188 Valley View Drive, Clarks Summit, PA 18411 or to Patrick A. Walsh, Esquire, Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Spruce Street, Suite 200, Scranton, PA 18503.

Second Notice

RE: **ESTATE OF RICHARD E. CATO A/K/A RICHARD CATO**, late of Scranton, Lackawanna County, and State of Pennsylvania, deceased, who died on the 21st day of January, 2021. 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 without delay to the Administratrix, Lisa Brandt, P.O.

LACKAWANNA JURIST

Box 164, Portland, PA 18351, or to Mattes & Mattes, P.C., 324 N. Washington Ave., Scranton, PA 18503.

ESTATE OF ANTHONY W. CERRA, late of Carbondale City, Lackawanna County, Pennsylvania. Letters Testamentary in the above named estate having been granted to the undersigned, all person indebted to the estate are requested to make immediate payment and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of Lackawanna County, Orphans' Court Division, a particular statement of claim, duly verified by an affidavit setting forth an address within the county where notice may be given to claimant. Anthony W. Cerra Jr., Co-Executor, 15 Sargent Rd., Swampscott, MA 01907 & Francis X. Cerra, Co-Executor, 21 Dewitt Avenue, Carbondale, PA 18407. Joseph P. McDonald, Jr., Esquire, 1651 West Main Street, Stroudsburg, PA 18360.

RE: ESTATE OF PAUL COOLICAN A/K/A PAUL J. COOLICAN, late of Clarks Summit, Pennsylvania (died May 7, 2021). Notice is hereby given that Letters Testamentary for the Estate Paul Coolican a/k/a Paul J. Coolican have been issued to Carol S. Hosier, 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 at 112 Ashbury Drive, Clarks Summit, PA 18411 or to Kris E. Fendrock, Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Spruce Street, Suite 200, Scranton, PA 18503.

Notice is hereby given that Letters of Administration have been granted to Jennifer Dellamalva, Administratrix of the **ESTATE OF JOHN THOMAS DELLAMALVA A/K/A JOHN DELLAMALVA**, late of Moosic, PA, who died on May 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 Administratrix or to Raymond C. Rinaldi, II, Esquire, Rinaldi & Poveromo, P.C., P.O. Box 826, Scranton, PA, 18501.

ESTATE OF RALPH F. ESTELLE, late of Gouldsboro, Lackawanna County, Pennsylvania, deceased (Died January 11, 2021) Letters of Testamentary have been granted to Maureen Snellen, Executrix or Christopher T. Powell, Jr., Esquire, Powell Law, 527 Linden Street, Scranton, PA 18503.

ESTATE OF MADELINE T. FLYNN. ESTATE NUMBER 35-2021-691, DECEASED, LATE OF SCRANTON, LACKAWANNA COUNTY, PA: DIED FEBRUARY 20, 2021. NOTICE IS HEREBY GIVEN THAT LETTERS 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 MARTIN FLYNN, 1401 ORAM STREET, SCRANTON PA 18504.

NOTICE IS HEREBY GIVEN THAT Letters Testamentary have been issued to Randy R. Freeman, Executor of the **ESTATE OF SHIRLEY A. FREEMAN**, Deceased, who died on March 17, 2021, late of Scranton, Lackawanna County, Pennsylvania. All creditors are requested to present their claims and all persons indebted to the decedent will make payment to the aforementioned Executor or his attorney. ROSENN, JENKINS & GREENWALD, LLP, 1065 Highway 315, Suite 200, Wilkes-Barre, PA 18702.

ESTATE OF MICHAEL J. GIANZANTI, late of Dunmore, Lackawanna County, Pennsylvania, (died April 16, 2021). Notice is hereby given that Letters Testamentary have been issued to Pamela Doran, Executrix of the Estate. MARIANNE M. STIVALA, ESQUIRE, BRIAN J. CALI & ASSOCIATES, 103 EAST DRINKER STREET, DUNMORE, PENNSYLVANIA 18512.

RE: ESTATE OF ELIZABETH S. HOYLE, A/K/A ELIZABETH HOYLE, late of Carbondale, Pennsylvania (died March 7, 2021). Notice is hereby given that Letters Testamentary for the Estate of Elizabeth S. Hoyle, a/k/a Elizabeth Hoyle have been issued to Elizabeth A. Hoyle, 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 P.O. Box 507, Peapack, NJ 07977 or to Kristen M. Clark, Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Spruce Street, Suite 200, Scranton, PA 18503.

ESTATE OF FRANCES M. KLINKO, late of Archbald, Lackawanna County, PA (died January 27, 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 Richard P. Klinko, 701 North Main Street, Archbald, PA 18403 or to William F. Dunstone, Esquire, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 S. Abington Road, Clarks Summit, PA 18411.

ESTATE OF ANN M. LIPPERINI. ESTATE NUMBER 35-2021-656, DECEASED, LATE OF SCRANTON, LACKAWANNA COUNTY, PA: DIED MARCH 23, 2021. NOTICE IS HEREBY GIVEN THAT LETTERS 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 RICHARD J. LIPPERINI, 1454 ARAPAHO CT, TOMS RIVER, NJ 08755.

ESTATE OF RHODA MILLER A/K/A RHODA J. MILLER, late of Taylor, PA (died January 25, 2021). Donald L. Miller, Jr., Executor, c/o Michael F. Bailey, Esquire, 4099 Birney Avenue, Moosic, PA 18507.

ESTATE OF JAMES M. MUNLEY, Late of South Abington Township, Pennsylvania (Died March 23, 2020). Letters Testamentary has been granted to Kathleen P. Munley, Executrix. All persons having claims against the Estate of 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 IRENE B. O'HEARN, late of Scranton, PA, who died May 12, 2021. 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: John O'Hearn, Executor, c/o Corinne E. Thiel, Esquire, 3703 Birney Avenue, Scranton, PA 18507.

NOTICE IS HEREBY GIVEN THAT Letters Testamentary have been granted in the **ESTATE OF EVELYN OSBORN**, Deceased, late of South Abington Township, Lackawanna County, Pennsylvania, who died on December 11, 2020. All persons indebted to said Estate are required to make payment, and those having claims or demands to present the same without delay to the Executor, Paul C. Osborn, in care of their attorney, Jannell L. Dudick,

LACKAWANNA JURIST

1043 Wyoming Ave., Forty Fort, PA. 18704.

ESTATE OF JEAN A. PATRONICK A/K/A JEAN ANGELA PATRONICK, late of Old Forge, Lackawanna County, PA, (died August 22, 2020). Letters Testamentary were granted to Roberta A. Fratzola. Creditors present claims and debtors make payment to the Executrix, or to Kim A. Giombetti, Esq., The Ritz Building, 222 Wyoming Avenue, Scranton, PA 18503, Attorney for the Estate.

ESTATE OF HANNAH PERRINS aka HANNAH SCHLAPPE PERRINS aka HANNAH PERRINS-SCHIAPPE aka HANNAH S. PERRINS. ESTATE NUMBER 35-2021-693, DECEASED, LATE OF SCRANTON, LACKAWANNA COUNTY, PA: DIED APRIL 23, 2021. NOTICE IS HEREBY GIVEN THAT LETTERS 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 LORRIE REILLY, 201 SKYLINE DRIVE, ARCHBALD PA 18403.

ESTATE OF GRETA PINYHA. ESTATE NUMBER 35-2021-685, DECEASED, LATE OF OLD FORGE, LACKAWANNA COUNTY, PA: DIED MARCH 29, 2021. NOTICE IS HEREBY GIVEN THAT LETTERS 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 MICHELE DOMIANO-GNALL, 4 KIPLING DRIVE, MOOSIC PA 18507

ESTATE OF CHARLES PRENDERGAST aka CHUCK PRENDERGAST. ESTATE NUMBER 35-2021-737, DECEASED, LATE OF OLD FORGE, LACKAWANNA COUNTY, PA: DIED APRIL 25, 2021. NOTICE IS HEREBY GIVEN THAT LETTERS 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 THOMAS ALLEN POSSINGER, 505 JOSEPHINE STREET, OLD FORGE PA 18518.

Notice is hereby given that letters of administration have been granted in the **ESTATE OF ARLENE F. SCAVO**, late of Scranton, (died April 4, 2021) to Christopher B. Scavo, c/o Comit Law Firm, LLC, 46 Public Square, Suite 101, Wilkes-Barre, PA 18701. 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 or his attorney.

ESTATE OF BARBARA E. SICHIK. ESTATE NUMBER 35-2021-757, DECEASED, LATE OF SCRANTON, LACKAWANNA COUNTY, PA: DIED APRIL 30, 2021. NOTICE IS HEREBY GIVEN THAT LETTERS 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 JULIA A. FULLER, 15 HOFFAMN PLACE, BELLE MEAD NJ 08512

Third Notice

NOTICE IS HEREBY GIVEN that Letters of Administration in the **ESTATE OF EARL P. BEICHLER, JR.**,

A/K/A EARL POWELL BEICHLER, JR., (Date of Death: April 6, 2021) late of Benton Township, Lackawanna County, Pennsylvania, have been granted to the undersigned. All persons indebted to said estate are required to make immediate payment and those having claims shall present them for settlement to: JENNIFER SAUTER, ADMINISTRATRIX, BRENDA D. COLBERT, ESQUIRE, COLBERT & GREBAS, P.C., 210 Montage Mountain Road – Suite A, Moosic, PA 18507.

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

NOTICE IS HEREBY GIVEN THAT Letters of Administration in the **ESTATE OF CAROL R. CONABOY**, late of Scranton, Lackawanna County, Pennsylvania, (Date of Death: January 20, 2021) have been granted to the undersigned. All persons indebted to said estate are required to make immediate payment and those having claims shall present them for settlement to: Kim M. Roberts, Administratrix, C/O MATTHEW J. PARKER, ESQUIRE, MARSHALL, PARKER & WEBER, LLC, 49 E. Fourth Street, Suite 105E, Williamsport, PA 17701.

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

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

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

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

ESTATE OF SARAH MARIE SHERIDAN A/K/A SARAH SHERIDAN A/K/A ROSARIA SHERIDAN A/K/A SARAH M. SHERIDAN, late of Scranton, Lackawanna County, Pennsylvania (died February 6, 2021). Notice is hereby given that Letters Testamentary have been issued to Colleen Colosimo, Executrix of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to Colleen Colosimo, c/o John J. McGee, Attorney for the Estate, P.O. Box 3298, Scranton, PA 18505.

RE: **ESTATE OF MILDRED L. SPINDLER**, late of Scranton, PA, who died June 27, 2007. Letters Testamentary in the above estate having been granted, all persons having claims or demands against the estate of the decedent shall

LACKAWANNA JURIST

make them known and present them, and all persons indebted to said decedent shall make payment thereof without delay to: Karen S. Lutz, Executrix, or Daniel L. Penetar, Jr., Esquire, 116 North Washington Avenue, Suite 2A, Scranton, PA 18503.

Notice is hereby given that Letters Testamentary have been granted in the **ESTATE OF BARRY WARREN TEVELIN**, late of Archbald, Lackawanna County, Pennsylvania. All persons indebted to the Estate are requested to make payment, and those having claims or demands are to present same, without delay, to the Executor, Dominic J. Perini, 100 Mildred Street, Jessup, PA 18434, or Armand E. Olivetti, Jr., attorney for the Estate, 307 N. Blakely Street, Dunmore, PA 18512.

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

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

RE: **ESTATE OF ROBERT WARSH**, late of Jefferson Township, Lackawanna County, Pennsylvania (died January 6, 2021). Notice is hereby given that Letters Testamentary for the Estate have been issued to Sarah Newell, Executrix of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to the Executrix, or to John J. McGovern, Jr., Attorney for the Estate, 321 Spruce Street - Suite 201, Scranton, PA 18503.

FICTITIOUS NAME

An application for registration of the fictitious name **LakeCrest Landscaping**, 43 Matthew St., Scott Twp., PA 18433 has been filed in the Department of State at Harrisburg, PA, File Date 02/22/2021 pursuant to the Fictitious Names Act, Act 1982-295. The name and address of the person who is a party to the registration is Nicholas Bianchi, 43 Matthew St., Scott Twp, PA 18433.

T1-6/25

CERTIFICATE OF ORGANIZATION

NOTICE IS HEREBY GIVEN THAT a Certificate of Organization, Domestic Limited Liability Company, for **Lackawanna Executive Park Dickson LLC**, a Pennsylvania Limited Liability Company, has been filed with and approved by the Department of State, Commonwealth of Pennsylvania on May 19, 2021, in accordance with the provisions of the Commonwealth of Pennsylvania Limited Liability Company law of 1994, 15 Pa.C.S.A. Section 8901, as amended. The principal place of business is 626 Laybourne Street, Scranton, Pennsylvania 18508.

T1-6/25

CERTIFICATE OF ORGANIZATION

NOTICE IS HEREBY GIVEN THAT a Certificate of Organization, Domestic Limited Liability Company, for **"Treasure Today, LLC"**, has been filed with and approved by the Department of State of the Commonwealth of Pennsylvania on June 1, 2021, pursuant to the Limited Liability Company Law of 1994, as amended and supplemented.

Law Office of Joseph F. Gaughan, P.C.

T1-6/25

NOTICE

To: James a/k/a Jamie Gries

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 28, 2021 at 10:00 a.m. in Courtroom No. 6, 200 North Washington Avenue, Scranton, PA 18503.

If you wish to defend or address this matter, 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.

Northeastern Pennsylvania Legal Services
33 North Main Street
Suite 200
Pittston, PA 18640
Phone: (570) 299-4100

By: Oliver, Price and Rhodes
Jenna Kraycer Tuzze, Esq.
Phone: (570) 585-1200

T1-6/25

LACKAWANNA JURIST

NOTICE

Reverse Mortgage Funding LLC
PLAINTIFF
VS.

Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Marie Wallick, deceased and Salvatore Cortese, known Heir of Marie Wallick, deceased
DEFENDANTS

COURT OF COMMON PLEAS
CIVIL DIVISION
LACKAWANNA COUNTY
NO: 2021-01653

To the Defendants, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Marie Wallick, deceased: TAKE NOTICE THAT THE Plaintiff, Reverse Mortgage Funding LLC has filed an action Mortgage Foreclosure, as captioned above.

NOTICE

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE YOUR DEFENSE OR OBJECTIONS 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 NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

Lackawanna County Lawyer Referral Service
North Penn Legal Services
33 N. Main Street, Suite 200
Pittston, PA 18640

LOGS LEGAL GROUP LLP
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447
KRISTEN D. LITTLE, PA I.D. NO. 79992
ALISON H. TULLIO, PA I.D. NO. 87075
ELIZABETH L. WASSALL, PA I.D. NO. 77788
LESLIE J. RASE, PA I.D. NO. 58365
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610) 278-6800
E-MAIL: PAHELP@LOGS.COM
LLG FILE NO. 21-066058
T1-6/25

LACKAWANNA JURIST

NOTICE

REGISTER OF WILLS OF LACKAWANNA COUNTY

PETITION FOR CITATION TO GRANT LETTERS OF ADMINISTRATION
PURSUANT TO SECTION 3155 OF PROBATE ESTATES AND FIDUCIARIES CODE

Before the Register of Wills of Lackawanna County

IN THE MATTER OF THE
ROBERT J. GRIFFITHS, Deceased

Estate Number: 35-21- 922

FRANCES M. KOVALESKI
REGISTER OF WILLS
2021 JUN 16 A 9:30
CLERK OF ORPHANS COURT

CITATION BY REGISTER

TO: The heirs of ROBERT J. GRIFFITHS

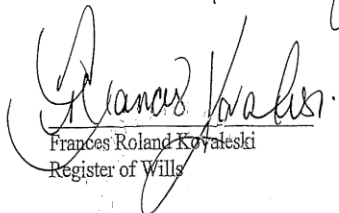
AND NOW, this 15th day of July 2021, a hearing is schedule for the 20 day of July 2021 and a Citation is issued to those entitled to administer the ESTATE OF ROBERT J. GRIFFITHS to appear and show cause, if any may be, why Letters of Administration should not be granted to John T. O'Malley, Esquire, in the ESTATE OF ROBERT J. GRIFFITHS.

Notice of the Citation shall be published at least once in the Lackawanna Jurist and by mailing to those set forth in paragraph 11 of the Petition.

Citation returnable the 15th day of July, 2021 at 4:00 p.m., prevailing time.

A hearing is scheduled for the 20th day of July 2021 at 10:00 a.m. prevailing time located at the Office of the Register of Wills located at the Lackawanna County Government Center, 123 Wyoming Avenue, Suite 521, Scranton, Pennsylvania 18503.

WITNESSETH, Frances Roland Kovaleski, Register of Wills, and the seal of her office at Office of the Register of Wills located at the Lackawanna County Government Center, 123 Wyoming Avenue, Suite 521, Scranton, Pennsylvania 18503, the 15th day of June, 2021.


Frances Roland Kovaleski
Register of Wills