

LACKAWANNA JURIST

ESTATE

First Notice

NORMA JANE AHLERS, late of Scranton, Lackawanna County, Pennsylvania, who died June 6, 2026, Letters Testamentary in the above Estate having been granted to William Ahlers. 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 William Ahlers, Executor, c/o Attorney Jill E. Durkin, Durkin Law, LLC, 401 Marshbrook Road, Factoryville, Pennsylvania 18419.

ESTATE OF MIRIAM E. GIORDANO, late of the Borough of Dunmore, Lackawanna County, Pennsylvania, died on June 9, 2026. Letters Testamentary having been granted to Ellen Christman. Creditors shall make demands and debtors shall make payment without delay to Marjorie DeSanto Barlow, Esq., Attorney for the Estate, DeSanto Barlow Law, P.C., 327 N. Washington Ave., Ste. 400, Scranton, PA 18503.

GAIL P. MELUCCI, late of Dickson City, Lackawanna County, Pennsylvania, who died November 25, 2025, Letters Testamentary in the above Estate having been granted to Karen Kresge. All persons having claims or demands against the Estate of the decedent shall make them known, and present them, and all persons indebted to said decedent shall make payment thereof without delay to Karen Kresge, Executrix, c/o Attorney Jill E. Durkin, Durkin Law, LLC, 401 Marshbrook Road, Factoryville, Pennsylvania 18419.

ESTATE OF JAMES WALTER SWANICK, late of Dunmore, Pennsylvania (died January 4, 2008). Notice is hereby given that Letters of Administration for the Estate of James Walter Swanick have been issued to James W. Swanick, Jr., 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 401 Keystone Street, Hawley, PA 18428 or to Kris E. Fendrock, Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Biden Street, Suite 200, Scranton, PA 18503.

Second Notice

ESTATE OF DAVID J. AVVISATO, late of Old Forge, Pennsylvania (died January 9, 2022). Letters Testamentary in the above estate having been granted, all persons having claims or demands against the estate of Decedent shall make them known and present them, and all persons indebted to said estate shall make payment thereof without delay to Nicole Olivieri, Executrix, 102 Seneca Drive, Old Forge, PA 18518; or to Paul D. Horgor, Oliver, Price & Rhodes, LLP, Attorney for the Estate, 1212 South Abington Road, Clarks Summit, Pennsylvania 18411.

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted in the **ESTATE OF CLARE MARY KOPA, a/k/a CLARE KOPA**, Deceased, 21 Maple Street, Jermyn, Lackawanna County, Pennsylvania 18433, who died on January 15, 2005. 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 Administrator, Gary Kopa, 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 to Max Louis Miller of Brooklyn, New York, in the **ESTATE OF ELLA J. MCNAMARA**, deceased, who died on May 2, 2026, late of Thornhurst, Lackawanna County, Pennsylvania. All creditors are requested to present their claims and all persons indebted to the decedent are requested to make payment to the above Executor of his Attorney, Kevin M. Walsh, Esquire, 297-299 Pierce Street, Kingston, Pennsylvania 18704, Phone: (570) 283-3041.

ESTATE OF JOHN D. NELSON, JR., Deceased, late of the City of Scranton, Lackawanna County, Pennsylvania, (died June 4, 2026). Letters Testamentary having been granted, creditors shall make demand and debtors shall make payment to Nicole Nelson, 1642 E. Elm St., Scranton, PA, 18505 or to Stephen J. Evers, Esq., Attorney for the Estate, 213 R. North State Street, Clarks Summit, PA 18411.

ESTATE OF JOHN J. PIFCHO late of the City of Scranton, Lackawanna County, Pennsylvania (died May 24, 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 payment; and those having claims or demands are to present the same without delay to Kathleen Wagner, 4706 West Nicholson Road, Tunkhannock, PA 18657 and counsel for the Estate, Nancy M. Barrassé, Esquire, 224 Adams Avenue, Scranton, Pennsylvania 18503.

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted in the **ESTATE OF ROBERT J. ROSIECKI**, deceased, late of South Abington Township, Lackawanna County, Pennsylvania, 18411, who died on March 6, 2026. 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, Ann Marie Rosiecki or Scott R. Sanderson, Attorney for the Estate – 1 Terrace Drive, Olyphant, Pennsylvania 18447.

ESTATE OF RUTH SIMRELL, late of Scranton, Pennsylvania, (Died: August 1, 2022). Notice is hereby given that Letters Administration on the above Estate have been granted to Lawrence A. Durkin, Administrator. All persons indebted to the said Estate are required to make payment and those having claims to present the same without delay to the Administrator named herein, or to Lawrence A. Durkin, Esquire, Durkin MacDonald, LLC, Attorney for this Estate, 536 East Drinker Street, Dunmore, Pennsylvania 18512.

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Third Notice

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF LEOBA GROMER, a/k/a LEE GROMER**, Deceased, 3255 Doud Avenue, Scranton, Lackawanna County, Pennsylvania 18505, who died on May 21, 2026. 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, Frank Peretto, or Michael N. Krisa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447.

ESTATE OF PAUL KALUTA, Late of Dunmore, Pennsylvania (died May 29, 2026). Notice is hereby given that Letters of Administration, d.b.n.c.a. in the above Estate have been granted to Gregory Tallman. All persons indebted to the said Estate are required to make payment and those having claims to present the same without delay to Gregory Tallman, Administrator, or to Howard M. Spizer, Esquire, Attorney for the Estate, Hinman, Howard & Kattell, LLP, 538 Biden Street, Suite 320, Scranton, PA 18503.

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted in the **ESTATE OF ANN LALLY**, late of Archbald, Lackawanna County, Pennsylvania (died May 12, 2026). 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 Administrator, Jeanne Lally, or John J. Lawler, Jr., Attorney for the Estate, 25 North Main Street, Suite Two, Carbondale, Pennsylvania 18407.

NOTICE IS HEREBY GIVEN that Letters of Administration were granted to Marilyn Lennick, in the **ESTATE OF RUTH M. LENNICK**, late of the City of Scranton, Lackawanna County, Pennsylvania, who died on February 3, 2013. All persons indebted to the said Estate are required to make payment, and those having claims or demands to present the same without delay to the estate's counsel named below: Edwin A. Abrahamsen, Esquire Abrahamsen, Conaboy & Abrahamsen, P.C. 255 E. Grove St, 2nd Fl. Clarks Summit, PA 18411.

NOTICE IS GIVEN that Letters Testamentary have been granted in the **ESTATE OF GERTRUDE A. LITWINIEC**, late of Fernandina Beach, FL, with probate assets only in Lackawanna County, Commonwealth of Pennsylvania (Died: May 2, 2020). All persons indebted to said estate are required to make payments and those having claims or demands to present the same without delay to the Executrix, Gayle Litwiniec-Sauers, 96224 Sea Winds Dr., Fernandina Beach, FL 32034, or: Donald G. Karpowich, Esquire, 85 Drasher Road, Drums, PA 18222.

NOTICE IS GIVEN that Letters Testamentary have been granted in the **ESTATE OF ROBERT E. LITWINIEC**, late of Fernandina Beach, FL, with probate assets only in Lackawanna County, Commonwealth of Pennsylvania (Died: Jan. 13, 2026). All persons indebted to said estate are required to make payments and those having claims or demands to present the same without delay to the Executrix, Gayle Litwiniec-Sauers, 96224 Sea Winds Dr., Fernandina Beach, FL 32034, or: Donald G. Karpowich, Esquire, 85 Drasher Road, Drums, PA 18222.

MARGARET C. MARSHALL, late of Scranton, Lackawanna County, Pennsylvania, who died June 5, 2026, 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 Catherine Hall, Executrix, c/o Attorney Scott Lynett, The Law Office of Scott Lynett, 237 Penn Avenue, Scranton, Pennsylvania 18503.

ESTATE OF COSMO J. MUSTACCHIO A/K/A COSMO MUSTACCHIO A/K/A CJ MUSTACCHIO A/K/A COSMO J. MUSTACCHIO SR (died May 9, 2026) formerly of Archbald, 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, Christopher Mustacchio, or Richard A. Fanucci, Attorney for the Estate, 1711 Main Street, Blakely, PA 18447.

ESTATE OF JOHN D. NELSON, JR., DECEASED, late of the City of Scranton, Lackawanna County, Pennsylvania, (died June 4, 2026). Letters Testamentary having been granted, creditors shall make demand and debtors shall make payment to Nicole Nelson, 1642 E. Elm St., Scranton, PA, 18505 or to Stephen J. Evers, Esq., Attorney for the Estate, 213 R. North State Street, Clarks Summit, PA, 18411.

ESTATE OF EILEEN P. O'MALLEY, late of the City of Scranton, Lackawanna County, Pennsylvania, died on May 26, 2026. Letters Testamentary having been granted to John Scubelek. Creditors shall make demands and debtors shall make payment without delay to Marjorie DeSanto Barlow, Esq., Attorney for the Estate, DeSanto Barlow Law, P.C., 327 N. Washington Ave., Ste. 400, Scranton, PA 18503.

ESTATE OF ADELE JUNE POLLACK, ESTATE NUMBER 35352026-669, Deceased, Late of Scranton, Lackawanna County, PA: Died May 5, 2026. 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 Robert Pollack, 724 Winola RD, Clarks Summit, PA 18411 and Shelly Pollack Young, 827 Clay Ave., Scranton, PA 18510.

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ESTATE OF GARY CHARLES POPSON, Deceased, late of 212 W. Swinick Dr., Dunmore, PA 18512, (Died May 30, 2026). Nicole Stefanowicz, Executrix; Dante A. Cancelli, Esquire, Suite 260, 125 North Washington Ave., Scranton, PA 18503, Attorney.

Estate of HOWARD RICHARD POWELL, late of Ransom Township, Lackawanna County, Pennsylvania (died December 4, 2021). Notice is hereby given that Letters Testamentary for the Estate have been issued to Barbara Ann Powell, 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.

Letters Testamentary for the **ESTATE OF ROSALIE G. SERAFIN**, who died May 17, 2026, late of Old Forge, Lackawanna County, Pennsylvania, having been granted, all persons indebted to the said Estate are requested to make payment and those having claims are to present the same without delay to Karen Ann Connors, Executrix, c/o Shannon Crake Lapsansky, Esquire, Pugliese, Finnegan, Shaffer & Ferentino LLC, 575 Pierce Street - Suite 500, Kingston, PA 18704.

ESTATE OF LOIS ANN WALL A/K/A LOIS A. WALL A/K/A LOIS WALL (died May 4, 2026) formerly of Throop, Pennsylvania. All persons indebted to the estate shall make payment and those having claims or demands are to present same without delay to the Administratrix, Michele Lesnefsky, or Richard A. Fanucci, Attorney for the Estate, 1711 Main Street, Blakely, PA 18447.

Notice of Dissolution

HutchPrint, Inc., a Pennsylvania corporation, hereby gives notice of its winding up proceedings under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

Articles of Incorporation

Articles of Incorporation for **Gigi Real Estate Inc.** were filed with the PA Department of State on **July 22, 2026**, under the provisions of the Business Corporation Law of 1988, as amended and supplemented.

LACKAWANNA JURIST

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Kelly M. Perez

Plaintiff,

vs.

Sabino Santos Hernandez Perez

Defendant

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

: CIVIL ACTION—
: LAW IN DIVORCE

: FC 2026 FC 4

NOTICE TO DEFEND AND CLAIM RIGHTS

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, then you must take prompt action. You are warned that if you fail to do so, then the case may proceed without you and a decree of divorce or annulment may be entered against you by the court. A judgment may also be entered against you for any other claim or relief requested in these papers by the plaintiff. You may lose money or property or other rights important to you, including custody or visitation of your children.

IF YOU DO NOT FILE A CLAIM FOR ALIMONY, DIVISION OF PROPERTY, ATTORNEY'S FEES OR EXPENSES BEFORE A DIVORCE OR ANNULMENT IS GRANTED, THEN YOU MAY LOSE THE RIGHT TO CLAIM ANY OF THEM.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR CALL THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

North Penn Legal Services, Inc.
33 N. Main St., Suite 200
Pittston, PA. 18640
(580)299-4100

Lawyer Referral Service
338 N. Washington Ave., 3rd floor
Scranton, PA. 18503
(570)-969-9600

LACKAWANNA JURIST

LEGAL NOTICE

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

BGN Development Corporation, Plaintiff, v. Thomas Shannon, his respective heirs, devisees, legatees, executors, administrators, personal representatives, successors, transferees and assigns, and all other persons claiming by, through, from or under said Defendants, and all other persons whatsoever, Defendants. Docket No. 25-CV-2748.

This is an Action to Quiet Title concerning certain real property described in the Complaint in the above-captioned matter, being situated in the Township of Ransom, County of Lackawanna, Commonwealth of Pennsylvania.

On July 14, 2026, the Court entered an Order on Plaintiff's Motion for Default Judgment in the above matter. The Court found that Plaintiff commenced this quiet title action by filing a Complaint on April 8, 2025, at No. 25-CV-2748. The Court previously granted leave, by Order dated August 7, 2025, to serve Defendant Thomas Shannon by publication pursuant to Pa.R.C.P. 430, directing publication once a week for two consecutive weeks in a newspaper of general circulation in Lackawanna County and in a legal journal, if necessary. Affidavits of publication were filed, evidencing publication in The Scranton Times on August 22, 2025, and in the Lackawanna Jurist on August 29, 2025. No Defendant entered an appearance or filed a responsive pleading within the time permitted by law. The Court granted Plaintiff's Motion for Default Judgment, entered default judgment in favor of BGN Development Corporation and against Defendants, and quieted title in favor of Plaintiff to the Property described in the Complaint, adjudging that Plaintiff holds good and marketable title to the Property as against Defendants. Defendants, and all persons claiming by, through, from, or under them, are forever barred and enjoined from asserting any right, title, lien, or interest in or to the Property adverse to Plaintiff, unless within thirty (30) days after the date of the Order they file and serve a petition to open the default and/or take such other action as the Court may direct. If no such action is taken within thirty (30) days, Plaintiff may praecipe for entry of final judgment consistent with Pa.R.C.P. 1066. The Prothonotary was directed to enter judgment on the Order upon the docket forthwith, and the Court retained jurisdiction to enforce the Order.

Any interested party, including Thomas Shannon, his heirs, devisees, legatees, executors, administrators, personal representatives, successors, transferees, assigns, and all persons claiming by, through, from, or under them, who seeks to contest the Order must file and serve a petition to open the default and/or take such other action as the Court may direct within thirty (30) days after July 14, 2026. Unless such action is timely taken within thirty (30) days after the date of the Order, the bar and injunction will stand, and Plaintiff may praecipe for entry of final judgment pursuant to Pa.R.C.P. 1066.

A petition or other responsive filing must be filed with the Lackawanna County Prothonotary at 123 Wyoming Avenue, First Floor, Scranton, PA 18503, and served in accordance with the Pennsylvania Rules of Civil Procedure and Lackawanna County local rules. The Court directed that Plaintiff serve notice of the Order in accordance with the Pennsylvania Rules of Civil Procedure and the Lackawanna County local rules. Filings must include the case caption and docket number set forth above.

If you fail to file and serve the required petition or take other Court-directed action within thirty (30) days after July 14, 2026, your rights, if any, in the Property will be forever barred and enjoined as set forth in the Court's Order, and final judgment may be entered. The Order forever bars and enjoins Defendants and all persons claiming by, through, from, or under them from asserting any right, title, lien, or interest in or to the Property adverse to Plaintiff, subject only to the thirty (30) day period stated above.

You should promptly consult an attorney. If you cannot afford an attorney, contact Lackawanna County Pro Bono, 233 Penn Ave., Scranton, PA 18503, 570-961-2714 or North Penn Legal Services, 33 N. Main St, Pittston, PA 18640, 570-299-4100 for assistance. This notice is published pursuant to Court Order and applicable rules.