

LACKAWANNA JURIST

JUDICIAL OPINION

CASE NAME AND NUMBER: Richard Mellow Corporation v. Lace
Building Affiliates, L.P. - **2025 WL
2375382** (Lacka. Co. 2025)

DATE OF DECISION: August 15, 2025

JUDGE: Terrence R. Nealon

ATTORNEYS INVOLVED: Colin J. Butler, Esquire, *Counsel for Plaintiff*
Nicholas F. Kravitz, Esquire, *Counsel for
Defendant*

SUMMARY OF OPINION:

An electrical contractor, which previously performed work on a construction project as a subcontractor, filed a mechanics' lien claim against the property owner pursuant to the Mechanics' Lien Law of 1963, Act of August 24, 1963, P.L. 1175, No. 497, *as amended*, 49 P.S. §§ 1101-1902 (the "Mechanics' Lien Law") for payment of separate electrical work it allegedly performed as a contractor for the owner pursuant to an independent agreement. The owner filed preliminary objections seeking to dismiss the mechanics' lien claim on the grounds that: (1) the contractor failed to comply with the pre-suit and post-filing notice requirements in 49 P.S. §§ 1501(b.1), 1502(a)(2) and 1503(4); (2) the contractor's claim did not include the required content and details; and (3) the property is immune from a mechanics' lien due to the subcontractor releases that the electrical contractor had provided to two other contractors on the project.

Two of the statutory notice requirements cited applied to subcontractors only and were inapplicable to the electrical contractor that asserted a mechanics' lien as a "contractor." The contractor satisfied the post-filing notice requirement based upon the sheriff's return of service attesting personal service of the mechanics' lien claim upon the owner and the contractor's subsequent filing of an affidavit of service. The substance of the contractor's mechanics' lien claim and the numerous detailed invoices attached to it sufficiently identified the lienable activity for which the contractor sought payment. Additionally, inasmuch as the subcontractor releases at issue were not attached to the owner's preliminary objections or filed of record, the owner did not establish that those releases were intended to discharge the contractor's separate work that it later completed at the owner's alleged direction. Accordingly, the owner's preliminary objections were overruled.

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ESTATE

First Notice

DONALD A. BONAVALGIA, late of Dunmore, Lackawanna County, Pennsylvania, who died June 11, 2020, 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 Susan Bonavoglia, Executor, c/o Attorney Scott Lynett, The Law Office of Scott Lynett, 237 Penn Avenue, Scranton, Pennsylvania 18503.

ESTATE OF PAUL ANTHONY BRENNAN, III a/k/a PAUL A. BRENNAN, late of South Abington Township, Pennsylvania (Died August 23, 2025). Notice is hereby given that Letters Testamentary on the above estate have been granted to Mary Donna Brennan. All persons indebted to said estate are required to make payment and those having claims to present the same without delay to the Executrix named above or to Ernest A. Sposto, Jr., Esquire, Attorney for the Estate, SNB Plaza, Suite 401, 108 North Washington Avenue, Scranton, PA 18503.

ESTATE OF GILBERT CAROZZI, Deceased, late of Scranton, Pennsylvania (Died July 28, 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 Alicia Scher, Testatrix, c/o Attorney Joseph F. Gaughan, 1107 Oram Street, Scranton, PA 18504.

Estate of **JOHN DYBACH**, late of South Abington Township, Lackawanna County, Pennsylvania (died August 10, 2025). Letters Testamentary in the above estate having been granted, all persons having claims or demands against estate of decedent shall make them known and present them, and all persons indebted to said estate shall make payment thereof without delay to Kish Bank, Executor, or to Travis M. Eckersley, Esquire, Oliver, Price & Rhodes, Attorneys for the Estate, 1212 South Abington Road, Clarks Summit, Pennsylvania 18411.

Notice is hereby given that Letters Testamentary have been granted to Timothy M. Finnerty and John P. Finnerty, in the **ESTATE OF ANN MARIE FINNERTY, a/k/a NANCY FINNERTY**, late of Scranton, Pennsylvania, who died on June 7, 2025. All persons indebted to the Estate are requested to make payment and those having claims or demand are to present the same without delay to John P. Finnerty, Esquire, 459 Wyoming Avenue, Kingston, Pennsylvania 18704.

ESTATE OF WILLIAM JOHN KALINICH III a/k/a WILLIAM J. KALINICH JR. (died August 18, 2025) formerly of Taylor, Pennsylvania. All persons indebted to the estate shall make payment and those having claims or demands are to present the same without delay to the Administratrix, Rachel Skoranski, or Richard A. Fanucci, Attorney for the Estate, 1711 Main Street, Blakely, PA 18447.

Estate of **ELEANOR J. KEMPA**, late of Scranton, Lackawanna County, Pennsylvania (died August 31, 2025). Notice is hereby given that Letters of Administration for the Estate have been issued to RAYMOND KEMPA 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 **CHARLES W. KIPP a/k/a CHARLES WILLIAM KIPP** (died August 20, 2025) formerly of Dunmore, Pennsylvania. All persons indebted to the estate shall make payment and those having claims or demands are to present same without delay to the Executor, David Drozdís, or Richard A. Fanucci, Attorney for the Estate, 1711 Main Street, Blakely, PA 18447.

ESTATE OF HELEN V. KOPACK, late of Scranton, Pennsylvania (Died June 2, 2025). Letters Testamentary has been granted to Ms. Deborah Jean Kopack, Executrix. 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 **JOSEPH B KOZLOWSKI**, late of Archbald, Lackawanna County, Pennsylvania (died August 15, 2025). Notice is hereby given that Letters of Administration for the Estate have been issued to DANIEL KOZLOWSKI 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 **EUGENE L. MARIOTTI**, Old Forge, Lackawanna County, PA, died July 1, 2025, Letters Administration granted, all persons having claims against said Estate shall make them known, present them and all indebted to decedent shall make immediate notification to Jean Mariotti, Executrix, or to Caputo & Mariotti, P.C., 730 Main Street, Moosic, PA 18507.

Estate of **LEILA EMILY MILES**, late of Scott Township, Lackawanna County, Pennsylvania (died August 22, 2025). Letters Testamentary in the above estate having been granted, all persons having claims or demands against estate of decedent shall make them known and present them, and all persons indebted to said estate shall make payment thereof without delay to Ronald Miles, Executor, or to James W. Reid, Esquire, Oliver, Price & Rhodes, Attorneys for the Estate, 1212 South Abington Road, Clarks Summit, Pennsylvania 18411.

Notice is hereby given that Letters Testamentary have been granted to Joseph A. Paradise and Michael J. Paradise, Co-Executors, of the Estate of **IRENE K. PARADISE a/k/a IRENE PARADISE**, late of Moosic, PA, who died on September 3, 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 Co-Executors or to Raymond C. Rinaldi, II, Esquire, Rinaldi & Poveromo, P.C., P.O. Box 826, Scranton, PA, 18501.

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ESTATE OF ROBERT PUGH, a/k/a ROBERT E. PUGH, late of the City of Scranton, Lackawanna County, Pennsylvania, 18510, died September 8, 2025. All persons having claims against the Estate or indebted to the Estate shall make payment or present claims to Kevin Pugh, Executor, 100 Carriage Lane, Clarks Summit, PA 18411 or J. Joseph Grady, Esquire, Attorney for the Estate, 2333 North Washington Avenue, Scranton, PA 18509.

Estate of **PEARL M. RAVINSKAS**, late of South Abington Township, Lackawanna County, Pennsylvania (died July 17, 2025). Letters Testamentary in the above estate having been granted, all persons having claims or demands against said estate shall make them known and present them, and all persons indebted to said estate shall make payment thereof without delay to Lisa Lomez, Executrix, or to James W. Reid, Esquire, Oliver, Price & Rhodes, Attorneys for the Estate, 1212 South Abington Road, Clarks Summit, Pennsylvania 18411.

Estate of **JOAN M. SMOLKO a/k/a JOAN SMOLKO**, DECEASED, late of 118 Handley St. Eynon, PA 18403, (Died August 22, 2025). JOHN HUGO SMOLKO, Executor; Dante A. Cancelli, Suite 260, 125 North Washington Ave., Scranton, Pennsylvania 18503, Attorney.

ELAINE T. WEINBERG, late of South Abington Township, Lackawanna County, Pennsylvania, who died August 6, 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 Eric M. Weinberg, Executor, c/o Attorney Scott Lynett, The Law Office of Scott Lynett, 237 Penn Avenue, Scranton, Pennsylvania 18503.

DIANE H. YOUNG, late of Scranton, Lackawanna County, Pennsylvania, who died November 22, 2024, 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 Cindy Mickavicz, Administrator, c/o Attorney Scott Lynett, The Law Office of Scott Lynett, 237 Penn Avenue, Scranton, Pennsylvania 18503.

Second Notice

MICHAEL J. KEATING, late of Scranton, Lackawanna County, Pennsylvania, who died July 8, 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 Matthew Keating, Administrator, c/o Attorney Scott Lynett, The Law Office of Scott Lynett, 237 Penn Avenue, Scranton, Pennsylvania 18503.

ESTATE OF JOSEPH C. MAHON, late of the City of Scranton, Lackawanna County, Pennsylvania 18509, who died on July 23, 2025. Letters of Administration have been granted to Maria Bordon. All persons indebted to the Estate are required to make payment and those having claims or demands to present the same without delay to John J. Warring, Attorney for the Estate, c/o O'Malley and Perry Law, 345 Wyoming Avenue, Scranton, Pennsylvania 18503.

ESTATE OF LYNN MARTIN, late of Dickson City, Lackawanna County, Pennsylvania (died August 22, 2020). 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 William R. Brown, Administrator, 1047 Deer Valley Road, Lake Ariel, Pennsylvania 18436 or to Kimberly Kost Scanlon, of Oliver, Price & Rhodes, LLP, Attorney for the Estate, 1212 South Abington Road, Clarks Summit, Pennsylvania 18411.

ESTATE OF WILLIAM M. NAUGHTON a/k/a WILLIAN NAUGHTON (died June 25, 2025) formerly of Scranton, Pennsylvania. All persons indebted to the estate shall make payment and those having claims or demands are to present the same without delay to Executor, Richard Moran Naughton, or Richard A. Fanucci, Attorney for the Estate, 1711 Main Street, Blakely, PA 18447.

Notice is hereby given that Letters Testamentary have been granted to Joseph A. Paradise and Michael J. Paradise, Co-Executors, of the **ESTATE OF IRENE K. PARADISE aka IRENE PARADISE**, late of Moosic, PA, who died on September 3, 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 Co-Executors or to Raymond C. Rinaldi, II, Esquire, Rinaldi & Poveromo, P.C., P.O. Box 826, Scranton, PA, 18510.

ESTATE OF JAMES SCANLON a/k/a JAMES J. SCANLON, late of Old Forge, Pennsylvania, (died June 18, 2025). Notice is hereby given that Letters of Administration in the above estate have been granted to Devin Scanlon. All persons indebted to the said Estate are required to make payment and those having claims to present the same without delay to Devin Scanlon, Administrator, or to Howard M. Spizer, Esquire, Attorney for the Estate, Hinman, Howard & Kattell, LLP, 705 Bank Towers Building, 321 Biden Street, Scranton, PA 18503.

Third Notice

ESTATE OF PETER BROJACK a/k/a PETER P. BROJACK, late of Clarks Green, PA, who died June 23, 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: Nicole M. Brojack, Executrix, or Daniel L. Penetar, Jr., Esquire, 753 East Drinker Street, Dunmore, PA 18512.

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Estate of CATHERINE CLARKE, late of Dunmore, Lackawanna County, Pennsylvania (died August 15, 2025) Notice is hereby given that Letters of Testamentary for the Estate have been issued to Colleen Clarke Riley, 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 LOUIS FERRARI, late of Roaring Brook Township, Pennsylvania (died August 29, 2025). Notice is hereby given that Letters Testamentary for the Estate of Louis Ferrari have been issued to Thomas Ferrari, 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 116 Sunset Road, 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.

Estate of MARLENE GONGLIEWSKI, Deceased, late of 843 E. Scott St., Olyphant, PA 18447, (Died August 10, 2025). Cynthia M. Reynolds, Executrix; Dante A. Cancelli, Esquire, Suite 260, 125 North Washington Ave., Scranton, Pennsylvania 18503, Attorney.

ESTATE OF PATRICIA E. GRIFFIN A/K/A PATRICIA GRIFFIN, late of Moscow, Pennsylvania (died July 24, 2025.) Notice is hereby given that Letters of Administration on the above Estate have been granted to Mandy Wombacker, of Thornhurst, 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.

NOTICE is hereby given that Letters Testamentary have been granted in the Estate of **SHIRLEY HURST, a/k/a SHIRLEY Y. HURST**, late of South Abington Township, Lackawanna County, who died August 8, 2025. All persons indebted to said Estate are requested to make payment and those having claims to present the same, without delay to the Executrices Deborah Ann Hurst Pugh and/or Patricia Jo Hurst Valenti.

ESTATE OF ELAINE JANUS a/k/a ELAINE G. JANUS a/k/a ELAINE JANUA, late of Olyphant, Pennsylvania (Died November 18, 2024). Notice is hereby given that Letters Testamentary on the above estate have been granted to Walter Michael Janus. All persons indebted to said estate are required to make payment and those having claims to present the same without delay to the Executor named above or to Ernest A. Sposto, Esquire, Attorney for the Estate, SNB Plaza, Suite 401, 108 North Washington Avenue, Scranton, PA 18503.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF EVAN JAMES JONES** deceased, late of the Borough of Moosic, Lackawanna County, Pennsylvania (died June 20, 2025). All persons indebted to the Estate are required to make payment and those having claims or demands are required to present the same without delay to **RONALD W. JONES**, Executor c/o Judith G. Price, Esq., Law Offices of Judy Price, L.L.C., 410 Biden Street, Suite 302, Scranton, PA 18503.

NOTICE is hereby given of the administration of **THE PIERRE LIVING TRUST DATED JULY, 9 2024. AUDREY ELAINE PIERRE**, a grantor of the trust, Covington Township, Lackawanna County, PA, died on February 3, 2025. All those having claims or demands against Audrey Elaine Pierre shall present those claims or remit payment without delay to: Trustee Thomas Pierre, c/o Atty. Corey D. O'Brien, O'BRIEN LEGAL, 72 Glenmaura National Boulevard, Suite 104, Moosic PA 18507.

ESTATE OF DANIEL P. SCANLON, Deceased, late of Scranton, Pennsylvania (Died June 25, 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 Dorothy Scanlon, Administratrix, c/o Attorney Joseph F. Gaughan, 1107 Oram Street, Scranton, PA 18504.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the Estate of Mary Sienkiewicz, Deceased, 608 New Street, Olyphant, Lackawanna County, Pennsylvania 18447, who died on July 19, 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, Diane Gretkowski, or Michael N. Krisa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447.

Estate of **FRANK SWAHA**, late of Scranton, PA, (died February 28, 2025). Notice is hereby given that Letters of Administration for the Estate of Frank Swaha, have been issued to Christine Utter, Administratrix of the Estate. All those having claims or demands against the Estate of indebtedness owed to the Estate shall present claims or remit payment without delay to the Administratrix or to Michael C. Cowley, Esquire, Cowley Law Offices, LLC, Attorney for the Estate, 109 East Grove Street, Clarks Summit, PA 18411.

Estate of **DOROTHY M. VALINSKI a/k/a DOROTHY MARIE VALINSKI a/k/a DOROTHY VALINSKI**, late of Carbondale, Lackawanna County, PA. Any person or persons having claim against or indebted to Estate present the same to Executor: 16 Brookside Road, Waymart, PA 18472; Attorney for Estate: Nicholas A. Barna, Esq., 207 Tenth Street, Honesdale, PA 18431.

Articles of Incorporation

ABINGTON HEIGHTS BOYS BASKETBALL BOOSTER CLUB, INC. has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

Corporate Dissolution

NOTICE IS HEREBY GIVEN that The First Methodist Episcopal Church of Throop, a Pennsylvania non-profit corporation, having its registered office located at 136 Charles St., Throop, PA 18512, has filed Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania, and that the said corporation is winding up its affairs in the manner prescribed by said law, so that its corporate existence shall cease.

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NOTICE OF DISBARMENT

Notice is hereby given that by Order of the Supreme Court of Pennsylvania dated September 23, 2025, Corey John Kolcharo (#87087) from Lackawanna County, PA, is DISBARRED ON CONSENT from the Bar of this Commonwealth, retroactive to August 23, 2022.

Marcee D. Sloan
Board Prothonotary
The Disciplinary Board of the
Supreme Court of Pennsylvania