

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 8, 2022** 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. 2020-CV-3237 ADAM GLASSMAN, ET AL. v. DJMR PORTFOLIO, LLC and DENNIS RUTOWICZ owners of property situate in the Lackawanna County, PA being 1428-1430 Linden Street, Scranton, PA 18510.
Front: feet, Depth: feet, containing square feet
Property ID: 15709020043 & 1570920044
Assessed Value: \$15500
Improvements Thereon: Residential property
Judgment Amount: \$97,734.48
PAUL J. LABELLE & ASSOCIATES,
Attorney

SALE 2

By virtue of a Writ of Execution filed to No. 2021-05435 Midfirst Bank v. Patrick M. Walko; Pamela A Walko owners of property situate in Borough of Clarks Summit, Lackawanna County, PA being 615 Meadow Lane, Clarks Summit, PA 18411.
75x125
Property ID# 1000103001700
Assessed Value Figure: \$25,000.00
Improvements Thereon: Single family dwelling
Attorney: Katherine M. Wolf, Esq.; Scott A. Dietterick, Kimberly J. Hong, Michael E. Carleton, Meredith H. Wooters, Matthew P. Curry, Holly N. Wolf, Alyk L. Ofiazian and Cristina L. Connor
Sheriff to Collect: \$211,379.95

SALE 3

By virtue of a Writ of Execution No. 2021-01764 WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO WACHOVIA EQUITY SERVICING, LLC, SUCCESSOR BY MERGER TO HOMEQ SERVICING CORPORATION SUCCESSOR BY MERGER TO TMS MORTGAGE INC., DBA THE MONEY STORE v. RICHARD D. CARPENTER, INDIVIDUALLY AND IN HIS CAPACITY AS HEIR OF THE ESTATE OF JEANETTE CARPENTER; JEAN MARIE O'BOYLE, IN HER CAPACITY AS HEIR OF THE ESTATE OF JEANETTE CARPENTER; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JEANETTE CARPENTER, DECEASED owners of property situate in SCRANTON, LACKAWANNA county, PA being 1743-1745 CLEARVIEW ST., SCRANTON, PA 18508.
Improvements Thereon: Residential dwelling
Judgment Amount: \$38,344.97
Attorneys for Plaintiff: Brock & Scott, PLLC

LACKAWANNA JURIST

SALE 4

By virtue of a Writ of Execution No. 2021-01731 GITSIT Solutions LLC vs. JOHN R. WAZNAK, owners of property situate in City of Scranton, Lackawanna County, PA being 1213 West Court, Scranton, PA 18508.
Assessment Map #: 13419030049
Assessed Value Figure: \$10,000.00
Improvements Thereon: A residential dwelling
Attorney: KML Law Group, P.C.
Sheriff to Collect: \$72,713.60

SALE 5

By virtue of a Writ of Execution No. 6724-2019-CV Wayne Bank, S/B/M North Penn Bank vs. Frank E. Palermo, Sr. and Christine A. Palermo, owner(s) of property situate in Dunmore Borough, Lackawanna County, PA being 969 Throop Street.
50x150 Bldg & Land
Property ID #: 14714010013
Assessed Value Figure: \$7,000
Improvements Thereon: Residential dwelling
Attorney: Kimberly D. Martin
Sheriff to Collect: \$82,716.93

SALE 6

By virtue of a Writ of Execution in Case Number: 2019-05730 First Guaranty Mortgage Corp. (Plaintiff) vs. Andrew J. Edwards and Renee L. Zimmerman (Defendants), owners of the property situate in the First Ward of the City of Scranton, Lackawanna County, PA being 2113 North Main Street, Scranton, PA 18508
Dimensions of Parcel: 58x87
Property ID #: 13505070006
Assessed Value Figure: \$15,500
Improvements Thereon: Residential dwelling
Attorney: Hladik Onorato and Federman, LLP, Stephen M. Hladik, Esq.
298 Wissahickon Ave, North Wales, PA 19454
Sheriff to Collect: \$88,784.72 plus costs, expenses, attorney's fees and additional interest

SALE 7

By virtue of a Writ of Execution No. 2019-06088 WELLS FARGO BANK, N.A. v. CECILIA A. VASQUEZ; OMAR ALBERTO FROMETA, owner(s) of property situate in the CITY OF SCRANTON, LACKAWANNA County, PA being 917 SOUTH 9TH AVENUE A/K/A 917 SOUTH 9TH AVENUE L28, SCRANTON, PA 18504.
Tax ID #: 15613070049
Improvements Thereon: Residential dwelling
Judgment Amount: \$83,148.44
Attorneys for Plaintiff: Brock & Scott, PLLC

SALE 8

By virtue of a Writ of Execution filed to No. 2021-03054. Plaintiff: PENNSYLVANIA HOUSING FINANCE AGENCY vs. Defendant(s): PAMELA ROMANOWSKI, KNOWN HEIR OF DAVID A. ROMANOWSKI, DECEASED; AND THE UNKNOWN HEIRS OF DAVID A. ROMANOWSKI, DECEASED.
Real Estate: 22 Bay Drive, Covington Township, PA 18444
Municipality: Covington Township
Dimensions: 100x140
See Instrument: 2019-012679
Assessment Map: 21202-020-008
Assessed Value: \$12,800
Improvements Thereon: A residential dwelling house
Attorney: Leon P. Haller, Esq.
Purcell, Krug & Haller
Sheriff to Collect: \$173,636.34 (Total amount of Judgment)*
*With costs, interest, late charges and taxes, etc. as may accrue.

LACKAWANNA JURIST

SALE 9

By virtue of a Writ of Execution No. 2014-52868 North Pocono School District vs. Theodore Kreig, Jr., Executor of the Estate of Romaine Kreig and David J. Kreig, Executor of the Estate of Romaine Kreig. Theodore Kreig, Jr., Executor of the Estate of Romaine Kreig and David J. Kreig, Executor of the Estate of Romaine Kreig, owner(s) of property situate in Spring Brook Tp, Lackawanna County, PA, being: 5 Matthews Road.
Dimensions of Parcel: 2.6A
Property ID #: 21004-010-02803
Assessed Value Figure: \$5,500.00
Improvements Thereon: Residential property
Attorney: ROBERT P DADAY, Esq., DAVID D. DUGAN, Esq., Portnoff Law Associates, Ltd., (866) 211-9466
Sheriff to Collect: \$5,249.12

SALE 10

By virtue of a Writ of Execution No. 2018-50359 Carbondale Area School District vs. Nadine Staples, owner(s) of property situate in Carbondale, Lackawanna County, PA, being: 17 Cottage Street.
Dimensions of Parcel: 58x141x58x140
Property ID #: 05415-020-004
Assessed Value Figure: \$7,000.00
Improvements Thereon: Residential property
Attorney: ROBERT P DADAY, Esq., DAVID D. DUGAN, Esq., Portnoff Law Associates, Ltd., (866) 211-9466
Sheriff to Collect: \$4,927.09

SALE 11

By virtue of a Writ of Execution No. 2018-50625 Carbondale Area School District vs. Edward Mosher and Margaret Mosher, owner(s) of property situate in Fell Township, Lackawanna County, PA, being: 310 Dundaff Street.
Dimensions of Parcel: 80x150
Property ID #: 03503-010-012
Assessed Value Figure: \$11,000.00
Improvements Thereon: Residential property

Attorney: ROBERT P DADAY, Esq., DAVID D. DUGAN, Esq., Portnoff Law Associates, Ltd., (866) 211-9466
Sheriff to Collect: \$5,701.87

SALE 12

By virtue of a Writ of Execution No. 2017-52667 Carbondale Area School District vs. Pioneer Estate Management, LLC., owner(s) of property situate in Carbondale, Lackawanna County, PA, being: 164 S. Main Street.
Dimensions of Parcel: 1.00 acres
Property ID #: 05509-010-014
Assessed Value Figure: \$90,000.00
Improvements Thereon: Commercial property
Attorney: ROBERT P DADAY, Esq., DAVID D. DUGAN, Esq., Portnoff Law Associates, Ltd., (866) 211-9466
Sheriff to Collect: \$38,608.02

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 8, 2022 AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH SAID SCHEDULE UNLESS EXCEPTIONS ARE FILED THERETO 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 11, 2022

LACKAWANNA JURIST

JUDICIAL OPINION

CASE NAME AND NUMBER: McCullon v. Byers, 2022 WL 1716273 (Lacka. Co. 2022)

DATE OF DECISION: May 27, 2022

JUDGE: Terrence R. Nealon

ATTORNEYS INVOLVED:

Michael J. Pisanchyn, Jr., Esquire, Thomas J. Carroll, Jr., Esquire, Counsel for Plaintiff

Daniel E. Cummins, Esquire, Stephen T. Kopko, Esquire, Counsel for Defendant, Kenneth Byers

Patrick J. Gibbons, Esquire, Counsel for Defendant, Allstate Insurance Company

SUMMARY OF OPINION:

In this slip-and-fall case, plaintiff asserted a promissory estoppel claim against defendant's liability insurer seeking to have a liability judgment entered against its insured property owner. Plaintiff contended that based upon a statement made by the insurer's representative allegedly admitting liability, plaintiff's counsel conducted no further investigation into the question of liability and has been prejudiced by the resulting loss of relevant evidence. The insurer filed a motion for judgment on the pleadings on the grounds that it was not foreseeable or reasonable for "an attorney to forego an investigation into liability solely because a claims representative, who is not a lawyer, allegedly acknowledging liability in an attempt to settle a claim prior to the filing of a lawsuit." The insurer's motion was premised upon a letter from the insurance representative to plaintiff's counsel which was not attached to any pleadings in this case.

Since the governing "scope of review" for a motion for judgment on the pleadings prohibited consideration of an exhibit outside the pleadings, the letter could not be considered in determining whether there was an absence of disputed facts regarding the reasonableness of the lawyer's reliance. Plaintiff's continued pursuit of a promissory estoppel claim raised a host of procedural, ethical, and evidentiary issues, such as whether her counsel could act as a witness and lawyer in the same case, whether the inclusion of the liability insurer as a named defendant in a third party liability case violated Pa.R.E. 411, whether the proffered admission of liability by the insurance representative needed to be severed and bifurcated from the jury's consideration of the liability and damages claims, and whether the insurer had the authority to bind the insured by way of an unauthorized admission of liability. But, based upon the applicable standard and scope of review, the insurer did not establish that there no disputed issues of fact and that it was entitled to judgment in its favor as a matter of law, and for that reason, the motion for judgment on the pleadings was denied.

JUDICIAL OPINION

CASE NAME AND NUMBER: Erie Materials, Inc. v. Milligan, 2022 WL 1781233 (Lacka. Co. 2022)

DATE OF DECISION: May 31, 2022

JUDGE: Terrence R. Nealon

ATTORNEYS INVOLVED:

Richard W. Keifer, III, Esquire, Counsel for Plaintiff

Lucas R. Nardini, Esquire, Counsel for Defendant

SUMMARY OF OPINION:

A window supplier sued a carpenter for breach of contract for failing to pay for windows sold for his carpentry business, and the carpenter asserted an off-set by way of a counterclaim for defective windows that the supplier had sold for the carpenter's personal residence. The supplier filed a preliminary objection seeking to dismiss the counterclaim due to the pendency of a prior action in Wyoming County since the carpenter had filed suit in Wyoming County asserting the same claim set forth in the counterclaim.

Appellate case law recognizes that the *lis pendens* doctrine does not bar the same claim in an earlier action from being utilized as a set-off in a subsequent case. Although Pa.R.Civ.P. 1031 originally required counterclaim set-offs to arise from the same transaction or occurrence or series of transactions or occurrences as the claims in the complaint, it was later amended and no longer imposes the limitation that the counterclaim or set-off arise from the same factual background as the plaintiff's cause of action. Therefore, inasmuch as the supplier did not establish that the carpenter's counterclaim was clearly subject to dismissal under Pa.R.Civ.P. 1028(a)(6), the preliminary objection seeking to strike the counterclaim was overruled.

LACKAWANNA JURIST

ESTATES

First Notice

RE: Notice is hereby given that Letters of Administration have been granted in the **ESTATE OF FRANCIS J. BAVUN**, late of Carbondale, Lackawanna County, Commonwealth of Pennsylvania (died February 5, 2022). All persons indebted to the Estate are requested to make payments and all those having claims or demands are to present same, without delay to Kathelene Torch, Executrix of the Estate or Sean P. McGraw, Esquire, Attorney for the Estate, 41 N. Main Street, 4th Floor, Carbondale, PA 18407.

ESTATE OF BARBARA JEAN CHMIEL, a/k/a BARBARA CHMIEL, late of Taylor, PA (died 4/23/22), Christopher Chmiel, Executor. Paul A. Kelly, Jr., Esq. – Attorney, 201 Lackawanna Avenue, Suite 306, Scranton, Pa. 18503.

ESTATE OF ROBERT CONSTANT A/K/A ROBERT CHARLES CONSTANT, late of the City of Scranton, Lackawanna County, Pennsylvania, (died, March 11, 2022). Letters of Administration were granted to Joanne M. Pesota, Creditors present claims and debtors make payments to John P. Pesota, Esquire, Suite 402 SNB Plaza, 108 North Washington Avenue. Scranton, Pa. 18503.

Notice is hereby given that Letters of Administration have been granted in the **ESTATE OF PETER THOMAS JOFFE** in the Lackawanna County Register of Wills Office to #35-22-00374 on March 10, 2022, late of Archibald (died February 22, 2022) to Melissa Jennifer Kubicki, Administrator, c/o Robert A. Gonos, Esquire 88 North Franklin Street, Wilkes Barre, Pa. 18701.

NOTICE IS HEREBY GIVEN that Letters of Administration in **ESTATE OF ANDREW C. LANTOLF A/K/A ANDREW CHARLES LANTOLF**, 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: JAMES PAUL LANTOLF, ADMINISTRATOR, KEVIN R. GREBAS, Esquire, COLBERT & GREBAS, P.C., 210 Montage Mountain Road – Suite A, Moosic, PA 18507. Date of Death: April 28, 2022.

ESTATE OF KATHARINE O'DONNELL, late of Dunmore, Pennsylvania (Died: May 14, 2022). Notice is hereby given that Letters Testamentary on the above Estate have been granted to Albert P. O'Donnell and Thomas J. O'Donnell, Co-Executors. All persons indebted to the said Estate are required to make payment and those having claims to present the same without delay to the Co-Executors named herein, or to Lawrence A. Durkin, Esquire, Durkin MacDonald, LLC, Attorney for this Estate, 536 East Drinker Street, Dunmore, Pennsylvania 18512.

NOTICE IS HEREBY GIVEN that Letters Testamentary in the **ESTATE OF MARGARET M. PASCAVAGE**, late of Scott 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: ROBERT J. PASCAVAGE, CO-EXECUTOR, MARY ELLEN SWERDAK, CO-EXECUTOR, KEVIN R. GREBAS, Esquire, COLBERT & GREBAS, P.C., 210 Montage Mountain Road – Suite A, Moosic, PA 18507. Date of Death: April 2, 2022.

RE: ESTATE OF BARBARA A. RUSSEN, late of Scott Township, Pennsylvania (died May 11, 2022). Notice is hereby given that Letters Testamentary for the Estate of Barbara A. Russen have been issued to Erica M. Russen, 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 229 Green Grove Road, Scott Township, PA 18447 or to Robert T. Kelly, Jr., Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Biden Street, Suite 200, Scranton, PA 18503.

RE: ESTATE OF MARY SALADA (died January 11, 2022), late of West Abington, Pennsylvania. Letters of Administration in the above estate having been granted, creditors shall make demand and debtors shall make payment to Deborah Kura, Co-Executrix, or C.H. Welles IV, Attorney for the Estate, 7th Floor Bank Towers, 321 Biden Street, Scranton, Pennsylvania 18503. C.H. Welles IV, Attorney for the Estate.

NOTICE IS HEREBY GIVEN THAT Letters Testamentary have been granted in the **ESTATE OF RUTH ANN STASSI**, Deceased, late of 1205 Mine Street, Old Forge, Pennsylvania, 18518 (died March 4, 2022), and all persons indebted to said estate are required to make payment, and those having claims to present the sum without delay, to LOUIS J. STASSI, JR., Executor c/o JOSEPH S. COLBASSANI ESQUIRE, MINORA KROWIAK MUNLEY BATYKO, 700 Vine Street, 18510, & Frank A. Mazzeo, Jr., Esquire, 327 N. Washington Avenue Suite 506, Scranton, PA 18503, Co-counsel for Estate.

ESTATE OF DONNA M. TAREMELLI, Jessup, Pennsylvania (died May 1, 2022), EUGENE P. TAREMELLI, Executor, PAUL SOTAK, Attorney, 410 Jefferson Avenue, Scranton, Pennsylvania 18510. NOTICE IS HEREBY GIVEN THAT Letters Testamentary have been granted in the following Estate. All persons indebted to said estate are required to make payment, and those having claims or demands to present same without delay to the Executor named.

VITO A. VALENZANO, SR., late of the City of Scranton, Lackawanna County, Pennsylvania, (died April 5, 2022). Notice is hereby given that Letters of Administration have been issued to Julia Bannon and Vito A. Valenzano, Jr., Co-Administrators. MARIANNE M. STIVALA, ESQUIRE, BRIAN J. CALI & ASSOCIATES, 103 EAST DRINKER STREET, DUNMORE, PENNSYLVANIA 18512.

NOTICE is hereby given that Letters Testamentary have been granted in the **ESTATE OF EDWARD J. WERNER, JR.**, late of Scranton, Lackawanna County, (died 03/18/2021), to Stephen Werner, Executor, Mark G. Tunis, Esquire, 336 S. State Street, Clarks Summit, PA 18411. All persons indebted to the said Estate are required to make payment, and those having claims or demands are to present same without delay to the Executor named above.

LACKAWANNA JURIST

Second Notice

ESTATE OF WALTER JOSEPH BOROWSKI, JR., ESTATE NUMBER 35-2022-588, DECEASED, LATE OF SCRANTON, PA, LACKAWANNA COUNTY, PA: DIED JANUARY 17, 2022. NOTICE IS HEREBY GIVEN THAT LETTERS OF TESTAMENTARY HAVE BEEN GRANTED IN THE ABOVE ESTATE. ALL PERSONS INDEBTED TO SAID ESTATE ARE REQUIRED TO MAKE PAYMENTS, AND THOSE HAVING CLAIMS OR DEMANDS ARE TO PRESENT THE SAME WITHOUT DELAY TO MARYANN T. BIEDRYCKI, 2638 SWETLAND STREET, SCRANTON, PA 18504.

ESTATE OF NICHOLAS S. BURRUANO, Deceased, late of Archbald, Lackawanna County, Pennsylvania. Letters of Administration have been granted to the below Administratrix, who requests all persons having claims or demands against the Estate of the Decedent to make known the same, and all persons indebted to the Decedent to make payments without delay to: Administratrix: Toni Ann Price, Estate of Nicholas S. Burruano, c/o Fitzpatrick Lentz & Bubba, P.C., 645 W. Hamilton Street, Suite 800, Allentown, PA 18101 or to her attorney at the above address.

ESTATE OF ARLENE M. DARMOFAL, AKA ARLENE DARMOFAL, ESTATE NUMBER 35-2022-705, DECEASED, LATE OF SCRANTON, PA, LACKAWANNA COUNTY, PA: DIED MARCH 27, 2022. NOTICE IS HEREBY GIVEN THAT LETTERS OF ADMINISTRATION HAVE BEEN GRANTED IN THE ABOVE ESTATE. ALL PERSONS INDEBTED TO SAID ESTATE ARE REQUIRED TO MAKE PAYMENTS, AND THOSE HAVING CLAIMS OR DEMANDS ARE TO PRESENT THE SAME WITHOUT DELAY TO HERMAN P DARMOFAL, 108 BURTON STREET, PECKVILLE, PA 18452.

ESTATE OF ROBERT FOLEY, DECEASED, late of 2331 ADAMS AVE., SCRANTON, PA 18509, (Died MAY 14, 2022). JILL H. MILLER, Administratrix; Dante A. Cancelli, Suite 260, 125 North Washington Ave., Scranton, Pennsylvania 18503, Attorney. DANTE A. CANCELLI, ESQUIRE

RE: STEPHEN G. HEALEY, II a/k/a STEPHEN G. HEALEY, late of Scranton, Lackawanna County, PA (died April 12, 2022), Letters Testamentary have been granted to the undersigned, who requests all persons having claims or demands against the Estate of the Decedent to make known the same, and all persons indebted to the Decedent to make payment without delay to: Donna M. Melvin, Executrix, or to her attorney: Thomas J. Jones, Jr., Esquire, 410 Biden Street, Suite 301, Scranton, Pennsylvania 18503.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted to Mary Elizabeth Hennigan, Executrix of the **ESTATE OF ELIZABETH HENNIGAN** late of Clarks Summit, Lackawanna County, Pennsylvania, who died on April 9, 2022. All persons indebted to said Estate are required to make payment and those having claims to present the same without delay to the Executrix or to Joseph O. Haggerty, Jr., of Haggerty Hinton & Cosgrove LLP, 1401 Monroe Avenue, Suite 2, Dunmore, PA 18509.

It is hereby given that Letters Testamentary have been granted in the **ESTATE OF JAMES D. LALLEY, a/k/a DENNIS LALLEY**, late of Dunmore, Lackawanna County, Pennsylvania who died on March 19, 2022. All persons indebted to said Estate are requested to make payment and those having claims or demands to present same without delay to John D. Lalley, Executor, Attorney for the Estate, 709 N. State Street, Clarks Summit, PA 18411.

RE: Notice is hereby given that Letters Testamentary have been granted in the **ESTATE OF MICHAEL J. MURNIN, JR.**, late of Vandling, Lackawanna County, Commonwealth of Pennsylvania (died February 18, 2022). All persons indebted to the Estate are requested to make payments and all those having claims or demands are to present same, without delay to Kathleen Murnin, Executrix of the Estate or Sean P. McGraw, Esquire, Attorney for the Estate, 41 N. Main Street, 4th Floor, Carbondale, PA 18407.

ESTATE OF DEBRA L. PLANTHOLT, late of Clarks Green, Pennsylvania (Died November 29, 2021). Notice is hereby given that Letters of Administration on the above estate have been granted to William Plantholt, Executor. All persons having claims or demands against the 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 named herein, or to Robert P. Sheils, III, Esquire, Sheils Law Associates, P.C., Attorney for Estate, 108 North Abington Road, Clarks Summit, Pennsylvania 18411.

ESTATE OF JOHN CHRISTIAN TANIS, III late of the Borough of Moosic, Lackawanna County, Pennsylvania, died on January 16, 2022. Letters of Administration having been granted to Jenna Tanis-Masoud. Creditors shall make demands and debtors shall make payment without delay to Marjorie DeSanto Barlow, Esquire, Attorney for the Estate, DeSanto Barlow Law, PC, Professional Arts Building, 327 North Washington Ave., Suite 400, Scranton, PA 18503.

ESTATE OF: AMBER WALTER, A/K/A AMBER WALTER-PIRRAMI, LATE OF: BOROUGH OF PECKVILLE. Letters of Administration of the above Estate having been granted to Tony Pirrami. All persons indebted to the Estate are requested to make payment, and those having claims to present the same, without delay to: Tony Pirrami, 12 Flora Drive, Peckville, PA 18452 or to the attorney: Latisha B. Schuenemann, Esquire, Barley Snyder, LLP, 2755 Century Boulevard, Wyomissing, PA 19610.

ESTATE OF JAMES ZALTAUSKAS a/k/a JAMES A. ZALTAUSKAS, SR., of Greenfield Township, Pennsylvania (died January 15, 2022). All persons indebted to the estate shall make payment and those having claims or demands are to present same without delay to the Administratrix, Kelly Zaltauskas, or Richard A. Fanucci, Attorney for the Estate, 1711 Main Street, Blakely, PA 18447. RICHARD A. FANUCCI, ESQ.

LACKAWANNA JURIST

Third Notice

ESTATE OF JOHN WILLIAM BEERS A/K/A JOHN W. BEERS, late of Lehigh Township, Pennsylvania. Deceased, February 19, 2022. Notice is hereby given that Letters of Administration on the above estate have been granted to Nance Korea, of Gouldsboro, Pennsylvania, Administratrix. All persons indebted to the said estate are required to make payment and those having claims to present the same without delay to the Administratrix 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 Administration have been given in the **ESTATE OF TINA CAWLEY**, late of Scranton, Lackawanna County, Pennsylvania, who died July 24, 2021. 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, Joseph Cawley, c/o Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704.

Letters Testamentary for the **ESTATE OF JOAN M. DIANDRIOLE a/k/a JOAN M. D'ANDRIOLE**, who died September 16, 2021, late of Old Forge, Lackawanna County, PA, 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 Faith Hales, Executrix, c/o Paul M. Pugliese, Esquire, Pugliese, Finnegan, Shaffer & Ferentino LLC, 575 Pierce Street – Suite 500, Kingston, PA 18704.

RE: ESTATE OF MOST REVEREND JOHN M. DOUGHERTY, late of Scranton, Lackawanna County, Pennsylvania (died April 16, 2022). Letters Testamentary having been granted, creditors shall make demand and debtors shall make payments to Executor, James E. O'Brien, Jr., Esquire, Scranton Life Building, Suite 610, 538 Biden Street, Scranton, PA 18503.

ESTATE OF JOSEPH GIANNETTI, late of Jefferson Township (died July 24, 2021). Letters Testamentary having been granted to Robert Giannetti. All persons knowing themselves to be indebted to said Estate will make payment immediately, and those having claims will present them for settlement to Robert Giannetti, Executor, or to: Tullio DeLuca, Attorney for the Estate, 381 N. 9th Avenue, Scranton, PA 18504.

NOTICE is hereby given of the opening of **THE ESTATE OF TERESA VELTRI-HARRIS**, late of 104 Terrace Drive, Roaring Brook Township, Lackawanna County, Pennsylvania (died November 1, 2021). Letters of Administration having been granted on December 14, 2021 to: Andrea Livingstone, 7 Upper Playground Trail, Hawley, PA 18428. All persons indebted to decedent shall make payment to "WILLIAM OPEIL, ESQ., 113 Windsor Way, Moscow, PA, Attorney." All persons having claims shall present them to the Attorney and Administratrix named above.

RE: ESTATE OF MAUREEN J. MATYLEWICZ a/k/a MAUREEN NEPA, late of Jessup, Lackawanna County, and State of Pennsylvania, deceased, who died on the 14th day of April, 2022. Letters of Testamentary 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 Executor, Gary Matylewicz, 709 O'Hara Street, Scranton, PA 18505, or to Mattes & Mattes, P.C., P.O. Box 222, Dalton, PA 18414.

ESTATE OF TIMOTHY RYAN MCKENNA A/K/A TIMOTHY R MCKENNA late of Scranton, Lackawanna County, Pennsylvania (died April 29, 2022). Notice is hereby given that Letters of Administration have been issued to SHARON L. CLARKE, 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 SHARON L. CLARKE, c/o John J. McGee, Attorney for the Estate, PO Box 3298, Scranton, PA 18505.

ESTATE OF JEROME MEREDICK, late of Taylor, Lackawanna County, Pennsylvania (Died January 18, 2022). 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 estate shall make payment thereof without delay to Executrix, Debra Meredick-Shrive, 73 Connell Street, Old Forge, Pennsylvania, 18518 or to John Paul Abda, Esquire, Attorney for the Estate, 555 Northern Boulevard, PO Box 517, Chinchilla, PA 18410.

ESTATE OF ALOYSIUS F. MERKEL, late of Peckville, Lackawanna County, Pennsylvania (died March 25, 2022). Letters of Administration C.T.A. 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 Mary Anne Fedrick, Administrator C.T.A, 211 Haverford Drive, Wilkes-Barre, Pennsylvania 18702, or to Francis J. Merkel, Administrator C.T.A, 814 Martin Drive, Jessup, Pennsylvania 18434, or to Jenna Kraycer Tuzze, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, P.O. Box 240, Clarks Summit, Pennsylvania 18411.

GAIL MILLER, deceased, late of Scranton, PA (died February 19, 2022). Letters Testamentary 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 Raymond P. Miller, II, Executor, or to Raymond W. Ferrario, Attorney for the Estate, Suite 528, Scranton Life Building, 538 Biden Street, Scranton, PA 18503-1816. **RAYMOND W. FERRARIO, P.C.**

ESTATE OF KATHLEEN O'HEARN, late of Moosic, Lackawanna County, PA (died April 14, 2021). Letters of Administration have been granted to Kevin O'Hearn, Administrator. Creditors present claims and debtors make payment to Patrick M. Rogan, Attorney for the Estate, 277 Scranton Carbondale Highway, Scranton, PA 18508.

NOTICE is hereby given that Letters of Administration have been granted in the **ESTATE OF ROSEMARIE A. PREATE** late of the Borough of Old Forge, Lackawanna County, who died May 2, 2022. All persons indebted to said Estate are requested to make payment and those having claims to present the same, without delay to the Executrix, Andrea Preate-Regni, and her Attorney. **DAVID CHERUNDOLO, ESQUIRE**, 410 JEFFERSON AVENUE, SCRANTON, PA 18510.

LACKAWANNA JURIST

NOTICE IS HEREBY GIVEN THAT Letters Testamentary have been granted in the **ESTATE OF EVA C. REUTHER**, Deceased, late of 111 East Hospital Street, Taylor, Lackawanna County, Pennsylvania, 18517 (died January 24, 2022), and all persons indebted to said estate are requested to make payment, and those having claims to present the sum without delay to, **MICHAEL REUTHER c/o DAVID S. SWEETMAN, ESQUIRE, THE MATTIOLI LAW FIRM**, 425 Biden Street, Suite 300, Scranton, PA 18503, Attorney for the Estate.

ESTATE OF ROBERT J. SCONE, late of Scranton, PA (died 4/18/22), Jennifer M. Barycki, Administratrix. Paul A. Kelly, Jr., Esq. – Attorney, 201 Lackawanna Avenue, Suite 306, Scranton, Pa. 18503.

NOTICE is hereby given that Letters of Administration have been given in the **ESTATE OF MARC A. SIEBER**, late of Clarks Summit, Lackawanna County, Pennsylvania, who died May 9, 2022. 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, Robin S. Jacobson, c/o Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704.

ESTATE OF KAREN SMARGIASSI, DECEASED, late of 115 BETTY ST., EYNON, PA 18403, (Died APRIL 7, 2022). GINA ZORY, Administratrix; Mark G. Rudalavage, 171 Scranton-Carbondale Highway, Eynon, Pennsylvania 18403-1027, Attorney. MARK G. RUGALAVAGE, ESQUIRE

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF BASIL TELEP**, Deceased, 816 Hudson Street, Mayfield, Lackawanna County, Pennsylvania 18433, who died on April 15, 2022. All persons indebted to the Estate are requested to make payment and those having claims or demands are to present same, without delay, to the Executrix, Laura Karnafel a/k/a Laura Bianchi, or Michael N. Krisa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447. MICHAEL N. KRISA, Esquire, KRISA & KRISA, P.C.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF HELEN M. WEAVER**, Deceased, late of Roaring Brook Township, PA who died on March 19, 2022, to Mark A. Weaver. 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 Mark A. Weaver, 1234 Pettit Street, Dickson City, PA 18519 or to Michael J. Krushinski, Esquire, Attorney for the Estate at 418 Main Street, Dickson City, PA 18519.

ARTICLES OF INCORPORATION

Mid Valley Bidy Basketball hereby gives notice that articles of incorporation non-profit have been filed with the Bureau of Corporations and Charitable Organizations of the Commonwealth of Pennsylvania under the provisions of the Pennsylvania Non-Profit Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 172, effective October 1, 1989, as amended. The purpose of which the Non-Profit Corporation is organized is for athletics.

Dawn M. Riccardo, Esquire
826 Main Street
Peckville, PA 18452
Telephone (570) 489-1126 T-1

ARTICLES OF INCORPORATION

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation for FH Homes, Inc. were filed and accepted by the Commonwealth of Pennsylvania, Department of State on June 6, 2022 in accordance with the provisions of the Pennsylvania Business Law of December 21, 1988, P.L. 1444, Number 177, as amended and supplemented.

Patrick J. Lavelle, Esquire T-1

FICTITIOUS NAME

NOTICE IS HEREBY GIVEN, pursuant to the provisions of 54 Pa.C.S. 311 and 54 Pa.C.S. Ch.3, that an Application for Registration of Fictitious Name for the conduct of a business in Lackawanna County, PA, under the assumed or fictitious name, style or designation of Jack Williams Tire & Auto was filed in the office of the Secy. Of the Commonwealth of Pennsylvania (PA), Dept. of State, on 5/11/2022. Purpose: tire retailer. Principal place of business: 358 Saw Mill River Road, Millwood, NY 10546. The name and address of the person/entity owning or interested in said business is David Sorbaro, Victor Sorbaro, & Fred Christensen, with an address of 358 Saw Mill River Road, Millwood, NY 10546. The PA reg'd office is David & Victor Sorbaro & Fred Christensen. T-1

CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on May 25, 2022, the Petition for Name Change of Emily Louise Bonacci, a minor, by and through the Petitioner, Beth L. Bonacci, natural mother of said minor, was filed in the Court of Common Pleas of Lackawanna County to No. 22-CV-2203 and prays for a Decree to change said minor's name to Emily Louise Wheeler. The Court has fixed July 22, 2022, at 1:30 p.m. as the date and time of the Hearing. T-1

CHANGE OF NAME

Notice is hereby given that Nicole Nicholas filed a petition for Change of Name from Nicole Corrin Nicholas to Benjamin Everett Nicholas. A hearing will be held on July 22nd, 2022 at 1:30pm. T-1

LACKAWANNA JURIST

"NOTICE TO LEGATEES"

To all legatees, creditors and other persons interested. Notice is hereby given that the following Executors, Administrators, Trustees, and Guardians have filed their accounts with the Register of Wills and Clerk of Orphans' Court, Division of the Court of Common Pleas.

The following accounts have been filed and may be examined in the Office of the Register of Wills and Clerk of Orphans' Court. If you desire to object, the same may be accomplished by filing that objection in writing with the Clerk of Orphans' Court **on or before Monday, the 27th of June 2022.**

The accounts will be filed by the clerk, with the Court for adjudication and conformation on Tuesday, **the 28th of June 2022.** Distribution may be ordered or authorized without further notice if not objections are filed prior to that date.

35-2018-838	First and Final Account
Helen Baron	Daniel L. Penetar, Jr, Administrator
Deceased	Daniel L. Penetar, Jr., Esq.

35-2020-193	First and Final Account
Gloria A. Wells	Lori Ann Smith, Executrix
Deceased	Patrick N. Coleman, Esq. T-1