

LACKAWANNA JURIST

JUDICIAL OPINION

CASE NAME AND NUMBER: Admiral Management Services, LLC, et al. v.
Rosado Headquarters, Inc., et al. - 2026 WL
2021504 (Lacka. Co. 2026)

DATE OF DECISION: July 13, 2026

JUDGE: Terrence R. Nealon

ATTORNEYS INVOLVED: Mark Hartzman, Esquire, *counsel for Plaintiffs*
Bruce L. Coyer, Esquire, *Counsel for Defendants*

SUMMARY OF OPINION:

A putative buyer and the sellers of a long-vacant, significantly cluttered commercial building reached a verbal agreement for the purchase of that realty for \$475,000.00, and pursuant to their discussions and the language of a circulated but unsigned letter of intent, the buyer removed extensive debris from the structure and performed “demolition work” comprised of construction, carpentry, and repair work on the roof, ceiling, perimeter walls, staircases, flooring, and subflooring of the building in order to make it tenable and habitable. The drafted letter of intent included an “exclusive dealing” provision barring the sellers from directly or indirectly soliciting or considering offers or inquiries from other suitors during the pendency of the parties’ negotiations. In response to an emailed letter from the sellers’ counsel confirming the purchase price of \$475,000.00 and the anticipated sale of the real estate, the prospective buyer delivered a draft of an agreement of sale to the sellers on September 13, 2019, and after the buyer inquired by an email dated September 16, 2019, whether the sellers received the sale agreement, the sellers replied “excellent” in a one-word response.

Two days later, and after the potential buyer had performed and completed considerable “demolition work” from January 2019 to August 2019, the sellers offered to sell the real estate to another party for \$525,000.00. Although that third party accepted the sellers’ offer on September 25, 2019, the sellers did not inform the potential buyer of that agreement when the buyer asked on September 27, 2019, whether the sellers were signing and returning the sale agreement that was delivered on September 13, 2019. After the sellers conveyed the commercial property to the third party on October 24, 2019, and received further inquiries from the buyer on October 31, 2019, and November 1, 2019, regarding their negotiated sale of the building, the sellers finally advised the putative buyer that they sold the realty to another party. Upon being reminded by the potential buyer that the buyer “spent a lot of money” completing “demolition work” on the building in expectation of its purchase for \$475,000.00, the sellers expressly promised in writing to “pay [the buyer] back.” Since the sellers failed to pay the “demolition work” invoices that were forwarded to them, the buyer instituted this action seeking to recover damages for breach of contract or unjust enrichment.

The competent and credible evidence established that the sellers breached an express and unconditional promise to pay the prospective buyer for the “demolition work” costs incurred in improving the condition of the building. It further demonstrated that the sellers knew that the potential buyer was conducting months of “demolition work” to make the building suitable for occupancy, that they realized the benefit of that work which made the property more presentable and saleable, and that their retention of that benefit without any payment of value would be inequitable. Therefore, even if an enforceable promise to “pay [the putative buyer] back” for that “demolition work” did not exist, the buyer nonetheless was entitled to be compensated by the sellers for the value of the benefit under the doctrine of unjust enrichment. Accordingly, based upon the value of the services provided by the buyer’s employees and the payments made to third party contractors for actual “demolition work” to enhance the condition of the commercial building, the buyer was entitled to recover \$58,181.20 in damages from the sellers, plus interest at the legal rate of six percent per annum.

JUDICIAL OPINION

CASE NAME AND NUMBER: McNair v. PAWC - 2026 WL 2101714 (Lacka. Co. 2026)

DATE OF DECISION: July 21, 2026

JUDGE: Terrence R. Nealon

ATTORNEYS INVOLVED: Patrick Howard, Esquire, Simon B. Paris, Esquire, Joshua D. Snyder, Esquire, Todd J. O'Malley, Esquire, and Mary Anne O. Lucas, Esquire *Counsel for Plaintiffs*
David J. Raphael, Esquire, Thomas A. DeCesar, Esquire, Conor T. Daniels, Esquire, R. Timothy Weston, Esquire, Sarah A. Decker, Esquire, and Charles F. Rysavy, Esquire, *Counsel for Defendant*

SUMMARY OF OPINION:

Residential property owners in a Monroe County lake community commenced this action against their water utility asserting public and private nuisance claims for allegedly providing water containing excessive levels of manganese for several years, and seeking to recover compensatory and punitive damages for diminution of their property value, annoyance and discomfort, loss of use and enjoyment of their property, and money expended to replace damaged clothing, plumbing fixtures, water heaters, and appliances and to secure other sources of drinking water. They also advanced a cause of action for breach of implied contract based upon the utility's annual water quality reports in which the utility allegedly promised to provide safe and reliable water service in apparent exchange for the payment of its billings for that service. The property owners filed a motion seeking certification of a class comprised of all property owners "and/or" residents of the lake community from the date that the utility first publicly disclosed the manganese levels on May 15, 2024, to the present. To secure certification of their requested class, the property owners were required to establish, *inter alia*, that there were questions of law or fact common to the class ("commonality") and that those common questions of law or fact predominated over any question affecting only individual members ("predominance").

In addition to property owners who claimed diminution of property value as a "fact of damage" traceable to the alleged nuisance, the putative class included non-owner residents who sustained no such property loss. Similarly, while a resident could seek to recover nuisance damages for annoyance and discomfort and the loss of use and enjoyment of the property, non-resident owners/landlords did not suffer any such harm. Moreover, the proof necessary to support each class members' claim for annoyance, discomfort, loss of use and enjoyment, and costs incurred to replace fixtures, appliances, clothing, and undrinkable water varied from member to member and required individual determinations, and could not be established by the same evidence or class-wide proof.

More importantly, before considering the merits of the nuisance claims, the jury would be required to make a threshold finding as to the timeliness of those tort claims under the two-year statute of limitations, and in opposing the utility's assertion of that affirmative defense, the property owners invoked the "discovery rule." Under the "inquiry notice" approach in this Commonwealth, the commencement of the limitations period is determined by the owners' actual or constructive knowledge, through the exercise of reasonable diligence, of at least some form of significant harm and a factual cause linked to defendant's conduct. The question of what each class member knew, or should have known under the circumstances, also would involve independent determinations based upon unique evidence, and was not susceptible to common evidence for all class members.

Furthermore, to establish an enforceable implied contract, the members of the proposed class were required to prove that they read the utility's water quality reports containing the utility's alleged promises, and as proof of the consideration necessary to support the formation of an implied contract, demonstrate that they paid the utility to furnish that water service. Proof of the essential elements of that claim likewise would be dependent upon distinctive evidence as to each class member, and was not amenable to common proof for the entire class. The property owners simply did not establish that the few common questions of law or fact predominated over the multitude of individual issues. Accordingly, based upon the evidentiary record submitted by the parties and the property owners' failure to prove the "commonality," and "predominance" criteria for class certification in Pa.R.Civ.P. 1702(2) and 1708(a)(1), and the motion for class certification was denied.

LACKAWANNA JURIST

ESTATE

First Notice

ESTATE OF ANTHONY J. BRUNO, JR. A/K/A ANTHONY J. BRUNO A/K/A ANTHONY BRUNO (died August 10, 2026) formerly of Jessup, Pennsylvania. All persons indebted to the estate shall make payment and those having claims or demands are to present same without delay to the Administrator, Anthony Paul Bruno, or Richard A. Fanucci, Attorney for the Estate, 1711 Main Street, Blakely, PA 18447.

THOMAS M. CAWLEY, late of Waverly Township, Lackawanna County, Pennsylvania, who died July 12, 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 Sara Cawley, Executor, c/o Attorney Scott Lynett, The Law Office of Scott Lynett, 237 Penn Avenue, Scranton, Pennsylvania 18503.

ESTATE OF JOHN R. DOMBROSKI, JR. a/k/a JOHN ROBERT DOMBROSKI AND JOHN DOMBROSKI, late of Clifton Township, Pennsylvania, Letters of Administration in the above-referenced 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: Joseph Dombroski, Personal Representative, c/o Geff Blake, Esq., BLAKE & WALSH, LLC, 436 Jefferson Avenue, Scranton, Pennsylvania 18510, Attorney for the Estate.

ESTATE OF WILLIAM E. FREDERICI, late of Factoryville, Pennsylvania, (died July 30, 2026). Notice is hereby given that Letters of Administration in the above Estate have been granted to Daniella Frederici. All persons indebted to said Estate are required to make payment and those having claims to present the same without delay to Daniella Frederici, Administratrix, 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 in the **ESTATE OF NELSON ANTHONY HARRIS**, late of the City of Scranton, Lackawanna County, Pennsylvania, who died on December 24, 2010, have been granted to Jeanine Marie Harris, Administratrix. All persons indebted to said Estate are requested to make payment and those having claims or demands are requested to present the same without delay to: David E. Schwager, Esquire 183 Market Street Suite 100 Kingston, PA 18704-5444.

ESTATE OF MARY JABLONOWSKI, Deceased, late of the Township of South Abington, Lackawanna County, Pennsylvania, (died May 23, 2026). Letters of Administration having been granted, creditors shall make demand and debtors shall make payment to Jessie Rabbas, 900 E. Scott St., Olyphant, PA, 18447 or to Stephen J. Evers, Esq., Attorney for the Estate, 213 R. North State Street, Clarks Summit, PA 18411.

ESTATE OF LYNNE A. LOVINGER A/K/A LYNNE LOVINGER, late of Scranton, Pennsylvania (died July 14, 2026). Notice is hereby given that Letters of Administration on the above Estate have been granted to Jamie Lovinger, of Scranton, PA. All persons indebted to the said Estate are required to make payment and those who have 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.

ESTATE OF CARMELLA MORELLI, late of the Borough of Dunmore, Lackawanna County, Pennsylvania, (died April 28, 2025). Notice is hereby given that Letters Testamentary on the above Estate have been issued to Ann Marie Ferguson, Executrix of the Estate. 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 Executrix or to Guy N. Valvano, Esquire, 117 W. Drinker Street, Dunmore, PA 18512, Attorney for the Estate.

ESTATE OF ROSS PALERMO a/k/a ROSS P. PALERMO, JR., late of the City of Scranton, Lackawanna County, Pennsylvania, (died March 2, 2026). Notice is hereby given that Letters of Administration on the above Estate have been issued to Lisa A. Bonafede, Administratrix of the Estate. 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 or to Guy N. Valvano, Esquire, 117 W. Drinker Street, Dunmore, PA 18512, Attorney for the Estate.

ESTATE OF ALEXANDER PIELA, late of the Borough of Blakely, Lackawanna County, Pennsylvania, (died March 28, 2026.) Letters of Administration were granted to Maria Lukowski and Katherine P. Lewis. Creditors present claims and debtors make payments to John P. Pesota, Esquire, Suite 402 SNB Plaza, 108 North Washington Avenue, Scranton, PA 18503.

ESTATE OF MICHAEL S. SARESKY, JR., late of the Borough of Dunmore, died 4/26/2026. Letters of Testamentary granted to Eric Saresky. Terrence V. Gallagher, Attorney for the Estate, 416 Jefferson Avenue, Scranton, PA 18510. Notice is hereby given that Letters of Testamentary have been granted. All persons indebted to the said Estate are required to make payment, and those having claims or demands are to present the same without delay to the Executor name.

LACKAWANNA JURIST

Notice is hereby given that, in the estate of the decedent set forth below, the Register of Wills has granted letters testamentary to the person 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 executor named below. **ESTATE OF BEVERLY D. STILES A/K/A B. DAWN STILES**, Late of South Abington Township, PA, Executor: Roy Stiles, Address: c/o David Onorato, Esquire, 298 Wissahickon Avenue, North Wales, PA 19446, Attorney: David Onorato, Esquire, Hladik, Onorato & Federman, LLP, 298 Wissahickon Avenue, North Wales, PA 19446.

ESTATE OF ANN M. ST. LEDGER, late of Scranton, Pennsylvania (Died: May 3, 2024). Notice is hereby given that Letters Administration on the above Estate have been granted to Edward St. Ledger, 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.

Notice is hereby given that Letters Testamentary have been granted in the **ESTATE OF PAULINE L. WASILCHAK, a/k/a PAULINE WASILCHAK, a/k/a PAULINE LUCILLE WASILCHAK**, late of the Borough of Jessup, Lackawanna County, who died November 30, 2015. All persons indebted to said Estate are requested to make payment and those having claims to present the same, without delay, to the Executor, Michael J. Wasilchak, and his Attorneys. Saporito, Falcone & Watt, 48 South Main Street, Pittston, PA 18640.

Second Notice

ESTATE OF DONALD WILLIAM VAN ALLEN aka DONALD W. VAN ALLEN aka DONALD VAN ALLEN, late of Scranton, Lackawanna County, PA (June 15, 2026). Notice is hereby given that Letters Testamentary on the above Estate have been granted to Robin Lyn Griffin. All persons indebted to the said Estate are required to make payment and those having claims to present the same without delay to the Executor named above or to Timothy B. Fisher II, Esquire, Fisher & Fisher Law Offices LLC, Attorneys for the Estate, 525 Main Street, PO Box 396, Gouldsboro, PA 18424.

ESTATE OF JOHN ABDA, late of Clarks Summit, Lackawanna County, Pennsylvania, who died on July 1, 2026. 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: Christopher J. Osborne Jr. Esq., Attorney for the Estate, 201 Lackawanna Avenue, Suite 300C, Scranton, Pennsylvania 18503.

NOTICE IS HEREBY GIVEN that on August 6, 2026, Fran Kovaleski, Lackawanna County Register of Wills, granted Letters of Administration, in common form, for the **ESTATE OF VINCENT P. BAKEY**, late of Scranton, PA, to Rebecca Schoonover. Vincent P. Bakey passed on July 13, 2026. Anyone having a claim against the Estate, please contact Lance J. Fanucci, Esquire, 300 Betty Street, Suite 2, Eynon, PA 18403, phone 570.489.0098.

ESTATE OF MARGARET PATRICIA BECK, late of the City of Scranton, died 6/29/2026. Letters of Administration granted to Londyn Beck, Terrence V. Gallagher, Attorney for the Estate, 416 Jefferson Avenue, Scranton, PA 18510. Notice is hereby given that Letters of Administration have been granted. All persons indebted to the said Estate are required to make payment, and those having claims or demands are to present the same without delay to the Executrix name.

NOTICE IS HEREBY GIVEN that Letters Testamentary in the **ESTATE OF EVE T. BIELAVITZ A/K/A EVE BIELAVITZ** 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: MARY GRIFFIN, EXECUTRIX, BRENDA D. COLBERT, ESQUIRE, COLBERT & GREBAS, P.C., 210 Montage Mountain Road – Suite A, Moosic, PA 18507. Date of Death: June 11, 2026.

ESTATE OF EVELYN BROJACK, late of Scott Township, Pennsylvania, died on March 10, 2025. All persons having claims against the Estate shall present the same to Executor, William M. Brojack, c/o Donald W. Jensen, Esquire, 538 Biden Street, Suite 730, Scranton, Pennsylvania 18503.

ESTATE OF DORA A. CAPOZZA aka DORA CAPOZZA, late of the city of Scranton, died 7/19/2026. Letters of Testamentary granted to Michele Capozza Clifford, Terrence V. Gallagher, Attorney for the Estate, 416 Jefferson Avenue, Scranton, PA 18510. Notice is hereby given that Letters Testamentary have been granted. All persons indebted to the said Estate are required to make payment, and those having claims or demands are to present the same without delay to the Executor name.

ESTATE OF ANTHONY F. CARDELL A/K/A ANTHONY CARDELL (died June 13, 2026) formerly of Blakely, Pennsylvania. All persons indebted to the estate shall make payment and those having claims or demands are to present same without delay to the Executrix, Mary Frances Gowat, or Richard A. Fanucci, Attorney for the Estate, 1711 Main Street, Blakely, PA 18447.

ESTATE OF MARY LOU CIRBA A/K/A MARY L. CIRBA (died June 8, 2026) formerly of Blakely, 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, Robert A. Cirba, Jr., or Richard A. Fanucci, Attorney for the Estate, 1711 Main Street, Blakely, PA 18447.

LACKAWANNA JURIST

ESTATE OF MARY JABLONOWSKI, DECEASED, late of the Township of South Abington, Lackawanna County, Pennsylvania, (died May 23, 2026). Letters of Administration having been granted, creditors shall make demand and debtors shall make payment to Jessie Rabbas, 900 E. Scott St., Olyphant, PA, 18447 or to Stephen J. Evers, Esq., Attorney for the Estate, 213 R. North State Street, Clarks Summit, PA, 18411.

ESTATE OF CATHERINE KELIHER, A/K/A SISTER MARY TALBOT KELIHER, late of Scranton, Lackawanna County, Pennsylvania (died November 27, 2006). 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 Sister Annmarie Sanders, Executor, IHM Center, 2300 Adams Avenue, Scranton, Pennsylvania 18503 or to Jenna Kraycer Tuzze, of Oliver, Price & Rhodes, LLP, Attorney for the Estate, 1212 South Abington Road, Clarks Summit, Pennsylvania 18411.

Letters Testamentary of the **ESTATE OF WILLIAM KNAPP,** deceased, late of Clarks Summit, Lackawanna County, Pennsylvania, having been granted to the undersigned by the Register of said County, notice is hereby given to all persons indebted to said Estate to pay the same at once, and all persons having claims against said Estate are requested to present the same to the undersigned. Heather L. Wilcox, Executrix, 57 Central Avenue, Apt. B, Wellsboro, PA 16901 OR Priscilla M. Walrath, Esquire, Walrath & Coolidge, 16 Water Street, PO Box 609, Wellsboro, PA 16901.

ESTATE OF WILLIAM F. LLEWELLYN, late of Blakely, Lackawanna County, Pennsylvania (died June 5, 2026). 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 Kimberly Feldman, Executor, 105 Crenshaw Drive, Flanders, New Jersey 07836 or to Virginia Speicher Barrett, of Oliver, Price & Rhodes, LLP, Attorney for the Estate, 1212 South Abington Road, Clarks Summit, Pennsylvania 18411.

Notice is hereby given that an Estate has been opened in Lackawanna County for **MICHAEL ANDREW MULLANY, ESTATE NO. 35-26-917.** Date of death July 6, 2026. Michael Mullany, Executor, 18-05 215 Street, Bayside, NY 11360.

Notice is hereby given that Letters Testamentary have been granted in the **ESTATE OF ROBERT J. PETILLO SR. aka ROBERT J. PETILLO aka ROBERT PETILLO** of Old Forge, Lackawanna County, Pennsylvania, who died on August 17, 2024. All persons indebted to said Estate are requested to make payment and all those with claims or demands are to present the same to the Executor Robert J. Petillo Jr., in care of his Attorney, Chester D. Newhart, Esquire, 20 Laurel St., Pittston, PA 18640.

ESTATE OF DIANE M. PETTY aka DIANE PETTY aka DIANE RANSOM PETTY, late of Scranton, Lackawanna County, PA (June 23, 2026). Notice is hereby given that Letters Testamentary on the above Estate have been granted to Bruce C. Petty. All persons indebted to the said Estate are required to make payment and those having claims to present the same without delay to the Executor named above or to Timothy B. Fisher II, Esquire, Fisher & Fisher Law Offices LLC, Attorneys for the Estate, 525 Main Street, PO Box 396, Gouldsboro, PA 18424.

Third Notice

ESTATE OF GERALD L. BETTI, Deceased, late of the Borough of Archbald, Lackawanna County, Pennsylvania, (died August 21, 2025). Letters Testamentary having been granted, creditors shall make demand and debtors shall make payment to Gerald L. Betti, Jr., 139 Maria Blvd., Archbald, PA 18403 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 have been issued to Kathryn E. Froese, Executrix of the **ESTATE OF FRANK R. FORESE,** Deceased, who died on April 1, 2026, late of Dunmore, Lackawanna County, Pennsylvania. All creditors are requested to present their claims and all persons indebted to the decedent will make payment to the aforementioned Executrix or her attorney. Rosenn, Jenkins & Greenwald, LLP, 15 South Franklin Street, Wilkes-Barre, PA 18711-0075.

NOTICE is hereby given of the administration of **KUHN LIVING TRUST DATED JANUARY, 13 2025. MARTIN G. KUHN,** a grantor of the trust, City of Scranton, Lackawanna County, PA, died on July 10, 2026. All those having claims or demands against Martin G. Kuhn shall present those claims or remit payment without delay to: Trustee Evelyn Kuhn, c/o Atty. Corey D. O'Brien, O'BRIEN LEGAL, 72 Glenmaura National Boulevard, Suite 104, Moosic PA 18507.

SALLY LORENT, deceased, late of Dickson City, PA (died June 26, 2026). Letters of Administration having been granted, all persons having claims or demands against the Estate of the decedent shall make them known and present them, and all persons indebted to the decedent shall make payment thereof to Douglas Yazinski, Administrator, or to Raymond W. Ferrario, Attorney for the Estate, Suite 528, Scranton Life Building, 538 Biden Street, Scranton, PA 18503-1816.

ESTATE OF ROBERT FASULO, late of Childs Township, Lackawanna County, Pennsylvania (died June 18, 2026). Letters 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 said Decedent shall make payment thereof without delay to the Administrator, Michael Arcangeletti, 218 Hoover Street, Old Forge, PA 18518, or to the attorney for the Estate, John M. Price, Oliver, Price & Rhodes, LLP, 1212 South Abington Road, Clarks Summit, Pennsylvania 18411.

LACKAWANNA JURIST

NOTICE IS HEREBY GIVEN that Letters of Administration in the **ESTATE OF ANNAMAE LOUISE MYERS, a/k/a ANNA LOUISE MYERS**, Deceased, late of North Abington Township, Lackawanna County, Pennsylvania, who died on May 10, 2026, were issued to Christopher Myers on August 4, 2026. All persons indebted to said Estate are requested to make payment, and those having claims or demands, to present the same without delay to the Administrator or his Attorney. Carl E. Frank, Esquire, Farrell & Frank, 8 West Market Street – Suite 1110, Wilkes-Barre, PA 18701-1801.

ESTATE OF ANN RUSYN, late of the Borough of Olyphant, Lackawanna County, Pennsylvania, (died December 11, 2024). Letters Testamentary were granted to Joseph Rusyn. Creditors present claims and debtors make payments to John P. Pesota, Esquire, Suite 402 SNB Plaza, 108 North Washington Avenue, Scranton, PA 18503.

ESTATE OF THOMAS J. STASKO, late of Dunmore, Lackawanna County, Pennsylvania, (died November 5, 2025). Notice is hereby given that Letters of Administration for the Estate of Thomas J. Stasko have been issued to Marianne Ryder, Personal Representative of the Estate. All those having claims or demands against the Estate or indebtedness to the Estate shall present claims or remit payment to Marianne Ryder, c/o John J. McGee, Esquire, P.O. Box 2398, Scranton, PA 18505.

LACKAWANNA JURIST

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY PURSUANT TO PA. R.C.P. 3129(2)

**IN THE COURT OF COMMON PLEAS
OF LACKAWANNA COUNTY, PENNSYLVANIA**

NO. 2024-CV-07048

ACTION IN MORTGAGE FORECLOSURE

CITIZENS SAVINGS BANK, Plaintiff

vs.

**CHRISTOPHER A. ADMIRE, EXECUTOR OF THE
ESTATE OF BARBARA ANN ADMIRE, ALSO KNOWN AS,
BARBARA ADMIRE, DEFENDANT**

NOTICE TO:

**CHRISTOPHER A. ADMIRE, EXECUTOR OF THE
ESTATE OF BARBARA ANN ADMIRE, ALSO KNOWN AS,
BARBARA ADMIRE, DEFENDANT**

NOTICE IS GIVEN that by virtue of a Writ of Execution issued under the judgment entered in the above action and directed to the Sheriff of Lackawanna County, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Lackawanna County Courthouse, at 200 North Washington Avenue, Scranton, Lackawanna County, Pennsylvania on **Friday, October 9, 2026 at 10:00 a.m.**, in the forenoon of the said day, all your right title and interest in and to all certain piece of parcel of land situate at 316 South 9th Street, Scranton, Lackawanna County, Pennsylvania 18504, more particularly described in Lackawanna County Deed Book 816 at Page 79.

NOTICE OF SHERIFF'S SALE of Real Property (real estate) on Friday, October 9, 2026, at 10:00 a.m., in the Lackawanna County Courthouse, 200 North Washington Avenue, Scranton, Lackawanna County, Pennsylvania.

THE PROPERTY TO BE SOLD is located at: 316 South 9th Street, Scranton, Lackawanna County, Pennsylvania 18504 and is improved with a home.

THE PROPERTY TO BE SOLD is assessed under **TAX MAP NO. 15606-050-034**.

BEING the same premises conveyed by Mary Lazor to David H. Admire, now deceased, and Barbara Admire, his wife, by a Deed dated 12-18-1973 and recorded 12-19-1973 in Lackawanna County Deed Book 816 at page 79.

THE JUDGMENT ON WHICH THE SALE IS BEING HELD is a judgment in mortgage foreclosure in the amount of \$41,144.56 docketed in Lackawanna County Clerk of Judicial Records to the above term and number, as reflected in the Writ of Execution, plus additional interest, attorney's fees, late charges, costs and escrow advances through the date of payment in full.

THE OWNER(S) OR REPUTED OWNER(S) OF THE PROPERTY IS: Christopher A. Admire, the Executor of the Estate of Barbara Ann Admire, also known as Barbara Admire.

NOTICE IS GIVEN to all parties and claimants in interest that the sheriff will, for all sales where the filing a schedule of distribution is required, file the said schedule of distribution not later than thirty (30) days of sale, in his office, where the same will be available for inspection, and that distribution will be made in accordance with the schedule, unless exceptions are filed thereto within ten (10) days after the filing of the schedule.

SEIZED AND TAKEN IN EXECUTION at the suit of Citizens Savings Bank vs. Christopher A. Admire, the Executor of the Estate of Barbara Ann Admire, also known as Barbara Admire, Sheriff to collect \$541,144.56 as reflected in the Writ of Execution, plus additional interest, attorney's fees, late charges and escrow advances through the date of payment in full.

David K. Brown, Esquire
KREDER BROOKS HAILSTONE LLP
Attorneys for Plaintiff
220 Penn Avenue, Suite 200
Scranton, PA 18503
(570) 346-7922