

**LACKAWANNA JURIST**  
**JUDICIAL OPINION**

**CASE NAME AND NUMBER:** Marjer v. Deutsche Bank, 2017 WL 1969649 (Lacka. Co. 2017)

**DATE OF DECISION:** May 12, 2017

**JUDGE:** Terrence R. Nealon

**ATTORNEYS INVOLVED:** William E. Vinsko, Jr., Esquire, Counsel for Plaintiff, Marjer, Inc.  
Mario J. Hanyon, Esquire, Counsel for Defendant, Deutsche Bank National Trust Company  
William J. Levant, Esquire, Johanna L. Gelb, Esquire, Counsel for Purchaser, Lynn Rivenburg  
Joseph J. Joyce, III, Esquire, Counsel for Defendant, Lackawanna County Tax Claim Bureau

**SUMMARY OF OPINION:**

The holder of an upset tax sale deed filed a quiet title action against the bank that had previously acquired title to the same property at a Sheriff's Sale, and after the tax deed holder entered a default judgment, the bank filed a motion to open within ten days of the entry of the default judgment and asserted that it had a meritorious defense based upon the Tax Claim Bureau's failure to comply with the notice requirements of the Real Estate Tax Sale Law (RETSL) prior to conducting the upset tax sale. The bank also sought to stay the tax deed holder's "Notice to Quit" that it served upon the current occupant of the property demanding that she vacate the property that she purchased from the bank.

The tax deed holder argued that the default judgment could not be opened since the bank failed to provide a reasonable excuse for its original failure to file a timely responsive pleading.

Since the bank filed its motion to open within ten days of the entry of the default judgment, it was not required to provide a reasonable explanation for its initial default, and the default judgment had to be opened if the bank pled a defense which, if proved at trial, would justify its requested relief. The Tax Claim Bureau's verified file confirmed that it did not comply with the notice provisions of RETSL prior to the tax sale, as a result of which the bank was not divested of its ownership interest. Since the bank had articulated a meritorious defense to the quiet title complaint, the motion to open was granted, as was the motion to stay the tax deed holder's "Notice to Quit."

**JUDICIAL OPINION**

**CASE NAME AND NUMBER:** Bolus v. Lackawanna County Tax Claim Bureau, 2017 WL 2224935 (Lacka. Co. 2017)

**DATE OF DECISION:** May 22, 2017

**JUDGE:** Terrence R. Nealon

**ATTORNEYS INVOLVED:** Craig Sopin, Esquire, Counsel for Plaintiff  
Joseph Joyce, III, Esquire, Counsel for Defendant

**SUMMARY OF OPINION:**

In this appeal of the Tax Claim Bureau's delinquency determination, the petitioner contended that the "taxes claimed are improper due to a prior compromise and settlement of taxes," and in anticipation of the scheduled jury trial, the Tax Claim Bureau filed a motion in limine to preclude evidence of an alleged "compromise and settlement" and argued that the petitioner was collaterally estopped from asserting that defense based upon another judge's determination in an earlier proceeding rejecting the petitioner's claim of such a settlement. In the prior matter, the court granted the petitioner's motion to bar the scheduled tax sale, but in the process, denied the petitioner's claim that the tax delinquency had been resolved as part of a global resolution of a separate condemnation proceeding. Since a prevailing party does not have standing to appeal an order even if that party disagrees with the reasoning or had a particular issue decided against it, the doctrine of collateral estoppel dictated that the determination made in the prior proceeding was, therefore, not "essential" to the earlier judgment, as a result of which the earlier, unappealed decision was not conclusive in a subsequent action. It was undisputed that the petitioner was unable to appeal the other judge's earlier order since he was the prevailing party and lacked the requisite aggravement necessary to establish standing to appeal, even if the petitioner disagreed with the factual finding or legal reasoning concerning his "compromise and settlement" claim. Since such appellate review was unavailable to the petitioner, the earlier determination did not collaterally estop the petitioner from arguing an alleged settlement in this separate tax assessment appeal, although the contents of the earlier order could be introduced into evidence by the Tax Claim Bureau under Pa.R.E. 201. Thus, the Tax Claim Bureau's motion in limine was denied.

## LACKAWANNA JURIST

### ESTATES

#### First Notice

**ESTATE OF EDWARD M. BUSH, SR.**, late of Clarks Summit, Pennsylvania (died 05/05/2017). Notice is hereby given that Letters of Testamentary on the above estate have been granted to Linda R Bush, n/b/m Linda B Hallen, of Dalton, PA 18414, Executrix. All persons indebted to the said estate are required to make payment and those having claims to present the same without delay to the Executrix named herein, or to Patrick N. Coleman, Esquire, Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

**ESTATE OF JOSEPH M. CHERVINAK, DECEASED**, late of 144 WEST STREET, EYNON, PA 18403, (Died MAY 22, 2017) **MARIAN M. CASTNER, Executrix**; Mark G. Rudalavage, 171 Scranton-Carbondale Highway, Eynon, Pennsylvania 18403-1027, Attorney.

**RE: ESTATE OF IGNATZ DEUTSCH**, late of Scranton, Pennsylvania (died February 4, 2017). Notice is hereby given that Letters Testamentary for the Estate of Ignatz Deutsch have been issued to Jacques Deutsch and Jonathan Deutsch, Executors 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 Executors at 76 Wynnedale Road, Narberth, PA 19072 or to Robert T. Kelly, Jr., Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Spruce Street, Suite 200, Scranton, PA 18503.

**ESTATE OF FRANCESCO DIMATTEO**, late of Peckville, Lackawanna County, Pennsylvania, (died June 19, 2017). Letters Testamentary having been granted, creditors shall make demand and debtors shall make payment to Stephen J. Evers, Esq., Attorney for the Estate, 213 R. North State Street, Clarks Summit, PA 18411.

Letters of Administration have been granted on the **ESTATE OF RICHARD L. HUGHES**, to Wendy Warunek. Make all claims and pay all debts to this representative without delay, care of the estate attorney. Attorney John J. Mercuri, PO Box 310, Moscow, PA 18444.

**ESTATE OF MARY B. MALCOLM, DECEASED** LATE OF SCRANTON, PENNSYLVANIA (DIED DECEMBER 20, 2016). All persons indebted to said Estate are required to make payment, and those having claims or demands to present the same, without delay, to Michael Hacker, Executor, c/o Attorney Joseph F. Gaughan, 300 Mulberry Street, Suite 303, Scranton, PA 18503.

**ESTATE OF JACQUELINE PLISKO**, Late of Moosic Borough, PA (DIED April 25, 2017), Edward J. Plisko, Jr., Administrator, or to Donald J. Frederickson, Jr., KOBAL & FREDERICKSON, Attorneys for the Estate, 435 Main Street, Moosic, PA. 18507-1017.

**RE: ESTATE OF HENRY J. ROBINSON**, NOTICE IS HEREBY GIVEN that Letters Testamentary in the ESTATE OF HENRY J. ROBINSON, late of the Borough of Archbald, Lackawanna County, Pennsylvania. (Date of Death: April 19, 2017), 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: ANN GEOFFROY, EXECUTRIX, KEVIN R. GREBAS, Esquire, COLBERT & GREBAS, P.C., 210 Montage Mountain Road – Suite A, Moosic, PA 18507.

**ESTATE OF DOROTHY SEARFOSS, Deceased**, date of death: March 14, 2017, late of Clarks Summit, Lackawanna County, Pennsylvania. Letters of Testamentary have been granted in the Estate of Dorothy Searfoss, Deceased to Laura

S. Angelo, or Powell Law Attorneys, 527 Linden Street, Scranton, PA 18503. All persons having claims against the estate are requested to present them in writing and all persons indebted to the estate to make payment to it in care of the Attorney noted above.

Notice is hereby given that Letters Testamentary have been granted in the **ESTATE OF MARY J. SOARES**, Deceased, late of Archbald, PA who died on May 13, 2017, to Evelyn L. Soares. 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 Executor, Evelyn L. Soares, 1330 Winton Street, Archbald, PA 18403 or to Michael J. Krushinski, Esquire, Attorney for the Estate at 418 Main Street, Dickson City, PA 18519.

**ESTATE OF THERESA E. STONER, DECEASED**, late of Nanticoke, Luzerne County, PA. (Died December 9, 2016). Letters of Administration have been granted to Adam T. Stoner, 39 South Main Street, Pittston, PA, 18640.

**ESTATE OF PHILOMENA THIEL**, late of 1507 Summit Pointe Drive, Scranton, Lackawanna County, Pennsylvania 18508 (died May 27, 2017). 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 Valerie A Thiel, Administrator, 1512 Summit Pointe Drive, Scranton, Pennsylvania, 18508, or to James J. Gillotti of Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, PO Box 240, Clarks Summit, PA 18411.

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted to Suzanne Telipski, Administrator of the **ESTATE OF RONALD L. TELIPSKI**, deceased, who died on January 10, 2017, late of Moosic, Pennsylvania. All persons indebted to the estate are required to make payment and those having any claims or demands are to present the same, without delay, to the Administrator, Suzanne Telipski, c/o her attorney Carlo A. LaMonica, Esquire, LaMonica Law Firm LLC, 3738 Birney Avenue, Moosic, PA 18507.

**ALBERT YANULITIS**, deceased, late of Scranton, PA (died June 5, 2017). 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 Joan Linn or to Raymond W. Ferrario, Attorney for the Estate, Suite 528, Scranton Life Building, 538 Spruce Street, Scranton, PA 18503-1816.

#### Second Notice

**ESTATE OF DONALD M. BAILEY**, late of Scranton (died January 17, 2017), COLLETTE HOUSTON-ONG, Executrix, c/o Michael F. Bailey, Esquire, 4099 Birney Avenue, Moosic, PA 18507.

**ESTATE OF MARGARET L. CONSERETTE**, late of the Borough of Archbald, Lackawanna County, Pennsylvania, (died March 14, 2017). Notice is hereby given that Letters Testamentary on the above estate have been issued to Rene Bornstad and Wayne Conserette, Personal Representatives 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 Personal Representatives or to Guy N. Valvano, Esquire, 117 W. Drinker Street, Dunmore, PA 18512, Attorney for the Estate.

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**ESTATE PHILLIP HODGES**, file number 2016-01397, late of Fell Township, Lackawanna County, PA (Date of death: 11/15/2016). Janet Jean Zaleski was appointed Executrix on December 15, 2016. Jeffery A. Levine, Esquire, Herlands & Levine, 27 North Main Street, Suite 301, Carbondale, PA 18407.

RE: **ESTATE OF KENNETH H. HOPKINS**, late of Clarks Summit, Lackawanna County, Pennsylvania. Letters Testamentary having been granted, creditors shall make demand and debtors shall make payment to Katherine S. Hopkins, Executrix, or to David K. Brown, Esquire of Kreder, Brooks, Hailstone LLP, 220 Penn Avenue, Suite 200, Scranton, Pennsylvania 18503.

**ESTATE NOTICE Re: PAUL W. INGRAM**, late of Dalton, Lackawanna County, Pennsylvania, who died January 26, 2017. 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: Kevin McGuinness, Executor, c/o Paul J. LaBelle, Esquire, 3703 Birney Avenue, Moosic, Pennsylvania 18507.

**ESTATE OF SIMONE M. KIVEN**, late of the City of Scranton, Lackawanna County, Pennsylvania (died April 5, 2017). Personal Representative is Eric R. Bodner. Attorney for the Estate is Kevin C. Messett, Esquire, 224 Adams Avenue, Scranton, Pennsylvania 18503.

**ESTATE NOTICE Re: DEBORAH J. KRUPSKI**, late of Scranton, Lackawanna County, Pennsylvania, who died February 10, 2017. Grant of Letters 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: Billie Jean Guzzon, Administrix, c/o John T. O' Malley, Esquire, 421 South State Street, Clarks Summit, Pennsylvania 18507.

RE: **ESTATE OF MARY K. LALICKI**, NOTICE IS HEREBY GIVEN that Letters Testamentary in the ESTATE OF MARY K. LALICKI, late of the City of Scranton, Lackawanna County, Pennsylvania (Date of Death: April 12, 2017), 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: TRACI L. ADMIK, EXECUTRIX, BRENDA D. COLBERT, Esquire, COLBERT & GREBAS, P.C., 210 Montage Mountain Road – Suite A, Moosic, PA 18507.

**ESTATE OF STEPHANIE SOKOL LINDEMANN**, DECEASED, late of 113 DELAWARE STREET, ARCHBALD, PA 18403, (Died APRIL 27, 2017). SONYA SOKOL ALLEGER AND BARBARA SOKOL MARINO, Co-Executrices; Dante A. Cancelli, Esquire, Suite 401, 400 Spruce Street, Scranton, Pennsylvania 18503, Attorney.

Estate Notice is Hereby Given that Letters of Testamentary have been Granted in the **ESTATE OF ALFRED MURSCH, JR.**, late of the City of Scranton, Lackawanna County, Pennsylvania, who died 12/24/2016. All persons indebted to said Estate are requested to make payment and those having claims to present the same, without delay, to the Executrix, Mary Caroline Hendricks, 2230 Kelly Avenue, Scranton, Pennsylvania 18508. Justin J. Sulla, Esq.

**ESTATE OF DOROTHY M. NAGURNEY**, DECEASED LATE OF SCRANTON, PENNSYLVANIA (DIED MAY 5, 2017). All persons indebted to said Estate are required to make payment, and those having claims or demands to present the same, without delay, to David

Nagurney, Administrator, c/o Attorney Joseph F. Gaughan, 300 Mulberry Street, Suite 303, Scranton, PA 18503.

In re: **ESTATE OF ROSE PAONE, A/K/A ROSE MARIE PAONE**, late of Archbald, Lackawanna County, PA (died June 4, 2017). Letters of Administration in the above Estate having been granted, all person having claims or demands against the Estate of the Decedent shall make them known and present them, and all persons indebted to the said Decedent shall make payment thereof, without delay, to the Estate Personal Representative, Anna Yendrey, or to Joseph S. Toczydlowski, Jr., Esquire, 392 North Main Street, Archbald, PA 18403.

**ESTATE JOSEPH P. SHEROSHIK, Jr.**, file number 35-17-00666 late of Olyphant, Lackawanna County, PA (Date of death: 04/26/2017). Rebecca Lynn Sheroshik was appointed Testatrix on June 12, 2017. Jeffery A. Levine, Esquire, Herlands & Levine, 27 North Main Street, Suite 301, Carbondale, PA 18407.

RE: **ESTATE OF THOMAS P. WALSH**, late of Blakely, Pennsylvania (died June 28, 2013). Notice is hereby given that Letters of Administration for the Estate of Thomas P. Walsh have been issued to Francis B. Walsh, 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 111 Upper Knapp Road, Clarks Summit, PA 18411 or to Robert T. Kelly, Jr., Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Spruce Street, Suite 200, Scranton, PA 18503.

**ESTATE KENNETH T. WEARNE**, file number 35-17-00176 late of Scotts Township, Lackawanna County, PA (Date of death: 01/27/2017). April C. Wearne and Kenneth J. Wearne was appointed co-Administrators on February 13, 2017. Jeffery A. Levine, Esquire, Herlands & Levine, 27 North Main Street, Suite 301, Carbondale, PA 18407.

### Third Notice

**ESTATE OF MARGARET ANN ABBOTT**, DECEASED, late of 320 MAIN STREET, PECKVILLE, PA 18452, (Died June 2, 2017). CAROL ANN DAVIS, Executrix; Dante A. Cancelli, Esquire, Suite 401, 400 Spruce Street, Scranton, Pennsylvania 18503, Attorney.

**ESTATE OF NORA M. CRONIN** deceased April 19, 2017 late of Moscow, Lackawanna County, Pennsylvania. Letters of Administration in the above-named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment and those having claims are directed to present the same without delay to the undersigned or her attorney within four (4) months from the date hereof and to file with the Clerk of the Court of Common Pleas of Lackawanna County, Orphans' Court Division, a particular statement of claim, duly verified by an affidavit setting forth an address within the county where notice may be given to claimant. Breeda Cronin Holmes, Administrator, 114 Vaughn Street, Olyphant, PA 18447. John J. McGee, Esq., Ste 302, 400 Spruce Street, Scranton, PA 18503.

**ESTATE OF WILLIAM J. EVANS**, DECEASED (died on 5/22/17). Late of Scranton, Lackawanna County, PA. Letters Testamentary have been granted and all creditors shall make demand and all debts shall make payment without delay to Walter J. Evans c/o Harry T. Coleman, Esquire, 41 N. Main Street, Carbondale, PA 18407.

## LACKAWANNA JURIST

**THOMAS J. FALZONE**, late of Dunmore, Lackawanna County, Pennsylvania, (died May 29, 2017). Notice is hereby given that Letters Testamentary on the above estate have been issued to Marianne M. Stivala, Executrix of the Estate. **MARIANNE M. STIVALA, ESQUIRE, BRIAN J. CALI & ASSOCIATES**, 103 EAST DRINKER STREET, DUNMORE, PENNSYLVANIA 18512.

**ESTATE OF NANCY M. GONGLIEWSKI A/K/A NANCY E. GONGLIEWSKI**, Deceased, late of 519 Broad Street, Peckville, PA 18452, (Died APRIL 28, 2017) Anthony GONGLIEWSKI, Administrator; Mark G. Rudalavage, 171 Scranton-Carbondale Highway, Eynon, Pennsylvania 18403-1027, Attorney.

**ESTATE OF CARYL MANGIALASHI A/K/A CARYL R. MANGIALASHI**, late of Scranton, PA (died May 19, 2017) Letters Testamentary were granted to Anne Marie Mangialashi, Executrix. Elaine C. Geroulo, Esq., Attorney for the Estate, 411 Jefferson Avenue, Scranton, PA 18510.

Notice is hereby given that Letters Testamentary have been granted in the **ESTATE OF JOSEPHINE MATRONE** (died November 12, 2016). All persons indebted to said estate are required to make payment and those having claims or demands to present the same without delay to Norma Serino, Executrix, c/o C.J. Bufalino, III, Esquire, 1230 Memorial Highway, Suite 201, Shavertown, PA 18708.

Estate Notice is Hereby Given that Letters of Testamentary have been Granted in the **ESTATE OF MILDRED S. NOVAK**, late of Roaring Brook Township, Lackawanna County, Pennsylvania, who died 3/20/2017. All persons indebted to said Estate are requested to make payment and those having claims to present the same, without delay, to the Administrator, Valerie R. Bogart, 6 Devonald Drive, Asbury, NJ 08802. Justin J. Sulla, Esq.

RE: Estate of **ESTATE OF JAMES A. OLIVER, SR. A/K/A JAMES A. OLIVER**, late of Glenburn Township, Lackawanna County, and State of Pennsylvania, deceased, who died on the 29<sup>th</sup> day of April, 2017. 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 Executors, James A. Oliver, Jr. or Nancy K. Oliver, 289 Yoder Road, Harleysville, PA 19438, or to Mattes & Mattes, P.C., 324 N. Washington Ave., Scranton, PA 18503.

**ESTATE OF ELEANOR F. REICH**, late of Olyphant, Pennsylvania (died June 03, 2017). Notice is hereby given that Letters Testamentary on the above Estate have been granted to Angelo Reich, Jr., of Roaring Brook TWP, PA. and Jean Feduchak, of Nicholson, 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 Executor(s) named herein, or to Nicholas D. Tellie, Esquire, Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

**ESTATE OF ANN A. STACK, DECEASED**, late of 629 CLAY AVENUE, SCRANTON, PA 18510, (Died APRIL 26, 2017). **JAMES S. VIEIRA**, Executor; Dante A. Cancelli, Suite 401, 400 Spruce Street, Scranton, Pennsylvania 18503, Attorney.

**ESTATE OF ANN M. SHEA** late of Scranton, Lackawanna County, PA (died April 2, 2017). Notice is hereby given that Letters Testamentary in the above Estate have been issued to Clement Jacklinski, Executor. Creditors shall present claims and Debtors shall make payments to Clement Jacklinski, c/o Arthur J. Rinaldi, Esquire, RINALDI & RINALDI, 2 West Olive Street, Scranton, PA 18508.

**ESTATE OF JOAN A. TURKO, ALSO KNOWN AS JOAN TURKO**, late of Borough of Olyphant, County of Lackawanna and State of Pennsylvania, deceased. WHEREAS, Letters Testamentary in the above-named estate have been granted to Teressa Ann Schisler, Executrix of the Estate of Joan A. Turko, also known as Joan Turko. All persons indebted to the said estate are requested to make immediate payment, and those having claims or demands to present the same without delay to Teressa Ann Schisler c/o Scott R. Steirer, Esquire, 124 Belvidere Street, Nazareth, Pennsylvania, 18064.

**ESTATE OF MAFALDA TEDESCO**, late of Vandling Borough, PA (died April 24, 2017) Thomas Fitzsimmons Executor and, Juliana Wildenstein Executrix, Frederick M. Moase, Jr., Attorney for the Estate, Law Offices of Frederick M. Moase, Jr., 123 East Garfield Ave, Carbondale, PA 18407.

**ESTATE OF ANTHONY F. VALENTI**, late of the Borough of Dunmore, Lackawanna County, Pennsylvania. Notice is hereby given that Letters Testamentary on the above estate have been issued to Anthony P. Valenti, Executor 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 Executor or to Guy N. Valvano, Esquire, 117 W. Drinker Street, Dunmore, PA 18512, Attorney for the Estate.

Re: **ESTATE OF ELEANOR M. VOLPE**, late of the Borough Moosic, Lackawanna County, Pennsylvania (died May 20, 2017). Letters Testamentary in the above estate having been granted, all persons having claims or demands against the estate shall make them known and present them, and all persons indebted to the said decedent shall make payment thereof, without delay, to the Co-Executors, Debra Quinn and James F. Clemente, c/o Richard T. Mulcahey, Esq., 148 Adams Avenue, Scranton, PA 18503.

## ARTICLES OF INCORPORATION

**AMS LEGACY, INC.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

Myers, Brier & Kelly, L.L.P.  
425 Spruce Street, Suite 200  
Scranton PA 18503.  
t1-July 14

## ARTICLES OF INCORPORATION

Notice is hereby given that Articles of Incorporation were filed and approved by the Pennsylvania Department of State on June 19, 2017 in accordance with the Business Corporation Law of 1988, As amended, for the Incorporation of **JACOB NOGI, P.C.**

Jacob Nogi, Esquire  
T1-July 14

## FICTITIOUS NAME

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on May 26, 2017 for **Heavenly Hands & Body Scrubs** at 412 Callahan Drive Jermyn, PA 18433. The name and address of each individual interested in the business is Marlene Gibson 412 Callahan Drive Jermyn, PA 18433. This was filed in accordance with 54 Pa.C.S. 311.

T1-July 14

LACKAWANNA JURIST

**CERTIFICATE OF ORGANIZATION**

NOTICE IS HEREBY GIVEN that a Certificate of Organization, Domestic Limited Liability Company, for **Marteen Realty L.L.C.**, a Pennsylvania limited liability company, has been filed and approved by the Department of State, Commonwealth of Pennsylvania, on June 28, 2017, in accordance with the provisions of the Commonwealth of Pennsylvania Limited Liability Company law of 1994, 15 Pa. C.S.A. Section 8901, as amended. The principal place of business is 540 East Pine Street, Olyphant, Pennsylvania 18447.

Justin J. Sulla, Esq.  
t1-July 14

**CERTIFICATE OF ORGANIZATION**

NOTICE IS HEREBY GIVEN that a Certificate of Organization, Domestic Limited Liability Company, for **MIKEY III LLC.**, a Pennsylvania limited liability company, has been filed and approved by the Department of State, Commonwealth of Pennsylvania, on June 28, 2017, in accordance with the provisions of the Commonwealth of Pennsylvania Limited Liability Company law of 1994, 15 Pa. C.S.A. Section 8901, as amended. The principal place of business is 540 East Pine Street, Olyphant, Pennsylvania 18447.

Justin J. Sulla, Esq.  
t1-July 14

**CERTIFICATE OF ORGANIZATION**

NOTICE IS HEREBY GIVEN that a Certificate of Organization, Domestic Limited Liability Company, for **S.F.Shine-ola LLC**, a Pennsylvania limited liability company, has been filed and approved by the Department of State, Commonwealth of Pennsylvania, on June 28, 2017, in accordance with the provisions of the Commonwealth of Pennsylvania Limited Liability Company law of 1994, 15 Pa. C.S.A. Section 8901, as amended. The principal place of business is 812 Spruce Street, Olyphant, Pennsylvania 18447.

Justin J. Sulla, Esq.  
t1-July 14

**NOTICE**

**“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 31st day of July, 2017.**

The accounts will be filed by the clerk, with the Court for adjudication And conformation on **Tuesday, the 1st day of August, 2017.** Distribution may be ordered or authorized without further notice if no objections are filed prior to that date.

35-1962-837  
Beatrice B. Aronsohn  
Trust  
First & Final Accounting  
PNC Bank N.A. Trustee.  
Alan Hollander, Esq

35-1971-140  
Milton Aronshon  
Trust  
First & Final Accounting  
PNC Bank N.A. Trustee  
Alan Hollander, Esq

35-2017-729  
Lenore Betty Tannenbaum  
Trust  
First & Final Accounting  
PNC Bank N.A. Trustee  
Richard S. Bishop, Esq.

t2-July 21

**LACKAWANNA JURIST**

**NOTICE**

IN THE COURT OF COMMON PLEAS OF  
LACKAWANNA COUNTY, PENNSYLVANIA  
CIVIL ACTION-LAW  
NO. 17 CV 3235

**NOTICE OF ACTION IN MORTGAGE FORECLOSURE**

Wells Fargo Bank, N.A. as Trustee for the Polling and Servicing Agreement dated  
as of February 1, 2005 Park Place Securities, Inc. Asset-Backed Pass-Through  
Certificates Series 2005-WHQ1, c/o Ocwen Loan Servicing, LLC,  
Plaintiff

vs.

Angelo Santore, Known Heir of Eugene A. Santore, Beth Santore, Known Heir of Eugene A. Santore,  
Eugene Santore, Jr., Known Heir of Eugene A. Santore, Jo Anne Santore, Individually and as a Known Heir of Eugene A.  
Santore, Terry Chambers, Known Heir of Eugene A. Santore and Unknown Heirs, Successors, Assigns and All Persons, Firms or  
Associations Claiming Right, Title or Interest From or Under Estate of Eugene A. Santore,  
Defendants

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under  
Estate of Eugene A. Santore, Defendant(s), whose last known address is 1430 Cedar Avenue, Scranton, PA 18505.

**COMPLAINT IN MORTGAGE FORECLOSURE**

You are hereby notified that Plaintiff, Wells Fargo Bank, N.A. as Trustee for the Polling and Servicing Agreement dated as of  
February 1, 2005 Park Place Securities, Inc. Asset-Backed Pass-Through Certificates Series 2005-WHQ1, c/o Ocwen Loan  
Servicing, LLC, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common  
Pleas of Lackawanna County, Pennsylvania, docketed to NO. 17 CV 3235, wherein Plaintiff seeks to foreclose on the mortgage  
secured on your property located, 1430 Cedar Avenue, Scranton, PA 18505, whereupon your property would be sold by the Sheriff  
of Lackawanna County.

**NOTICE**

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the notice above, you must take action  
within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and  
filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do  
so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money  
claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights  
important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE  
THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH THE INFORMATION ABOUT HIRING A LAWYER.  
IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT  
AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

LAWYERS REFERRAL SERVICE,  
Northern PA Legal Services, Inc.,  
33 N. Main Street, Suite 200, Pittston, PA 18640,  
570.299.4100.

Lackawanna Bar Association,  
233 Penn Ave., Scranton, PA 18503,  
570.969.9600.

Mark J. Udren, Lorraine Gazzara Doyle, Sherri J. Braunstein,  
Elizabeth L. Wassall, John Eric Kishbaugh, Nicole B. Labletta,  
David Neeren & Morris Scott, Attys. for Plaintiff,  
Udren Law Offices, P.C.,  
111 Woodcrest Rd., Ste. 200,  
Cherry Hill, NJ 08003, 856.669.5400.

t1-July 14

**LACKAWANNA JURIST**

**NOTICE**

IN THE COURT OF COMMON PLEAS OF  
LACKAWANNA COUNTY  
CIVIL ACTION-LAW  
Docket No.: 2017-cv-3161  
IN MORTGAGE FORECLOSURE

COMMUNITY BANK, N.A.

Plaintiff

Vs.

MARY A. BELL (deceased), NEAL R. BELL (deceased), ALICE JOHNSON, in her capacity as heir of Mary Bell and/or Neal Bell, ROBERT N. BELL, in his capacity as heir of Mary Bell and/or Neal Bell, JEFFREY W. BELL, in his capacity as heir of Mary Bell and/or Neal Bell And UNKNOWN HEIRS OF MARY A. BELL AND/OR NEAL R. BELL as such interest may appear  
Defendants

**NOTICE TO DEFEND**

To: Mary A. Bell, Neal R. Bell, Robert N. Bell, Jeffrey W. Bell, and Unknown Heirs of Mary Bell and/or Neal Bell, and all persons and/or entities claiming any right, title or interest to the real property located at 400 Rear Lincoln Avenue, Jermyn, PA 18433.

**COMPLAINT IN MORTGAGE FORECLOSURE**

You are hereby notified that the Plaintiff, Community Bank, N.A., has filed a mortgage foreclosure complaint endorsed with a Notice to Defend against you in the Lackawanna County Court of Common Pleas at docket # 2017-cv-3161, wherein the Plaintiff seeks to foreclose on the mortgage secured by the Property located at 400 Rear Lincoln Avenue, Jermyn, PA 18433, through which the Property would be sold by the Sheriff of Lackawanna County. NOTICE: YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the notice above, you must take action within twenty (20) days after this Complaint and Notice are served, by entering your written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

NORTH PENN LEGAL  
SERVICES, INC.  
33 N. MAIN STREET, SUITE 200  
PITTSTON, PA 18604  
PHONE: (570) 299-4100

PA. LAWYER REFERRAL SERVICE  
P.O. BOX 186, 100 SOUTH STREET  
HARRISBURG, PA 17108  
PA RESIDENTS PHONE: 1-800-692-7375  
OUT-OF-STATE: (570) 238-6715  
or 1-800-932-0311

LACKAWANNA COUNTY BAR ASSOCIATION  
LAWYER REFERRAL SERVICE  
233 PENN AVENUE  
SCRANTON, PA 18503  
PHONE: (570) 969-9161

Brice C. Paul, Esquire  
415 Wyoming Avenue  
Scranton, PA 18503  
(570) 963-8880  
t1-July 14