

## LACKAWANNA JURIST

### ESTATES

#### First Notice

NOTICE IS HEREBY GIVEN that Letters Testamentary in the **ESTATE OF ROBERT R. ANDREYCHIK**, late of Madison 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: MICHAEL R. ANDREYCHIK, EXECUTOR, BRENDA D. COLBERT, Esquire, COLBERT & GREBAS, P.C., 210 Montage Mountain Road – Suite A, Moosic, PA 18507. Date of Death: April 27, 2023.

**ESTATE OF JOSEPH J. BARRETTE**, late of Dunmore, Lackawanna County, Pennsylvania (died April 27, 2023). 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 Carol A. Barrette, Executor, 601 Reeves Street, Dunmore, Pennsylvania 18512 or to Jenna Krayer Tuzze, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, P.O. Box 240, Clarks Summit, Pennsylvania 18411.

**ESTATE OF JOHN BARRY BEEMER**, Late of Clarks Summit, Pennsylvania (Died August 24, 2023). Letters Testamentary have been granted to David L. Beemer and Bruce R. Beemer. All persons having claims against the Estate or indebted to the Estate shall make payment or present claims to Douglas P. Thomas, Attorney for the Estate, 345 Wyoming Avenue, Suite 200, Scranton, PA 18503.

**ESTATE OF WALTER L. CALPIN, JR.**, late of the Scranton, Lackawanna County, Pennsylvania, (died July 25, 2023). Notice is hereby given that Letters of Administration have been issued to Jill Kelley, Administratrix. MARIANNE M. STIVALA, ESQUIRE, BRIAN J. CALI & ASSOCIATES, 103 EAST DRINKER STREET, DUNMORE, PENNSYLVANIA 18512.

Notice is hereby given that Letters of Administration 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 the same without delay to the Administrator named. **ESTATE OF LOUIS MARIE CLARKE**, Old Forge, Pennsylvania (Died: June 26, 2023), Lorraine Sacchetti, Executrix, Paul R. Mazzoni, Esquire, Attorney for the Estate, Suite 201 Bank Towers, 321 Biden Street, Scranton, PA 18503.

**ESTATE OF VINCENT J. CONTE, JR. aka VINCENT CONTE, JR.** (died July 17, 2023) 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 Executor, Byron MacFarlane, or Richard A. Fanucci, Attorney for the Estate, 1711 Main Street, Blakely, PA 18447. RICHARD A. FANUCCI, ESQ.

NOTICE IS HEREBY GIVEN that Letters Testamentary in the **ESTATE OF THOMAS G. DEMYAN**, late of Old Forge, 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: DONNA M. CIKOWSKI, EXECUTRIX, KEVIN R. GREBAS, Esquire, COLBERT & GREBAS, P.C., 210 Montage Mountain Road – Suite A, Moosic, PA 18507. Date of Death: June 20, 2023

**RE: ESTATE OF DAVID B. EDWARDS**, Estate No. 35-23-01239, Deceased, late of Moosic, Lackawanna County, PA died July 27, 2023. 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 the Executrix Janice Kizer c/o ATTY. Paul J. LaBelle, 3703 BIRNEY AVENUE, MOOSIC, PA 18507.

NOTICE IS HEREBY GIVEN that Letters of Administration in the **ESTATE OF THOMAS M. FOLEY**, late of Scranton City, 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 JEAN FOLEY, ADMINISTRATOR, KEVIN R. GREBAS, Esquire, COLBERT & GREBAS, P.C., 210 Montage Mountain Road – Suite A, Moosic, PA 18507, Date of Death: July 9, 2023.

NOTICE is hereby given that Testamentary Letters have been granted to Patrick J. Gillott, III of 100 42<sup>nd</sup> St., Carbondale, PA 18407 and Michael P. Gillott of 8 Hammond Ave., Carbondale, PA 18407 in the **ESTATE OF DOLORES C. GILLOTT**, late of Carbondale, Lackawanna County, PA, who passed away May 1, 2022. 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 Executors named or to the attorney for said Estate: Patrick A. Kane, Esq., 960 Scranton/Carbondale Hwy., Archbald, PA 18403.

NOTICE IS HEREBY GIVEN that Letters Testamentary in the **ESTATE OF CAROL GRATKOWSKI**, late of Dunmore, 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: JEREMY GRATKOWSKI, EXECUTOR, KEVIN R. GREBAS, Esquire, COLBERT & GREBAS, P.C., 210 Montage Mountain Road – Suite A, Moosic, PA 18507. Date of Death: July 7, 2023.

NOTICE IS HEREBY GIVEN that Letters Testamentary in the **ESTATE OF CATHERINE HAYES** late of Taylor, 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: KATHLEEN ZUBY, EXECUTRIX, KEVIN R. GREBAS, Esquire, COLBERT & GREBAS, P.C., 210 Montage Mountain Road – Suite A, Moosic, PA 18507. Date of Death: May 16, 2023

## LACKAWANNA JURIST

**RE: ESTATE OF CAROLYN H. HORTER**, late of Dunmore, Pennsylvania (died June 3, 2023). Notice is hereby given that Letters Testamentary for the Estate of Carolyn H. Horter have been issued to Joseph D. Horter, Executor of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to the Executor at 1716 Madison Avenue, Dunmore, PA 18509 or to Robert T. Kelly, Jr., Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Biden Street, Suite 200, Scranton, PA 18503.

**NOTICE IS HEREBY GIVEN** THAT Letters Testamentary have been granted in the **ESTATE OF THOMAS P. LEWIS, JR.**, Deceased, late of 202 Spring Street, Scranton, Pennsylvania, 18509 (died July 4, 2023), and all persons indebted to said estate are requested to make payment, and those having claims to present the sum without delay, to **TREVOR W. LEWIS**, Executor c/o **JOSEPH S. COLBASSANI ESQUIRE**, MINORA KROWIAK MUNLEY BATYKO, 700 Vine Street, 18510.

**ESTATE OF LEONARD DONATO NOLE, a/k/a LEONARD NOLE**, late of Greenfield Township, PA (died August 31, 2023), Kirsten Weary, Administratrix, Paul A. Kelly, Jr., Esq., 201 Lackawanna Avenue, Suite 306, Scranton, Pa. 18503.

**ESTATE OF REGINA NOONE**, late of Scott Twp., Pennsylvania (died August 05, 2023). Notice is hereby given that Letters of Administration on the above Estate have been granted to Michael Noone, of Scott Twp., PA. All persons indebted to the said estate are required to make payment and those having claims to present the same without delay to the Personal Representative named herein, or to Patrick N. Coleman, Esq., Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

**NOTICE IS HEREBY GIVEN** that Letters of Administration have been granted to Matthew Regula, Administrator of the **ESTATE OF TIMOTHY REGULA**, deceased, who died on August 24, 2023, late of Archbald, 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 Matthew Regula, c/o his attorney Carlo A. LaMonica, Esquire, LaMonica Law Firm LLC, 3218 Pittston Avenue, Scranton, PA 18505.

**NOTICE IS HEREBY GIVEN** that Letters Testamentary have been granted in the **ESTATE OF ANN G. SHELSKI**, deceased, of Old Forge, Lackawanna County, who died on May 4, 2023. All persons indebted to said estate are required to make payment and those having any claims or demands are to present the same without delay unto the Co-Executrices, Sharon Kearney and Marian Resio, in the care of Kelley, Polishan & Solfanelli, LLC, 259 S. Keyser Avenue, Old Forge, Pennsylvania, 18518.

**ESTATE OF HOWARD R. SLOCUM SR.**, late of Clifton Twp., Pennsylvania (died May 13, 2023). Notice is hereby given that Letters of Testamentary on the above Estate have been granted to Joyce Koskovich, of Clifton Twp., PA. All persons indebted to the said estate are required to make payment and those having claims to present the same without delay to the Personal Representative named herein, or to Patrick N. Coleman, Esq., Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

**ESTATE OF CARL E. SOBECK a/k/a CARL SOBECK** (died August 21, 2023) 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 Administratrix, Joan Z. Esgro, or Richard A. Fanucci, Attorney for the Estate, 1711 Main Street, Blakely, PA 18447. **RICHARD A. FANUCCI, ESQ.**

### Second Notice

Notice is hereby given that Letters of Testamentary, have been granted in the **ESTATE OF JANE R. BOUSELLI**, late of Roaring Brook Township, PA (died June 9, 2023). All persons indebted to the said estate are required to make payment, and those having claims or demands to present the same without delay to: John Bouselli, Executor; or Terrence J. McDonald, Atty., 103 East Drinker Street, Dunmore, PA 18512.

**NOTICE IS HEREBY GIVEN** that Letters of Administration have been granted in the **ESTATE OF AGATHA ANGELINE ENGLER**, Deceased, 410 Penn Ave., Scranton, Lackawanna County, Pennsylvania 18503, who died on June 28, 2023. All persons indebted to the said Estate are requested to make payment and those having claims or demands are to present same, without delay, to the Administratrix, Donna Engler Howard, 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.**

**ESTATE OF LEONA FOSTER**, late of Jessup, Pennsylvania, died on March 29, 2023. All persons having claims against the Estate shall present same to Executrix, Judith Berta, c/o Donald W. Jensen, Esquire, 538 Biden Street, Suite 730, Scranton, Pennsylvania 18503.

**IN THE ESTATE OF JEAN JOAN GONTARSKI**, late of the City of Scranton, Lackawanna County, Pennsylvania, Letters Testamentary in the above estate having been granted to the undersigned, all persons indebted to said estate are requested to make prompt payment and all those having claims against said estate will present them without delay to: Susan F. Eddleston, Executrix, 8681 Bolles Rd., Hallstead, PA 18822, OR Joseph Gontarski, Executor, 200 Gontarski Rd., Hallstead, PA 18822, OR Attorney for the Estate, Susan L. English, Esq., Coughlin & Gerhart, LLP, 21-23 Public Avenue, Montrose, PA 18801.

**ESTATE OF JOHN F. HENZES, JR.**, late of Peckville, Lackawanna County, Pennsylvania (died July 24, 2023) Letters of Testamentary have been granted, all persons having claims or demands against the estate of decedent shall make them known and present them, all persons indebted to said decedent shall make payment to Kim Wolfel, Executrix of the Estate, 919 Martin Drive Jessup Pa 18434 or to Randall J. Henzes, Esquire, 4046 Yorktown Drive Boothwyn PA 19061.

**ESTATE OF WAYNE S. KAKAREKA, LATE OF MADISON TOWNSHIP, LACKAWANNA COUNTY, PA (DIED June 14, 2023)**, Abigail Stofko, Administratrix, or to Donald J. Frederickson, Jr., Esquire, KOBAL & FREDERICKSON, Attorneys for the Estate, 435 Main Street, Moosic, PA. 18507-1017.

## LACKAWANNA JURIST

**ESTATE OF ROBERT J. KERRIGAN**, late of Scranton, Lackawanna County, Pennsylvania. Letters of Administration on the above estate having been granted to Thomas A. Kerrigan, all persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to him c/o Joseph Kosierowski, Esq., 400 Broad St., Milford, Pennsylvania 184337.

**IN RE: ESTATE OF ROBIN LIBRARO**, late of Jessup, Lackawanna County, Pennsylvania, died August 5, 2023. Notice is hereby given that Letters Testamentary on the above listed Estate to John J. Ritzco, Jr.. All persons indebted to the said Estate are required to make payment and those having claims to present the same without delay to Theresa J. Malski-Pezak, Esquire, 907 Church Street, Jessup, Pennsylvania 18434.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF KATHRYN A. MAUS**, late of the Borough of Dunmore, County of Lackawanna, Pennsylvania, who died 06/17/2023. All persons indebted to the said estate are required to make payment, and those having claims or demands to present the same without delay to the Co-Executor(rix), Howard T. Maus/Susan Maus Carpinet or James P. Phillips, Jr., Esquire, at 731 Cliff Drive, Lake Ariel, PA 18436. JAMES P. PHILLIPS, JR., ESQUIRE

**ESTATE OF FRANCIS OSIF**, Late of Scott Township, died June 18, 2023, Executor, Michael John Osif; Danielle M. Mulcahey, Attorney for the Estate, Wright, Reihner and Mulcahey, 148 Adams Avenue, Scranton, Pa 18503. 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 named.

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted to Frances Scaramastro, of Moosic, Pennsylvania in the **ESTATE OF ROCCO SCARAMASTRO**, late of Moosic, Pennsylvania, who died on July 15, 2023. 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 Administratrix named or to: Alexis C. Falvello, Esquire, THE FALVELLO LAW FIRM, P.C., 641 State Route 93, Sugarloaf, PA 18249.

**ESTATE OF BEATRICE REESE, A/K/A JEAN REESE**, DECEASED LATE OF CLIFTON TOWNSHIP, PENNSYLVANIA (DIED OCTOBER 13, 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 Kathy Witko, Administratrix, c/o Attorney Joseph F. Gaughan, 1107 Oram Street, Scranton, PA 18504. LAW OFFICE OF JOSEPH F. GAUGHAN, P.C., JOSEPH F. GAUGHAN, ESQUIRE, ATTORNEY FOR THE ESTATE.

**RE: Estate of MARY J. WADIKA**, late of Scranton, Lackawanna County, Pennsylvania (died August 26, 2023). Notice is hereby given that Letters Testamentary for the Estate have been issued to Rebekah Flanagan, Executrix of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to the Executrix, or to John J. McGovern, Jr., Attorney for the Estate, 321 Spruce Street - Suite 201, Scranton, PA 18503.

### Third Notice

**ESTATE OF MARY GRETA BIRD A/K/A SISTER M. CARLITA BIRD, IHM A/K/A SISTER CARLITA BIRD, IHM**, late of Scranton, Lackawanna County, Pennsylvania (died August 8, 2023). 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 Kathryn Clauss, IHM, Executor, IHM Center, 2300 Adams Avenue, Scranton, Pennsylvania 18509, 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.

**ESTATE OF TERESA A. BONITZ**, file number 3523-01144, late of Carbondale, Lackawanna County, PA (Date of death: 06/09/2023). Karen Lynn Doremus was appointed Executrix on August 10, 2023. Jeffery A. Levine, Esquire, Herlands & Levine, 27 North Main Street, Suite 301, Carbondale, PA 18407.

**ESTATE OF MAUREEN E. CHELL A/K/A MAUREEN ELAINE ROWAN CHELL**, late of Clarks Summit, Pennsylvania (died July 17, 2023). Notice is hereby given that Letters of Testamentary on the above Estate have been granted to Ernest F. Chell, of Clarks Summit, PA. All persons indebted to the said estate are required to make payment and those having claims to present the same without delay to the Personal Representative named herein, or to Patrick N. Coleman, Esq., Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

**RE: ESTATE OF KATHLEEN J. DEMPSEY**, late of Dunmore, Pennsylvania (died August 21, 2023). Notice is hereby given that Letters Testamentary for the Estate of Kathleen J. Dempsey have been issued to Jane D. Riggi, 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 386 Point Road, Factoryville, PA 18419 or to Kris E. Fendrock, Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Biden Street, Suite 200, Scranton, PA 18503.

**ESTATE OF BARBARA KARABIN** (died April 16, 2023) formerly of Scranton, Pennsylvania. All persons indebted to the estate shall make payment and those having claims or demands are to present same without delay to the Administratrix, Tamara Semian, or Richard A. Fanucci, Attorney for the Estate, 1711 Main Street, Blakely, PA 18447. RICHARD A. FANUCCI, ESQ.

**ESTATE OF FRANK J. LESNEFSKY, JR., a/k/a FRANK J. LESNEFSKY a/k/a FRANK LESNEFSKY** (died August 13, 2023) formerly of Peckville, Pennsylvania. All persons indebted to the estate shall make payment and those having claims or demands are to present same without delay to the Executor, Gerard F. Lesnefsky, or Richard A. Fanucci, Attorney for the Estate, 1711 Main Street, Blakely, PA 18447. RICHARD A. FANUCCI, ESQ.

**ESTATE OF LOUISE M. McDONNELL a/k/a LOUISE McDONNELL** (died June 4, 2023). All persons indebted to the estate shall make payment and those having claims or demands are to present same without delay to the Executrix, Sheila McDonnell, or Richard A. Fanucci, Attorney for the Estate, 1711 Main Street, Blakely, PA 18447. RICHARD A. FANUCCI, ESQ.

## LACKAWANNA JURIST

**ESTATE OF JON MELLIN**, late of Greenfield Township, Lackawanna County, PA. Jon W. Mellin, Jr., 1957 Roosevelt Hwy, Honesdale, PA 18431, Executor; Timothy P. Barna, 207 Tenth Street, Honesdale, PA 18431, Attorney.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted to Jeanette Kapuscinski, Executrix of the **ESTATE OF FIORE J. MUSTO**, late of Old Forge, Lackawanna County, Pennsylvania who died on April 5, 2023. 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 in c/o Gregory S. Skibitsky, Jr., Esquire, Skibitsky & Molino, 457 North Main Street, Suite 101, Pittston, PA 18640.

In the **ESTATE OF LOIS J. SCHUSTER** of Vandling Borough, Lackawanna County, Commonwealth of Pennsylvania. Letters Testamentary in the above estate have been granted to Robert J. Fields, Esquire. All persons indebted to said estate are requested to make prompt payment and all having claims against said estate will present them without delay to: Marissa McAndrew, Esquire, McAndrew Law Offices, PC, 630 Main Street, Forest City, PA 18421, (570) 785 – 3333, Attorney for the Estate.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the following Estate. All persons indebted to the Estate are required to make payment and those having claims or demands are required to present the same without delay to the Executor named below: **ESTATE OF STEPHEN M. TOMAN, JR., LATE OF SCRANTON, PENNSYLVANIA, DIED AUGUST 14, 2023, GERARD HETMAN, EXECUTOR; JOSEPH G. PRICE, ESQUIRE AND ATTORNEY JOHN P. FINNERTY, ATTORNEYS FOR THE ESTATE, 75 GLENMAURA NATIONAL BOULEVARD, MOOSIC, PA 18507.**

**ESTATE OF GWENDOLYN UHLER a/k/a GWEN UHLER**, late of Elmhurst Township, Lackawanna County, PA. Edgar K. Uhler, 101 Spinnler Place, Tafton, PA 18464, Executor; Nicholas A. Barna, 207 Tenth Street, Honesdale, PA 18431, Attorney.

### ARTICLES OF INCORPORATION

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed and approved by the Pennsylvania Department of State on August 23, 2023, in accordance with the provisions of the Business Corporation Law of December 21, 1988, as amended, for the incorporation of We Are Rolling, Inc.

RINALDI & POVEROMO, P.C.

By: Raymond C. Rinaldi, II, Esquire T-1 10/6/23

### CERTIFICATE OF ORGANIZATION

Notice is hereby given that a Certificate of Organization for Hickory Ridge Partners, LLC, a Limited Liability Co., was filed with and approved by the Department or State, Commonwealth of Pennsylvania, on April 14, 2023 for the purpose of forming a Limited Liability Company pursuant to the provisions of the Limited Liability Company Law of 1994, as amended, and supplemented.

P. Timothy Kelly, Esquire T-1 10/6/23

### NOTICE

Reverse Mortgage Funding LLC  
PLAINTIFF  
VS.

Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Leona Jeffrey, deceased and Tammie McLain, known Heir of Leona Jeffrey, deceased and Gary Malcolm, known Heir of Leona Jeffrey, deceased and Richard Malcolm, known Heir of Leona Jeffrey, deceased and Thomas Jeffrey, known Heir of Leona Jeffrey, deceased and Ronald Jeffrey, known Heir of Leona Jeffrey, deceased and Lisa Jones, known Heir of Leona Jeffrey, deceased and

DEFENDANTS COURT OF COMMON PLEAS  
CIVIL DIVISION  
LACKAWANNA COUNTY

NO: 22cv1190

### NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Leona Jeffrey, deceased  
7 Brook Lane  
Moscow, PA 18444

Your house (real estate) at:

Rd 4 Box 4195 Brook Lane, Moscow, PA 18444

Parcel ID: 19704030019

is scheduled to be sold at Sheriff's Sale at Lackawanna County Sheriff's Office  
200 North Washington Avenue  
Scranton, PA 18503 on February 2, 2024 at 10:00AM to enforce the court judgment of \$190,944.62 obtained by Reverse Mortgage Funding LLC against you.

### NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

The sale will be cancelled if you pay back to Reverse Mortgage Funding LLC the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: LOGS Legal Group, LLP., (610) 278-6800.

PLEASE NOTE a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 20 days after the filing of the schedule. T-1 10/6/23

# LACKAWANNA JURIST

## ACTION TO QUIET TITLE

TO: William Baldassari, his executors, administrators, unknown heirs and assigns, if any, and all those claiming under or through him:

**YOU ARE HEREBY NOTIFIED** that Lewis D. Gardner, Jr. has filed a Complaint in an Action to Quiet Title in the Court of Common Pleas of Lackawanna County, Civil Division, at Docket No. 22-CV-2717, setting forth that he is the owner and claims title in fee simple to the following described piece or parcel of land situate in the Township of Elmhurst, County of Lackawanna and Commonwealth of Pennsylvania, bounded and described as follows:

**ALL** that certain piece or parcel of land situate in the Township of Elmhurst, County of Lackawanna and State of Pennsylvania, bounded and described as follows:

**BEGINNING** at an iron pin which is the corner of the John Shomo, George Campbell and Lewis Farmer Warrants; thence, along the line dividing the John Shomo and the Lewis Farmer Warrant, according to the magnetic meridian of July, 1891, South 4° - 28' West, a distance of 900.63 feet to the Northerly line of Buckingham Avenue, North 77° - 28' West a distance of 1418.86 feet to an iron pin, which is located South 77° - 28' East 250.00 feet from the Southeasterly corner of lands now of Elsa Kandia; thence, leaving said Buckingham Avenue North 12° - 32' East a distance of 707.61 feet to an iron pin in the line of lands formerly of H. G. Edwards, now our Lady of Fatima Orphanage; thence, along the last described line South 65° - 34' East a distance of 1305.52 feet to an iron pin which is the point of beginning for lands described herein.

**CONTAINING** an area of 25.031 Acres as surveyed by T. A. Dunda, R.S., in November 1977.

**LACKAWANNA COUNTY PROPERTY IDENTIFICATION NUMBER: 17103-020-003**

The Court has ordered service of the Complaint to be made upon you by publication and you are hereby notified to plead to the said Complaint within twenty (20) days from the publication hereof. If you fail to plead to the Complaint, Judgment will be entered against you, and the Plaintiffs will be decreed the owners in fee simple of the above-described premises. If you wish to defend, you must enter a written appearance personally or by an Attorney and file your defenses or objections in writing to this Court. You are warned that if you fail to do so, the case may proceed without you and that Judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you. You should take this Notice to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help.

### **LAWYER REFERRAL SERVICE**

#### **NORTH PENN LEGAL SERVICES**

33 North Main Street, Suite 200  
Pittston, PA 18640  
Telephone: (570) 299-4100

#### **Lackawanna Bar Association**

233 Penn Avenue  
Scranton, PA 18503  
Telephone: (570) 969-9161

**PATRICK A. KANE III, ESQUIRE**

T-1 10/6/23