

## LACKAWANNA JURIST

### JUDICIAL OPINION

**CASE NAME AND NUMBER:** Keller Equipment Sales, Inc. v. Tier II Properties, LP, 2021 WL 629996 (Lacka. Co. 2021)

**DATE OF DECISION:** February 17, 2021

**JUDGE:** Terrence R. Nealon

**ATTORNEYS INVOLVED:**

John L. Senft, Esquire, Attorney for Claimant, Keller Equipment Sales, Inc.

Jeffrey C. Venzie, Esquire, Julie D. Pfaff, Esquire, Counsel for Intervenor, John J. Gregory Co., Inc.

**SUMMARY OF OPINION:**

An HVAC subcontractor filed a mechanic's lien claim against the property owner for unpaid services and equipment, and the contractor filed preliminary objections seeking to dismiss the claim on the grounds that the subcontractor did not provide prior written notice to the owner as required by Section 501(b.1) of the Mechanics' Lien Law, 49 P.S. § 1501(b.1), that he did not aver whether he was filing his claim "as a contractor or subcontractor" in compliance with Section 503 of that statute, 49 P.S. § 1503, and that he filed an earlier mechanic's lien claim for a greater amount, but later released and discharged that prior claim. Since the complaint specifically averred that the subcontractor provided the required written notice to the owner and was filing the "claim as a subcontractor," the contractor's first two objections were meritless. Moreover, inasmuch as the subcontractor received certain payments from the owner after filing an earlier mechanic's lien claim, and had also performed additional work subsequent to the release and discharge of that claim, the subcontractor was free to file a new mechanic's lien claim based upon a new completion date and a reduced amount owed as a result of the payment received after the filing of the earlier claim. Therefore, the third preliminary objection was likewise overruled.

### JUDICIAL OPINION

**CASE NAME AND NUMBER:** D & S Auto Sales, Inc. v. Commercial Sales & Marketing, Inc.,  
2021 WL 683483 (Lacka. Co. 2021)

**DATE OF DECISION:** February 19, 2021

**JUDGE:** Terrence R. Nealon

**ATTORNEYS INVOLVED:**

Anthony C. Lomma, Esquire, Counsel for Plaintiff

Nancy M. Barrasse, Esquire, Counsel for Defendant, Commercial Sales & Marketing, Inc.

d/b/a CSM Truck Sales

Rebecca Cantor, Esquire, Counsel for Defendant, Valenti Ford, Inc.

**SUMMARY OF OPINION:**

The former deputy warden of the county prison filed an action alleging violations by the county prison board of the open meeting. The Connecticut-based defendant filed preliminary objections asserting a lack of personal jurisdiction on the ground that it did not regularly conduct business in Pennsylvania. Plaintiff sought to establish jurisdiction based upon defendant's website which allegedly targeted out-of-state buyers, including Pennsylvania consumers.

An Internet presence alone is insufficient to establish either general or specific personal jurisdiction, and Pennsylvania applies the "sliding scale" test of jurisdiction based upon the degree and type of interactivity on a website. At one end of the spectrum is the situation where a defendant clearly does business over the Internet by entering into contracts with out-of-state residents that involve the transmission of computer files, whereas at the opposite end is an instance where a defendant has simply posted information on a website which is accessible to users in foreign jurisdictions. The middle ground is occupied by interactive websites where a user can exchange information with the host computer, and the exercise of jurisdiction is determined by examining the level of interactivity and the commercial nature of the information exchanged. Defendant's website fell within that "middle ground," but was also markedly interactive in that it enabled customers to schedule vehicle maintenance, request parts to be ordered, check the availability of vehicles, request appointments for test drives, contact sales associates to inquire as to vehicle prices and details, and calculate monthly payments by entering the down payment amount, annual percentage rate, and payment terms. As a result of that level of interactivity and the commercial nature of the information exchanged, it was sufficient to furnish a basis for general personal jurisdiction.

## LACKAWANNA JURIST

### JUDICIAL OPINION

**CASE NAME AND NUMBER:** Loomis v. Bomba, 2021 WL 1015808 (Lacka. Co. 2021)

**DATE OF DECISION:** March 12, 2021

**JUDGE:** Terrence R. Nealon

**ATTORNEYS INVOLVED:**

Marion K. Munley, Esquire, Katie Nealon, Esquire, Counsel for Plaintiffs

Lauren E. Dobrowski, Esquire, Counsel for Defendants, Mia Bomba, Gina Bomba, and William Farber, Jr.

Harry T. Coleman, Esquire, Personal Counsel for Defendant, William Farber, Jr.

**SUMMARY OF OPINION:**

Following a defense verdict in this boating fatality, plaintiffs filed a motion for post-trial relief seeking a new trial on the grounds that: (1) the jury's finding that the boat operator was not negligent was against the weight of the evidence; (2) the investigating state trooper violated the hearsay rule by referring to a statement that he obtained from a non-testifying witness; (3) the failure to charge the jury in accordance with Pa. SSJI (Civ.) § 13.110 (5th ed.) based upon the contents of a handbook published by the Pennsylvania Fish and Boat Commission constituted a prejudicial omission of basic and fundamental law; and (4) the defense expert mentioned irrelevant and inadmissible hearsay during his testimony.

Lay and expert testimony was presented at trial which indicated that, while the boat was proceeding at a safe speed with the operator acting responsibly, the decedent suddenly and unexpectedly knelt on the seat cushion in the front of the boat while her arms were outstretched in the air, and was propelled from the boat once it contacted a wake/wave. As the trier of fact and judge of credibility, the jury was free to afford more weight and believability to the defense witnesses, and its verdict was not so contrary to the evidence as to shock one's sense of justice. The trooper's reference to a non-testifying witness' statement was permitted to explain his course of conduct in the investigation, rather than for the truth of the matter asserted, and did not incorporate inadmissible and prejudicial hearsay, particularly in light of the cautionary instruction issued under Pa.R.E. 105 advising the jury that the statement could be considered only for that limited purpose. Furthermore, the jury was furnished with appropriate instructions regarding the operator's duties of care under the Fish and Boat Code and the regulations promulgated by the Fish and Boat Commission, and the charge as a whole was not inadequate, unclear, misleading, or confusing, nor did it omit a basic or fundamental principle. Last, the defense expert's unsolicited reference to the hearsay statement of a testifying witness was proper under Pa.R.E. 703 and relevant to plaintiffs' negligent entrustment claim, and did not cause the requisite prejudice by possibly affecting the jury's verdict. Consequently, the motion for post-trial relief was denied.

### JUDICIAL OPINION

**CASE NAME AND NUMBER:** : In re Nomination Petition of Bolus, 2021 WL 1100082

(Lacka. Co. 2021), *aff'd*, 2021 WL 1557206 (Pa. Cmwlth. 2021)

**DATE OF DECISION:** March 22, 2021

**JUDGE:** Terrence R. Nealon

**ATTORNEYS INVOLVED:**

Anthony C. Lomma, Esquire, Counsel for Petitioner

Bob Bolus, Self-represented

**SUMMARY OF OPINION:**

Article II, Section 7 of the Pennsylvania Constitution states that no person convicted of an "infamous crime" is "capable of holding any office" in this Commonwealth, and the Supreme Court of Pennsylvania has held that a felony or a *crimen falsi* offense involving fraud, dishonesty, or untruthfulness constitutes such a disqualifying "infamous crime." A qualified elector filed a petition seeking to strike the nomination petition of a mayoral candidate on the grounds that the candidate's accompanying affidavit falsely attested that he "is eligible for said office," even though appellate and trial court rulings have declared him incapable of holding any elected office due to his 1991 felony and *crimen falsi* convictions. The candidate contended that he should be allowed to remain on the primary election ballot, notwithstanding decisional precedent adjudicating him constitutionally ineligible for elected office, since his 1991 convictions may be expunged in the future.

The candidate was convicted of felonies and *crimen falsi* offenses in 1991, as well as in 2012, and 20 years ago our appellate courts declared "him incapable of holding any office in this Commonwealth" based upon his 1991 convictions and Article II, Section 7 of the Constitution. On at least two prior occasions, judges of this court removed the candidate from the primary and general election ballots based upon that appellate precedent finding him ineligible to hold office. Although the candidate may aspire to have his 1991 convictions expunged at some time in the future, those convictions existed at the time that he falsely attested in his candidate's affidavit that he was eligible for the office of mayor. Furthermore, his 2012 felony and *crimen falsi* convictions independently render him constitutionally ineligible for elected office in this state. Since the candidate's affidavit contained a material defect as a result of his false attestation of constitutional eligibility, and the candidate knowingly falsified the affidavit with an intent to deceive the electorate regarding his eligibility, the elector's petition was granted, the candidate's nomination petition was set aside, and the candidate's name was removed from the primary election ballot.

## 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, **JUNE 11, 2021** 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. 2019-05486 QUICKEN LOANS, LLC FKA QUICKEN LOANS INC. vs. The Unknown Heirs of Charles H. Mathews Deceased, EILEEN MATHEWS Solely in Her Capacity as Heir of Charles H. Mathews Deceased, ROBERT MATHEWS Solely in His Capacity as Heir of Charles H. Mathews Deceased, TERESA MATHEWS Solely in Her Capacity as Heir of Charles H. Mathews Deceased, DANIEL MATHEWS AKA STEPHEN MATHEWS AKA STEVEN MATHEWS Solely in His Capacity as Heir of Charles H. Mathews Deceased and CHARLES MATHEWS, III Solely in His Capacity as Heir of Charles H. Mathews Deceased, owner(s) of property situate in City of Scranton, Lackawanna County, PA.

Being: 1208 North Main Avenue, Scranton, PA 18508

Assessment Map #: 013419050015

Assessed Value Figure: \$14,600.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$76,361.69

### SALE 2

By virtue of a Writ of Execution filed to No. 2018-02329 US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST vs. GINA M. WILLIAMS and RODNEY T. WILLIAMS, owner(s) of property situate in Township of Fell, Lackawanna County, PA.

Being: 1 43rd Street, Carbondale, PA 18407

Assessment Map #: 04501010039

Assessed Value Figure: \$17,500.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$116,915.11

### SALE 3

By virtue of a Writ of Execution filed to No. 2020CV1431 NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER vs. MARY M. WALSH AKA MARY MARGARET WALSH, owner(s) of property situate in Borough of Throop, Lackawanna County, PA.

Being: 906 South Valley Avenue, Olyphant, PA 18447

Assessment Map #: 12501010026

Assessed Value Figure: \$6,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$118,046.08

CONTAINING a front of sixty (60) feet southeastward on Dunmore Road, bounded southwestward at right angles to said road one hundred fifty (150) feet by Lot No. 17 on said Road, northwestward parallel with said road sixty (60) feet by Lot No. 16 on Ridge Street, and northeastward at right angles to said road one hundred (150) feet by Lot No. 13 on said Road. Comprising Lot No. 15 on said Road as the same is represented and designated on a map of building lots on land of the Delaware & Hudson Canal Company in the Boroughs of Dickson City and Olyphant.

### SALE 4

By virtue of a Writ of Execution filed to No. 2020-CV-03252 REVERSE MORTGAGE SOLUTIONS, INC. vs. DENISE KADTKA Solely in Her Capacity as Heir of Theresa Cucura, Deceased, owner(s) of property situate in Borough of Dickson City, Lackawanna County, PA.

Being: 257 Poplar Street, Dickson City, PA 18519

Assessment Map #: 12412010011

Assessed Value Figure: \$4,500.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$53,316.05

BEING Lot Number Twenty-eight (28) in Block Number Six (6) on the Southerly side of Poplar Street, being forty (40) feet in width in front on said Street by one hundred fifty (150) feet in depth to a court fifteen (15) feet wide for public use according to a plan or map recorded in the Office of the Recorder of Deeds of Lackawanna County in Map Book No. 1 at pages 116-117. Coal and minerals reserved as the same are reserved in prior deeds forming this chain of title.

## LACKAWANNA JURIST

### SALE 5

By virtue of a Writ of Execution filed to case number 5094-CV-2019 out of the Court of Common Pleas of Lackawanna County by LA Commercial Services, LLC vs. Defendants, Ronald C. Walton and Kristen A. Walton, owners of the property situate at 15975 S R 407, Benton Township, Fleetville, County of Lackawanna, Commonwealth of PA. BEING PROPERTY ID NUMBER: 029.03-010-018

Assessed Value Figure: \$11,300.00

Property being known as: 15975 S R 407, Fleetville, PA 18420

Improvements thereon: Residential Dwelling

Attorney for Plaintiff: James V. Fareri, Esq., 712 Monroe St. Stroudsburg, PA 18360, Tel. No.: 570.421.9090

Sheriff to collect: \$

### SALE 6

By virtue of a Writ of Execution filed to No. 2020 Civil 02768, LOANCARE, LLC vs. Michael Ostrowski, owner of property situate in the Township of South Abington, Lackawanna County, PA being 502 Hilltop Lane, Clarks Summit, PA 18411. Front: 115 ft. Depth: 200 ft.

Property ID #: 09103020027

Assessed Value figure: \$14,500.00

Improvements thereon: Residential Real Estate

Attorney: Edward J. McKee, Esq

Sheriff to collect: \$133,502.09

### SALE 7

By virtue of a Writ of Execution filed to No. 2020 Civil 1428, Deutsche Bank National Trust Company, as Trustee for Saxon Asset Securities Trust 2007-3, Mortgage Loan Asset Backed Certificates, Series 2007-3, by its servicer PHH Mortgage Corporation, Plaintiff, v. Robert D. Walsh, Defendant, owner of property situate in the City of Scranton, Lackawanna County, PA being 428 Breck Street, Scranton, PA 18505.

Front: 40 ft. Depth: 160 ft.

Property ID #: 16710030015

Assessed Value figure: \$12,000.00

Improvements thereon: Residential Real Estate

Attorney: Kenya Bates, Esquire

Sheriff to collect: \$146,902.30

### SALE 8

By virtue of a Writ of Execution filed to No. 20 CV 3520, U.S. Bank National Association, as Trustee, for CSFB Mortgage-Backed Trust Series 2005-10 c/o PHH Mortgage Corporation, as servicer for Mortgagee vs. Edward Deegan and Patricia Deegan, owners of property situate in the Fourth Ward of the City of Scranton, Lackawanna County, PA being 1120-1122 Jackson Street, Scranton, PA 18504.

Front: irregular Depth: irregular

Property ID #: 145-18-020-059

Assessed Value figure: \$7,000.00

Improvements thereon: Residential Real Estate

Attorney: Andrew J. Marley, Esq.

Sheriff to collect: \$66,086.54

### SALE 9

Robertson, Anschutz, Schneid, Crane & Partners, PLLC A Florida Limited Liability Company 133 Gaither Drive, Suite F Mt. Laurel, NJ 08054 Phone: (855) 225-6906 Fax: (866) 381-9549 ATTORNEYS FOR PLAINTIFF Robert Flacco, Esquire, Id. No. 325024 rflacco@raslg.com SPECIALIZED LOAN SERVICING LLC Plaintiff v. MICHELE GILLETTE A/K/A MICHELLE GILLETTE ; JEFFREY GILLETTE Defendant(s) COURT OF COMMON PLEAS LACKAWANNA COUNTY NO: 18-CV-5872

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN VANDLING BOROUGH, LACKAWANNA COUNTY, PA:

BEING KNOWN AS: 200 6TH STREET A/K/A 200 6th STREET L 8110 BLK F

PIN #: 0160705000108

DIMENSIONS: 200 X 100 X 200 X 100

TOTAL VALUE: \$25200

IMPROVEMENTS: RESIDENTIAL PROPERTY

By: Robertson, Anschutz,

Schneid, Crane & Partners, PLLC Attorneys for Plaintiff Robert Flacco, Esquire ID No. 325024

### SALE 10

Robertson, Anschutz, Schneid, Crane & Partners, PLLC A Florida Limited Liability Company 133 Gaither Drive, Suite F Mt. Laurel, NJ 08054 Phone: (855) 225-6906 Fax: (866) 381-9549 ATTORNEYS FOR PLAINTIFF Robert Flacco, Esquire, Id. No. 325024 rflacco@raslg.com DITECH FINANCIAL LLC Plaintiff v. JOHN W. RYAN Defendant(s) COURT OF COMMON PLEAS LACKAWANNA COUNTY NO: 2019-06638

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE CITY OF SCRANTON, LACKAWANNA COUNTY, PA:

BEING KNOWN AS: 830 MAPLE STREET SCRANTON PA 18505

BEING PARCEL #: 16708030028

PIN #: 16708030028

DIMENSIONS: 40 X 160

TOTAL VALUE: \$7000

IMPROVEMENTS: RESIDENTIAL PROPERTY

By: Robertson, Anschutz,

Schneid, Crane & Partners, PLLC Attorneys for Plaintiff Robert Flacco, Esquire ID No. 325024

### SALE 11

Robertson, Anschutz, Schneid, Crane & Partners, PLLC A Florida Limited Liability Company 133 Gaither Drive, Suite F Mt. Laurel, NJ 08054 Phone: (855) 225-6906 Fax: (866) 381-

## LACKAWANNA JURIST

9549 ATTORNEYS FOR PLAINTIFF Robert Flacco, Esquire,  
Id. No. 325024 rflacco@raslg.com DITECH FINANCIAL LLC  
Plaintiff v. KEVIN J. MCGOWAN; DEBRA M. MCGOWAN  
Defendant(s) COURT OF COMMON PLEAS LACKAWANNA  
COUNTY NO: 2019-03459

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND  
SITUATE IN THE TOWNSHIP OF JEFFERSON,  
LACKAWANNA COUNTY, PA:

BEING KNOWN AS:

2120 SECOND STREET MOUNT COBB, PA 18436

BEING PARCEL #: 150.01-010-001.42

PIN #: 1500101000142

DIMENSIONS: 1A

TOTAL VALUE: \$20000

IMPROVEMENTS: RESIDENTIAL PROPERTY

By: Robertson, Anschutz,

Schneid, Crane & Partners, PLLC Attorneys for Plaintiff  
Robert Flacco, Esquire ID No. 325024

### SALE 12

By virtue of a Writ of Execution filed to No. 20-CV-686,  
Citizens Savings Bank, vs. Richard W. Karyto, owner of  
property situate in City of Scranton, Lackawanna County, PA,  
being 413-415 St. Francis Cabrini Avenue:

Dimensions: 45 x 100

Property ID #: 145.14-090-042

Assessment Value: \$9,000.00

Improvements thereon: Single Dwelling

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

Sheriff to collect: \$20,394.52\*

\*Plus additional interest, costs, escrow advances, late  
charges, attorneys' fees and other costs through date of  
payment.

### SALE 13

By virtue of a Writ of Execution filed to No. 2019-05404 Selene  
Finance LP vs. Margaret A. Martin, owner(s) of property  
situated in First Ward of the City of Scranton Lackawanna  
County, Pennsylvania being 2029 Margaret Avenue,  
Scranton, PA 18508

Dimensions: 43X120X42X125

Assessment Map #: 13505020023

Assessed Value figure: \$8,000.00

Improvement thereon:

A residential dwelling

Attorney: Christopher A. DeNardo, Esq

Sheriff to Collect: \$66,279.14

### SALE 14

By virtue of a Writ of Execution No. 2019-3112 WELLS  
FARGO BANK, N.A. v. RENITA M. MASTERS A/K/A RENITA  
MASTERS; JAMES D. MASTERS A/K/A JAMES MASTERS

owner(s) of property situate in the SCRANTON CITY,  
LACKAWANNA County, PA, being 321 15TH AVE.  
SCRANTON, PA 18504

Tax ID #: 14517020033

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$118,004.25

Attorneys for Plaintiff: Brock & Scott, PLLC

### SALE 15

By virtue of a Writ of Execution No. 2019-3223 WELLS  
FARGO BANK, N.A. v. SCOTT T. QUICK, JR. owner(s) of  
property situate in the TAYLOR BOROUGH, 6TH WARD,  
LACKAWANNA County, PA, being 101 RINALDI DRIVE,  
TAYLOR, PA 18517

Tax ID #: 15514010014

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$115,831.90

Attorneys for Plaintiff: Brock & Scott, PLLC

### SALE 16

By virtue of a Writ of Execution filed to No. Central Penn  
Capital Management, LLC vs. K.T., in Her Capacity as Heir of  
David Turner Deceased and Unknown Heirs, Successors,  
Assigns and All Persons, Firms or Associations Claiming  
Right, Title or Interest From or Under David Turner,  
Deceased. K.T., in Her Capacity as Heir of David Turner,  
Deceased and Unknown Heirs, Successors, Assigns and All  
Persons, Firms or Associations Claiming Right, Title or  
Interest From or Under David Turner, Deceased, owner(s) of  
property situate in the Borough of Moosic, Lackawanna  
County, Pennsylvania being 911 Eighth Street, Moosic, PA  
18507

Dimensions: 75x50

Property ID #: 18503010037

Assessed Value Figure: \$5,000.00

Improvements thereon:

Ranch Dwelling

Attorney: Matthew G. Brushwood, Esquire

Sheriff to collect: \$39,106.43 plus continuing interest after  
January 31, 2019 at a rate of \$8.76 per diem, plus attorneys'  
fees and costs of suit.

### SALE 17

By virtue of a Writ of Execution filed to No. 2017 CV 3265 PNC  
Bank, National Association vs. Ada Messenger and Christine  
Biefeldt, Trustee of the Cottrell Family Irrevocable Personal  
Residence Trust, owner(s) of property situate in the the  
Second Ward of the City of Scranton Lackawanna County, PA  
being 914 Clearview Street, Scranton, PA 18508

Dimensions: 23 x 100

Property ID #: 13416030019

Assessed Value figure: \$6,000.00

Improvements thereon: Residential Single Dwelling

Attorney: Kevin J. Cummings, Esq.

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Sheriff to collect: \$

### SALE 18

By virtue of a Writ of Execution filed to No. 2019-CV-5748  
CHRISTOPHER KACLIK vs. PAUL MORVAN situate in  
Newton Township, Lackawanna County, PA being 2225  
Cherry Hill Road, Clarks Summit, Newton Township, PA  
Dimensions: 2.26 acres  
Assessment Map #: 1300201000602  
Assessed Value figure: \$18,100.00  
Improvements thereon:  
SINGLE FAMILY RESIDENCE  
Attorney: John R. O'Brien, Oliver, Price & Rhodes  
Sheriff to Collect: \$84,386.82

### SALE 19

By virtue of a Writ of Execution filed to No. 2020-00578  
MidFirst Bank v Jennilyn Balliet AKA Jenni Lynn Balliet  
owner(s) of property situate in Borough of Archbald,  
Lackawanna County, PA being 410 Rear North Main Street,  
Archbald, PA 18403  
Dimensions: 51X53X13X67X11X55X27X65  
Property ID #: 09517010024  
Assessed Value Figure: \$5,000.00  
Improvements thereon: Commercial motel/hotel  
Attorney: Joseph E. DeBarberie, Esquire; Scott A. Dietterick,  
Kimberly J. Hong, Michael E. Carleton, Meredith H. Wooters,  
Matthew P. Curry, Cristina L. Connor, Holly N. Wolf and  
Karina Velter  
Sheriff to collect: \$55,009.87

### SALE 20

By virtue of a Writ of Execution filed to No. 2018-CV-1872,  
SMS Financial HW2, LLC vs. PSN Realty, Inc., owner of  
property situate in City of Scranton, Lackawanna County, PA  
being 1620-1622 Pine Street, Scranton, PA 18510;  
Dimensions: 37x100  
Property ID #: 15710010071  
Assessed Value Figure: \$24,500.00  
Improvements thereon: Residential Multi Dwelling  
Attorney: Amar A. Agrawal, Esq  
Sheriff to collect: \$574,804.48

By virtue of a Writ of Execution filed to No. 2018-CV-1872,  
SMS Financial HW2, LLC vs. PSN Realty, Inc., owner of  
property situate in City of Scranton, Lackawanna County, PA  
being 1024-1026 Clay Avenue, Scranton, PA 18510;  
Dimensions: 40x160  
Property ID #: 146180100113  
Assessed Value Figure: \$16,000.00  
Improvements thereon: Residential Multi Dwelling  
Attorney: Amar A. Agrawal, Esq  
Sheriff to collect: \$574,804.48

By virtue of a Writ of Execution filed to No. 2018-CV-1872,  
SMS Financial HW2, LLC vs. PSN Realty, Inc., owner of  
property situate in City of Scranton, Lackawanna County, PA  
being 1010-1012 Clay Avenue, Scranton, PA 18510;  
Dimensions: 40x160  
Property ID #: 15615010045  
Assessed Value Figure: \$15,000.00  
Improvements thereon: Residential Multi Dwelling  
Attorney: Amar A. Agrawal, Esq  
Sheriff to collect: \$574,804.48

### SALE 21

By virtue of a Writ of Execution filed to No. 2018-CV-1872,  
SMS Financial HW2, LLC vs. PSN Realty, Inc., owner of  
property situate in City of Scranton, Lackawanna County, PA  
being 1009 Taylor Avenue (a/k/a 1007-1009 Taylor Avenue),  
Scranton, PA 18510;  
Dimensions: 40x154  
Property ID #: 14618040025  
Assessed Value Figure: \$13,000.00  
Improvements thereon: Residential Single Dwelling  
Attorney: Amar A. Agrawal, Esq  
Sheriff to collect: \$574,804.48

By virtue of a Writ of Execution filed to No. 2018-CV-1872,  
SMS Financial HW2, LLC vs. PSN Realty, Inc., owner of  
property situate in City of Scranton, Lackawanna County, PA  
being 732 Harrison Avenue (a/k/a 730-732 Harrison Avenue),  
Scranton, PA 18510;  
Dimensions: 40x160  
Property ID #: 15706030050  
Assessed Value Figure: \$14,000.00  
Improvements thereon: Residential Multi Dwelling  
Attorney: Amar A. Agrawal, Esq  
Sheriff to collect: \$574,804.48

### SALE 22

By virtue of a Writ of Execution filed to No. 2018-CV-1872,  
SMS Financial HW2, LLC vs. PSN Realty, Inc., owner of  
property situate in City of Scranton, Lackawanna County, PA  
being 442-444 North Irving Avenue, Scranton, PA 18510;  
Dimensions: 45x132x19x28x26x160  
Property ID #: 15709040027  
Assessed Value Figure: \$26,000.00  
Improvements thereon: Residential Multi Dwelling  
Attorney: Amar A. Agrawal, Esq  
Sheriff to collect: \$574,804.48

By virtue of a Writ of Execution filed to No. 2018-CV-1872,  
SMS Financial HW2, LLC vs. PSN Realty, Inc., owner of  
property situate in City of Scranton, Lackawanna County, PA  
being 1700 Roselynn Avenue, Scranton, PA 18510;  
Dimensions: 60x106x60x103  
Property ID #: 15762020001

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Assessed Value Figure: \$17,851.00

Improvements thereon: Residential Multi Dwelling

Attorney: Amar A. Agrawal, Esq

Sheriff to collect: \$574,804.48

By virtue of a Writ of Execution filed to No. 2018-CV-1872, SMS Financial HW2, LLC vs. PSN Realty, Inc., owner of property situate in City of Scranton, Lackawanna County, PA being 616 Cedar Avenue, Scranton, PA 18505;

Dimensions: 40x150

Property ID #: 15615010045

Assessed Value Figure: \$17,000.00

Improvements thereon: Commercial Other

Attorney: Amar A. Agrawal, Esq

Sheriff to collect: \$574,804.48

### SALE 23

By virtue of a Writ of Execution No. 2017-51697 Carbondale Area School District vs. Chad W. Lynady. Chad Lynady, owner(s) of property situate in Carbondale, Lackawanna County, PA, being: 8-10 Franklin Street

Dimensions: 126x90x112x90

Property ID #: 05412-060-014

Assessed Value Figure: \$15,500.00

Improvements thereon: RESIDENTIAL PROPERTY

Attorney: ROBERT P. DADAY, Esquire, DAVID D. DUGAN, Esquire, Portnoff Law Associates, Ltd., (866) 211-9466

Sheriff to Collect: \$6,897.23

### SALE 24

By virtue of a Writ of Execution No. 2014-51355 Scott Township Sewer and Water vs. Joseph Mrocza, Jr. Joseph Mrocza, Jr., owner(s) of property situate in Scott Township, Lackawanna County, PA, being: 153 Rushbrook Road

Dimensions: 50x150

Property ID #: 06207-030-008

Assessed Value Figure: \$3,500.00

Improvements thereon: RESIDENTIAL PROPERTY

Attorney: ROBERT P. DADAY, Esquire, DAVID D. DUGAN, Esquire, Portnoff Law Associates, Ltd., (866) 211-9466

Sheriff to Collect: \$11,881.45

### 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 JULY 11TH, 2021 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

MARCH 15, 2021

**ESTATES**

**First Notice**

**ESTATE OF ANDREW T. BARANSKY**, late of Jessup, PA (died January 15, 2021) Letters Testamentary were granted to Andrew M. Baransky, Executor. Elaine C. Geroulo, Esq., Attorney for the Estate 411 Jefferson Avenue, Scranton, PA 18510.

**RE: ESTATE OF NOREEN CANDELINO**, late of Taylor, Pennsylvania (died October 25, 2020). Notice is hereby given that Letters of Administration for the Estate of Noreen Candelino have been issued to Cheryl Ann Rowe, Administratrix 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 Administratrix at 107 Center Street, Taylor, PA 18517 or to Kristen M. Clark, Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Spruce Street, Suite 200, Scranton, PA 18503.

**ESTATE OF JOHN DITCHKUS, SR.**, late of Scranton, PA; died February 2, 2021; Elizabeth Thomas, Executor; Patrick M. Rogan, Attorney for the Estate, 277 Scranton Carbondale Highway, Scranton, PA 18508.

**ESTATE OF PAULINE M. FIEHL**, late of Scranton, Pennsylvania (died November 2, 2019). Notice is hereby given that Letters Testamentary for the above estate have been granted to John T. Jones, of Dickson City, PA, Executor. All persons indebted to said estate are required to make immediate payment and those having claims to present the same without delay to the Executor named herein, or to Jeffrey B. Jones, Esquire, Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

**ESTATE OF EDWARD J. GOLDEN, DECEASED**, late of 1308 QUINCY AVE., DUNMORE, PA 18510, (Died March 16, 2021) LINDA GEARY, Executrix; Dante A. Cancelli, Esquire, Suite 260, 125 N. Washington Ave., Scranton, Pennsylvania 18503, Attorney.

NOTICE IS HEREBY GIVEN that Letters Testamentary in the **ESTATE OF NANCY LYNOTT ALSO SOMETIME KNOWN AS NANCY J. LYNOTT**, (Date of Death: March 21, 2021) 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: MARIA LYNOTT, ADMINISTRATOR, BRENDA D. COLBERT, ESQUIRE, COLBERT & GREBAS, P.C., 210 Montage Mountain Road – Suite A, Moosic, PA 18507.

**RE: ESTATE OF JOHN H. MCCARTHY**, late of Archbald, Lackawanna County, Pennsylvania (died January 3, 2020). Notice is hereby given that Letters Testamentary for the Estate of John H. McCarthy have been issued to Jeffrey W. Nepa, 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, or to Sean P. McGraw, Attorney for the Estate, 41 N. Main Street, Suite 415, Carbondale, PA 18407.

**ESTATE OF BERNARD E. NANIEWICZ, SR.**, late of Scott Township, PA; died March 5, 2021; Bernard E. Naniewicz, Jr., Executor; Patrick M. Rogan, Attorney for the Estate, 277 Scranton Carbondale Highway, Scranton, PA 18508.

**IN RE: ESTATE OF ANNE POPIS**, late of Scranton, Lackawanna County, Pennsylvania (died June 19, 2020). 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 Ann Popis Berardi, or to Joseph S. Toczydlowski, Jr., Esquire, 723 North Main Street, Archbald, PA 18403.

**ESTATE OF ELDORA M. TALENTI**, late of Dickson City, Lackawanna County, Pennsylvania (died February 13, 2021). Notice is hereby given that Letters Testamentary have been issued to Daniel P. Talenti, 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 Daniel P. Talenti, c/o John J. McGee, Attorney for the Estate, P.O. Box 3298, Scranton, PA 18505.

**ESTATE OF JOHN WALSKI, A/K/A JOHN W. WALSKI, A/K/A JOHN WILLIAM WALSKI**, late of Scott Township, Pennsylvania, (died April 24, 2021). Letters Testamentary on the above estate having been granted, all persons having claims and demands against the estate of the above decedent shall make them known and present them; all of the persons indebted to the said decedent shall make payment thereof without delay to: Patricia A. Sladicka, 182 Edgewood Drive East, Clarks Summit, PA 18411 or Peoples Security Bank c/o Carol C. McMullen, V.P. and Trust Officer, 150 North Washington Avenue, Scranton, PA 18503. Patrick J. Lavelle, Esquire, Attorney for the Estate.

**ESTATE OF EDWARD WARUNEK, SR.**, late of Dupont, Lackawanna County, Pennsylvania, (died April 23, 2016). Notice is hereby given that Letters of Testamentary on the above estate have been granted to Kenneth Warunek, of Scranton, PA, Executor. 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 herein, or to Patrick N. Coleman, Esquire, Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted to Lesley Hess, Administratrix of the **ESTATE OF ALBERTA ANN YESLAVAGE**, late of Dickson City, Lackawanna County, Pennsylvania, who died on December 31, 2020. 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, c/o Biagio V. Musto, II, Esquire, 171 William Street, Pittston, PA 18640.

**ESTATE OF ALICE J. ZARNOWSKI**, late Carbondale, Lackawanna County, Pennsylvania, (died August 21, 2020). Notice is hereby given that Letters of Administration on the above estate have been granted to Alyce Marshall, of New Milford, PA, 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.



## LACKAWANNA JURIST

### Second Notice

Notice is hereby given that Letters Testamentary have been granted in the **ESTATE OF ROBERT J. ARNOLD**, late of South Abington Township, Lackawanna County, (died March 9, 2021) to Douglas Arnold, Personal Representative. Kevin J. Dempsey, Esquire, Attorney for the Estate, 114-116 North Abington Road, Clarks Green, PA 18411. 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 Personal Representative named above.

**ESTATE OF SHARON E. BARRETT, A/K/A SHARON BARRETT**, Deceased, late of Scranton, Pennsylvania (Died January 2, 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 Linda Costa, Administratrix, c/o Attorney Joseph F. Gaughan, 1107 Oram Street, Scranton, PA 18504.

NOTICE is hereby given that Letters Testamentary have been given in the **ESTATE OF ROBERT J. DEVINE, A/K/A ROBERT JOHN DEVINE**, late of Old Forge, Lackawanna County, Pennsylvania, who died April 10, 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 Executor, Joseph E. Kluger, and his attorneys, Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704.

**ESTATE OF ANNE M. ELLIS**, late of Waverly Twp, Lackawanna County, PA (died April 13, 2021). 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 Quinn P. Conaboy, Executor, 306 Brighton Drive, Clarks Green, PA 18411 or to Jane M. Carlonas, Esquire, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 S. Abington Road, Clarks Summit, PA 18411.

**RE: ESTATE OF BOHDAN FEDORCHAK**, late of Carbondale, Lackawanna County, Pennsylvania (died January 28, 2021). Notice is hereby given that Letters of Administration for the Estate of Bohdan Fedorchak have been issued to Tamara Swam, Administratrix 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 Administratrix, or to Sean P. McGraw, Attorney for the Estate, 41 N. Main Street, Suite 415, Carbondale, PA 18407.

**ESTATE OF JAMES R. FOX**, late of Moosic, PA (Died: March 13, 2021). Jane Burke, Executrix or Albert E. Nicholls, Jr., Attorney for the Estate, 1421 E. Drinker, Street, Dunmore, Pennsylvania 18512.

**RE: ESTATE OF BARBARA A. FISCHER**, late of Carbondale, Lackawanna County, Pennsylvania (died December 13, 2020). Notice is hereby given that Letters Testamentary for the Estate of Barbara A. Fischer have been issued to Ronald J. Fischer, 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, or to Sean P. McGraw, Attorney for the Estate, 41 N. Main Street, Suite 415, Carbondale, PA 18407.

NOTICE IS HEREBY GIVEN that Letters of Administration in the **ESTATE OF ELVIRA R. KRIGER A/K/A ELVIRA RITA KRIGER**, (Date of Death: November 25, 2020)

late of the Borough of Throop, 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 CROCCO, CO-ADMINISTRATOR, HOWARD KRIGER, JR., CO-ADMINISTRATOR, BRENDA D. COLBERT, Esquire, COLBERT & GREBAS, P.C., 210 Montage Mountain Road – Suite A, Moosic, PA 18507.

**ESTATE OF ALBERT REVELLO**, late of the Borough of Old Forge, Lackawanna County, Pennsylvania, (died April 15, 2021). Letters Testamentary were granted to Robert Rivello. 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 JAMES SWEENEY**, late of Scranton, Lackawanna County, Pennsylvania, deceased (Died September 1, 2020) Letters of Administration have been granted in the above Estate to Paul Sweeney, Administrator or James J. Powell, III, Esq., 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 issued in the **ESTATE OF JOSEPH J. QUINLAN, DECEASED**, late of 519 R. Birch Street, Scranton, Lackawanna County, Pennsylvania, who died March 16, 2021. All creditors are requested to present their claims and all persons indebted to the decedent to make payment to Ann Marie Locker, the Executor, or to Ann Lavelle Powell, Esq., Powell & Appleton, P.C., 345 Wyoming Avenue, Scranton, Pennsylvania 18503.

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 MARK T. WARNER**, Scranton, PA. Marlene Warner, Administrator; Christopher J. Szweczyk, Esquire, 321 Spruce Street - Suite 201, Scranton, PA 18503.

NOTICE IS HEREBY GIVEN that Letters Testamentary in the **ESTATE OF CARMELLA G. ZIELINSKI**, (date of death: November 27, 2020) late of the Borough 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: MARY ANN HOLGASH, KEVIN R. GREBAS, Esquire, COLBERT & GREBAS, P.C., 210 Montage Mountain Road – Suite A, Moosic, PA 18507.

### Third Notice

**ESTATE OF JOSEPHINE M. CACOSSA**, ESTATE NUMBER 35-2021-512, DECEASED, LATE OF SCOTT TWP, LACKAWANNA COUNTY, PA: DIED JULY 3, 2015. 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 MARY JOY OAKLEY, 5 PATTI ANN DRIVE, SCOTT TWP, PA 18433.

## LACKAWANNA JURIST

**ESTATE OF JEAN DAILEY AKA JEAN MARIE CRANE DAILEY**, ESTATE NUMBER 35-2021-521, DECEASED, LATE OF SCRANTON, LACKAWANNA COUNTY, PA: DIED OCTOBER 15, 2018. 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 LUCIA DAILEY MICHAELS, 132 CLARKS STREET, CLARKS GREEN, PA 18411.

**ESTATE OF PAUL DRUTAROVSKY**, Jessup, Pennsylvania, (Died: February 7, 2021) Paul R. Mazzoni, Esq., Administrator, Paul R. Mazzoni, Esquire, Attorney for the Estate, Suite 201 Bank Towers, 321 Spruce Street, Scranton, PA 18503.

**ESTATE OF HELEN P. ECKERSLEY**, late of South Abington Township, Lackawanna County, Pennsylvania (died December 14, 2020). 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 Richard L. Eckersley, Executor, of 319 West Abington Road, Dalton, Pennsylvania 18414 or to Travis M. Eckersley, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, PO Box 240, Clarks Summit, PA 18411.

**ESTATE OF JOSEPH M. GNALL**, ESTATE NUMBER 35-21-627, DECEASED, LATE OF TAYLOR, LACKAWANNA COUNTY, PA: DIED MARCH 4, 2021. 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 DAVID GNALL, PO BOX 3456, SCRANTON, PA 18505.

**ESTATE OF LOUISE HUBERT** late of Scranton, Pennsylvania (died January 30, 2021). All persons indebted to the estate shall make payment and those having claims or demands are to present same without delay to the Executor, John Hubert, or Richard A. Fanucci, Attorney for the Estate, 1711 Main Street, Blakely, PA 18447.

**ESTATE OF BETTY J. MARINO, A/K/A BETTY J. CARR MARINO**, late of Scranton, Lackawanna County, PA (died March 19, 2021). Letters Testamentary having been granted to Paul T. Marino, Landsdale, Pennsylvania. Creditors shall make demand and debtors shall make payment to the Executor or to the Attorney for the Estate, David J. Ratchford, P.O. Box 121, Scranton, PA 18501.

**ESTATE OF MICHAEL MARINO**, late of Scranton, Lackawanna County, PA (died January 3, 2021). Letters Testamentary having been granted to Paul T. Marino, Landsdale, Pennsylvania. Creditors shall make demand and debtors shall make payment to the Executor or to the Attorney for the Estate, David J. Ratchford, P.O. Box 121, Scranton, PA 18501.

Notice is hereby given that Letters of Administration have been granted in the **ESTATE OF DUANE H. MCCOY**, Date of death May 9, 2011. 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 attorney for the estate Brendan R. Ellis, Esquire, 1018 Church St., Honesdale, PA 18431.

**ESTATE OF BERNARD MICHINI**, ESTATE NUMBER 35-2019-1173, DECEASED, LATE OF DICKSON CITY, LACKAWANNA COUNTY, PA: DIED MAY 14, 2019. 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 CAROL MICHINI, 1118 MAIN STREET, DICKSON CITY, PA 18519.

IN RE: **ESTATE OF JEAN ANN M. MITSAKOS**, late of Scranton, PA (died 3/31/2021). LETTERS OF ADMINISTRATION IN THE ABOVE ESTATE having been granted, all creditors shall present claims and all debtors shall make payment, without delay, to Daniel F. Mitsakos, Administrator, PO Box 316, Moscow, PA 18444.

Notice is hereby given that Letters Testamentary were granted to Kimberly-Secula-Buckner, Executrix for the **ESTATE OF BETTY A. PALMER**, late of Moscow Borough, Lackawanna County, Who died testate on February 15<sup>th</sup>, 2021. Reference Estate number 3521-00399. 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, c/o: Robert S. Betnar, Esquire, 126 Main Street, Pittsford, PA 18640. 570-655-1133.

NOTICE IS HEREBY GIVEN that Letters of Administration, have been granted to Kusumben R. Patel in the **ESTATE OF RAJNIKANT G. PATEL**, late of Scranton, PA (died 11/13/2020). All persons indebted to said estate are requested to make payment, and creditors to present their claims without delay to the Administrator c/o Ernest A. Sposto Jr., Esq., 108 North Washington Avenue, Suite 401, Scranton, PA 18503, Attorney for the Estate.

Notice is hereby given that Letters of Administration have been granted in the **ESTATE OF JOANNA D. PERRY**, late of Olyphant, Lackawanna County, Commonwealth of Pennsylvania (died March 7, 2019). All persons indebted to the Estate are requested to make payments and all those having claims or demands are to present the same, without delay to John Stephen Perry, Administrator of the Estate, or to Sean P. McGraw, Attorney for the Estate, 41 N. Main Street, Suite 415, Carbondale, PA 18407.

**ESTATE OF ROBERT SUKEL**, late of Waverly, Lackawanna County, Pennsylvania (Died January 18, 2021). 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 estate shall make payment thereof without delay to Administratrix, Linda Sukel, 909 Violet Terrace, Waverly, Pennsylvania, 18411 or to Ernest D. Preate, Jr., Esquire, Attorney for the Estate, 204 Wyoming Avenue, Second Floor, Scranton, PA 18503.

**ESTATE OF LEONARD TARANTINI**, ESTATE NUMBER 35-2021-506, DECEASED, LATE OF CLARKS SUMMIT, LACKAWANNA COUNTY, PA: DIED MARCH 14, 2021. 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 GEORGINA TARANTINI, 1704 FOREST ACRES DRIVE, CLARKS SUMMIT, PA 18411.

## **LACKAWANNA JURIST**

### **ARTICLES OF INCORPORATION**

NOTICE IS GIVEN that a Certificate of Organization for an LLC named **SIMPLE SIMON, LLC**, 49 University Drive, Dunmore, PA 18512, has been filed with the Pennsylvania Department of State in accordance with the provisions of the Limited Liability Company Law of 1994, 15 Pa.C.S. §§ 8901, et seq., as amended.

Mattes & Mattes, P.C.  
T1-5/28

### **ARTICLES OF INCORPORATION**

**Abington Pet Cemetery, Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

Myers, Brier & Kelly, LLP  
425 Spruce Street, Suite 200  
Scranton, PA 18503  
T1-5/28

### **ARTICLES OF INCORPORATION**

COALITION FOR ELECTION INTEGRITY Has been incorporated under the provisions of the Non-Profit Corporation Law of 1988.

Clymer Musser & Sarno PC, Attorneys  
T1-5/28

### **CHANGE OF NAME**

Notice is hereby given that on May 3, 2021, a Petition for a Change of Name was filed in the Court of Common Pleas of Lackawanna County by Katie Lynn Peters to change the name of her minor son to Shawn Diablo August to Shawn Michael Costello. A hearing on such Petition has been scheduled before the Honorable Thomas J. Munley, on June 25, 2021 at 9:30 a.m. in Courtroom No. 6, 200 North Washington Avenue, Scranton, PA 18503.

T1-5/28

### **CHANGE OF NAME**

NOTICE IS HEREBY GIVEN that on the 3<sup>rd</sup> day of May, 2021, the Petition of Micayla Ann Matamoros was filed to No. 2021-1917 with the Clerk of Judicial Records, Civil Division of Lackawanna County requesting a decree changing the name of Micayla Ann Matamoros to Mickey Matamoros. The Court has fixed the 1<sup>st</sup> day of July, 2021 at 1:00 o'clock p.m. at the Lackawanna County Courthouse, 200 North Washington Avenue, Courtroom 6, Scranton, Pennsylvania as the time and place of the hearing of the aforesaid Petition at which time all persons interested may appear and show cause, if any, why the request of said Petitioner should not be granted.

Maura Armezzani Tunis, Esq.  
T1-5/28

### **NOTICE**

North Pocono School District  
vs. David W. Shyna,  
Administrator of the Estate of Joseph W. Shyna  
- No. 2018-51226 -  
Court of Common Pleas of Lackawanna County, PA.

Notice is given that the above was named as Defendant in a civil action by Plaintiff to recover 2017-2018 real estate taxes for property located at L.R. 35081, Clifton Township, PA, PIN #24204-010-00702. An Amended Writ of Scire Facias for \$6,566.85 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered. If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by Plaintiff. You may lose money, property or other rights important to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICES SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Northeastern PA Legal Services,  
33 N. Main St., Ste. 200, Pittston, PA 18640,  
570.299.4100.

Portnoff Law Assoc., Ltd.,  
P.O. Box 391,  
Norristown, PA 19404-0391,  
866.211.9466  
T3-6/11

### **NOTICE**

CIVIL ACTION  
COURT OF COMMON PLEAS  
LACKAWANNA COUNTY, PA  
CIVIL ACTION-LAW  
NO. 2021-00840

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

BANK OF NEW YORK MELLON TRUST COMPANY, N.A.  
AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT  
SERIES I TRUST,  
Plaintiff  
v.

LISA BAKER, IN HER CAPACITY AS HEIR OF SONDRH H.  
COOPERMAN; JEFFREY COOPERMAN, IN HIS  
CAPACITY AS HEIR OF SONDRH H. COOPERMAN;  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL  
PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER SONDRH H.  
COOPERMAN,  
Defendants

To: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND  
ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST FROM OR UNDER SONDRH  
H. COOPERMAN Defendant(s), 540 GLADIOLA DRIVE  
CLARKS SUMMIT, PA 18411

COMPLAINT IN MORTGAGE FORECLOSURE

## LACKAWANNA JURIST

You are hereby notified that Plaintiff, BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of LACKAWANNA County, PA docketed to No. 2021-00840, seeking to foreclose the mortgage secured on your property located, 540 GLADIOLA DRIVE CLARKS SUMMIT, PA 18411.

### NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the 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 INFORMATION ABOUT HIRING A LAWYER.

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

Northeastern Pennsylvania Legal Services  
33 N. Main Street  
Suite 200  
Pittston, PA 18640  
570-299-4100

Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
ATTORNEYS FOR PLAINTIFF  
Jenine Davey, Esq. ID No. 87077  
133 Gaither Drive, Suite F  
Mt. Laurel, NJ 08054  
855-225-6906  
T1-5/28

### NOTICE

IN THE COURT OF COMMON  
PLEAS OF LACKAWANNA  
COUNTY, PENNSYLVANIA

JUDITH KLAG-BAJRUSHI  
6759 79<sup>th</sup> St.  
Middle Village, NY 11379

vs.

UNKNOWN HEIRS, SUCCESSIONS, ASSIGNS  
AND ALL PERSONS, FIRMS OR  
ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER  
JUAN A. LOPEZ and RAFAELA LOPEZ

or Their Estates

as may be DECEASED

With a Last Known Address of

Record being

HC 5, Box 8749

Rio Grande, Puerto Rico 00745,

Defendants

- 2021-CV-1795

Plaintiff has filed an ACTION TO QUIET TITLE to divest you of an possible interest in Lot (s) No. 695 as shown on Map of Section S-7 of Eagle Lake, as recorded in the Office of the Recorder of Deeds in and for Lackawanna County in Map Book No. 6A at Page 867 at Tax Parcel # 220.02-090-695. NOTICE: YOU HAVE BEEN SUED IN COURT. IF YOU WISH TO DEFEND AGAINST THE CLAIMS SET FORTH IN THE FOLLOWING PAGES, YOU MUST TAKE ACTION WITHIN TWENTY (20) DAYS AFTER THEIR COMPLAINT AND NOTICE ARE SERVED, BY ENTERING A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY MAILING 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Northern Pennsylvania Legal Services, Inc.,  
33 North Main St., Pittston, PA 18640,  
(570) 299-4100

PA Lawyer Referral Service,  
Lackawanna Bar Assoc.,  
233 Penn Avenue, Scranton PA 18503  
(570) 969-9600

T1-5/28