

LACKAWANNA JURIST

ESTATES

First Notice

RE: ESTATE OF ELIZABETH ISAACS COOPER, late of Clarks Green, Pennsylvania (died March 13, 2022). Notice is hereby given that Letters Testamentary for the Estate of Elizabeth Isaacs Cooper have been issued to Constance C. Baruffaldi, Harold B. Cooper III and Thomas S. Cooper, 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 1011 Summerfield Drive, Dalton, PA 18414 or to Robert T. Kelly, Jr., Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Spruce Street, Suite 200, Scranton, PA 18503.

ESTATE OF DONALD DAVIS, AKA DONALD C. DAVIS, AKA DONALD CARL DAVIS DECEASED LATE OF MADISON TOWNSHIP, LACKAWANNA COUNTY, PA: DIED JUNE 4, 2022. NOTICE IS HEREBY GIVEN THAT LETTERS OF ADMINISTRATION HAVE BEEN GRANTED IN THE ABOVE ESTATE. ALL PERSONS INDEBTED TO SAID ESTATE ARE REQUIRED TO MAKE PAYMENTS, AND THOSE HAVING CLAIMS OR DEMANDS ARE TO PRESENT THE SAME WITHOUT DELAY TO **HOSIAH DAVIS, 251 YOSTVILLE ROAD COVINGTON TOWNSHIP PA 18444**.

RE: Notice is hereby given that Letters of Administration have been granted in the **ESTATE OF VERONICA L. DEFFLER**, late of Greenfield Township, Lackawanna County, Commonwealth of Pennsylvania (died September 30, 2021). All persons indebted to the Estate are requested to make payments and all those having claims or demands are to present same, without delay to the Jennifer Stanley and Shona McCartney, Co-Administratrices of the Estate or Jeffrey W. Nepa, Esquire, Attorney for the Estate, 41 N. Main Street, 4th Floor, Carbondale, PA 18407.

ESTATE OF ELENA FLEVORA, DECEASED, LATE OF MOSCOW CITY, RUSSIA: DIED JULY 30, 2020. 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 **YURY ABDURAKHMANOV, 88 LYBOLT ROAD, WURTSBORO, NY 12790**

IN RE: ESTATE OF MARY FRANCES GALAT, late of Scranton, Lackawanna County, Pennsylvania, (died March 24, 2022). 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 Milissa Carey, Personal Representative, or Joseph S. Toczydlowski, Jr., Esquire, of the Toczydlowski Law Office, 723 North Main Street, Archbald, PA 18403.

RE: ESTATE OF ROBERT T. KELLY, late of the Borough of Jessup, Pennsylvania (died June 10, 2022). Notice is hereby given that Letters Testamentary for the Estate of Robert T. Kelly have been issued to Robert T. Kelly, Jr., 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 425 Biden Street, Suite 200, Scranton, PA 18503.

ESTATE OF MADELINE LAUNCHI, A/K/A MADELINE R. LAUNCHI, late of Scranton, Lackawanna County, Pennsylvania (died April 14, 2022). 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 Alexander P. Launchi Jr., Administrator, 203 Lake Scranton Road, Scranton, Pennsylvania 18505, or to Travis M. Eckersley, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, P.O. Box 240, Clarks Summit, Pennsylvania 18411.

IN RE: ESTATE OF JUDITH A. LAYTON, late of South Abington Township, Lackawanna County, Pennsylvania (died June 5, 2022). Letters Testamentary 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 said Decedent shall make payment thereof, without delay, to Loreen Wolfer Aquilino, Personal Representative, or to William J. Aquilino, Esquire of the Toczydlowski Law Office, 723 North Main Street, Archbald, PA 18403.

ESTATE OF THOMAS J. PERRY, DECEASED, late of 148 E. PINE STREET, DUNMORE, PA 18512, (Died MAY 7, 2022). JOHN PERRY and DAVID PERRY, Co-Executors; Mark G. Rudalavage, 171 Scranton-Carbondale Highway, Eynon, Pennsylvania 18403-1027 Attorney. MARK G. RUDALAVAGE, ESQUIRE

ESTATE OF MARY M. PODRASKY, late of Jessup, Lackawanna County, Pennsylvania. Letters Testamentary on the above estate having been granted to Thomas Podrasky, all persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to her c/o Joseph Kosierowski, Esq. 400 Broad Street, Milford, Pennsylvania 18337.

ESTATE OF DOLORES PORCELLO, late of Archbald (Eynon), Lackawanna County, Pennsylvania, 18403 (died, June 19, 2022). Letters Testamentary were granted to JOSEPH M. PORCELLO, JR. AND SHARON M. PORCELLO. Creditors present claims and debtors make payments to John P. Pesota, Esquire, Suite 402 SNB Plaza, 108 North Washington Avenue. Scranton, PA 18503.

Notice is hereby given that, in the estate of the decedent set forth below, the Register of Wills has granted letters, testamentary or of administration to the persons named. All persons having claims against said estate are requested to make known the same to them or their attorneys and all persons indebted to said decedent are requested to make payment without delay to the executors or administrators named below. **ESTATE OF CLARA J. POST**. City of Scranton, Pennsylvania. Richard F. Post, Jr., Administrator, c/o Patrick N. Coleman, Esq., 310 EAST DRINKER STREET, PO BOX 175, DUNMORE, PA 18512-0175 Attorney for the Estate.

ESTATE OF DELBERT J. THOMAS, AKA DELBERT JOHN THOMAS, AKA DELBERT THOMAS DECEASED, LATE OF OLD FORGE, LACKAWANNA COUNTY, PA: DIED June 13, 2022. NOTICE IS HEREBY GIVEN THAT LETTERS 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 **JAMES J. MURPHY JR, 2326 RANSOM ROAD, RANSOM TOWNSHIP, PA 18411**.

LACKAWANNA JURIST

Second Notice

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF JOSEPH J. BAIGIS**, Deceased, 197 Tompkinsville Road, Scott Township, Lackawanna County, Pennsylvania 18443, who died on April 1, 2022. All persons indebted to the Estate are requested to make payment and those having claims or demands are to present same, without delay, to the Executrix, Janet Baigis, or Michael Krisa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447. Michael N. Krisa, Esquire, KRISA & KRISA, P.C.

IN RE: **ESTATE OF WANDA CHEKAN, a/k/a WANDA CHECKAN**, late of Jessup, Pennsylvania, died July 7, 2022. Notice is hereby given that Letters Testamentary, on the above listed Estate, are granted to Angela Coleman. 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.

ESTATE OF RONALD D. COLES, Old Forge, Lackawanna County, PA, died August 19, 2021, Letters Administration granted, all persons having claims against said Estate, shall make them known, present them and all indebted to decedent shall make immediate notification to Cassandra Smith, Executor, or to Caputo & Mariotti, P.C., 730 Main Street, Moosic, PA 18507.

RE: ESTATE OF GENEVIEVE FILINGO, Late of Covington Township, Pennsylvania (died May 17, 2022). Notice is hereby given that Letters Testamentary for the **ESTATE OF GENEVIEVE FILINGO**, have been issued to IRENE BARRON, 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 MICHAEL C. COWLEY, ESQUIRE, COWLEY LAW OFFICES, LLC, Attorney for the Estate, 114 North Abington Road, Clarks Green, PA 18411.

RE: ESTATE OF DONALD W. GEHRENS, late of Scranton, PA, who died February 1, 2022. Letters Testamentary in the above estate having been granted, all persons having claims or demands against the estate of the decedent shall make them known and present them, and all persons indebted to said decedent shall make payment thereof without delay to: Ronald Gehrens, Executor, or Daniel L. Penetar, Jr., Esquire, 753 East Drinker Street, Dunmore, PA 18512.

NOTICE is hereby given that Letters of Administration have been granted in the **ESTATE OF ANNA KALINICH**, late of Scranton, Lackawanna County, Pennsylvania, who died October 9, 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 Co-Administrators, Elizabeth Slovenkai and Michael Slovenkai, c/o Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704.

Letters Testamentary in the **ESTATE OF KARL KEMPTER a/k/a K. KURT KEMPTER a/k/a KURT KEMPTER**, late of Scranton, Pennsylvania (Died, June 16, 2022), have been granted to Donald Walsh, Jr., Executor. All persons having claims against the Estate are requested to present them in writing and all persons indebted to the Estate are required to make payment without delay to the above-named Executor, or to Ann Lavelle Powell, Esquire, Powell & Appleton, P.C., 345 Wyoming Avenue, Scranton, PA 18503, Attorney for the Estate.

ESTATE OF JOHN R. MAY, III, Peckville, Lackawanna County, PA, died February 12, 2022, Letters Administration granted, all persons having claims against said Estate, shall make them known, present them and all indebted to decedent shall make immediate notification to John R. May, IV, Executor, or to Caputo & Mariotti, P.C., 730 Main Street, Moosic, PA 18507.

ESTATE OF DIANE M. MELLOW a/k/a DIANE MELLOW, late of Peckville, Lackawanna County, PA, (died June 11, 2022). Letters of Administration C.T.A. were granted to Tressa Bargella. Creditors present claims and debtors make payment to the Administratrix C.T.A. or to Kim A. Giombetti, Esq., The Ritz Building, 222 Wyoming Avenue, Scranton, PA 18503, Attorney for the Estate.

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted to Sabrina Patchoski, Administratrix of the **ESTATE OF STANLEY PATCHOSKI**, late of the City of Scranton, Lackawanna County, Pennsylvania, who died of February 27, 2022. All persons indebted to said Estate are required to make payment and those having claims or demands to present the same without delay to the Administratrix c/o Anthony G. Ross, Esquire, Law Offices of Tony Ross, 126 South Main Street, Pittston, PA 18640.

ESTATE OF ROBERT A. REESE, JR., late of Scranton, Lackawanna County, PA (died June 13, 2022). 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 Peoples Security Bank & Trust, Executor of the Estate, 150 N. Washington Avenue, Scranton, PA 18503 or to Jane M. Carlonas, Esquire, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 S. Abington Road, Clarks Summit, PA 18411.

NOTICE IS HEREBY GIVEN THAT Letters Testamentary have been granted in the **ESTATE OF PAUL N. WEBER**, Deceased, late of 813 Willow Street, Scranton, Pennsylvania, 18505 (died May 24, 2020), and all persons indebted to said estate are requested to make payment, and those having claims to present the sum without delay, to ROBERT WEBER, Executor, c/o JOHN J. MINORA, ESQUIRE, MINORA KROWIAK MUNLEY BATYKO, 700 Vine Street, 18510, Attorney for the estate.

LACKAWANNA JURIST

Third Notice

ESTATE OF JOHN J. CHICHAK, DECEASED, late of 329 HILL ST. PECKVILLE, PA 18452, (DIED JUNE 5, 2022). MARK CHICHAK, Executor; Dante A. Cancelli, Suite 260, 125 North Washington Ave., Scranton, Pennsylvania 18503, Attorney. DANTE A. CANCELLI, ESQUIRE

ESTATE OF MARIE ENKULENKO, Deceased, of 1024 Luke Avenue, Scranton, Lackawanna County, PA, died May 15, 2022. Notice is hereby given that Letters of Administration have been granted in the above Estate. All persons indebted to said Estate are required to make payment; and those having claims or demands are to present the same without delay to Geoff Enkuleenko, Executor, 210 Coppernick Street, Throop, Pennsylvania 18512, or Attorney Paul G. Batyko III, 4113 Birney Avenue, Moosic, Pennsylvania 18507.

RE: ESTATE OF JACQUELINE M. FEDRICK, late of Clarks Summit, Lackawanna County, Pennsylvania (died September 13, 2016). Notice is hereby given that Letters Administration for the Estate have been issued to EARL FEDRICK, 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, or to John J. McGovern, Jr., Attorney for the Estate, 321 Spruce Street - Suite 201, Scranton, PA 18503.

ESTATE OF SANTO JOSEPH GENTILEZZA, late of Scranton, PA (Died: December 4, 2020). Donna Marie Gentilezza, or Albert E. Nicholls, Jr., Attorney for the Estate, 1421 E. Drinker Street, Dunmore, Pennsylvania 18512. HUGHES, NICHOLLS & O'HARA, By: ALBERT E. NICHOLLS, ESQUIRE

ESTATE OF NICHOLAS J. HANIS, late of Roaring Brook Township, Lackawanna County, Pennsylvania (died June 13, 2022). 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 Donald Charles Hickey, Executor, 413 Ravnika Road, Browndale, Pennsylvania 18421 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.

RE: ESTATE OF JACOB WALTER NYKAZA, a/k/a JACOB NYKAZA, late of Taylor, Lackawanna County, Pennsylvania (died October 19, 2021). Notice is hereby given that Letters Testamentary for the Estate have been issued to Maureen Monczewski, 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.

ESTATE OF ROBERT W. REESE, late of Clarks Green, Pennsylvania, died on April 27, 2022. All persons having claims against the Estate shall present same to Executrix, Margaret Reese, c/o Donald W. Jensen, Esquire, 538 Biden Street, Suite 730, Scranton, Pennsylvania 18503

RE: ESTATE OF ADELE R. SWIATEK, late of Clarks Summit, Lackawanna County, and State of Pennsylvania, deceased, who died on the 12th day of June, 2022. Letters of Testamentary having been granted, all persons having claims or demands against the estate of the decedent shall make them known and present them, and all persons indebted to the decedent shall make payment thereof without delay to the Executor, Jeffrey J. Swiatek, 581 Century Oaks Dr., Zionsville, IN 46077, or to Mattes & Mattes, P.C., P.O. Box 222, Dalton, PA 18414.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF WILLIAM R. WHITE**, Deceased, 210 North Valley Avenue, Apartment 203, Olyphant, Lackawanna County, Pennsylvania 18447, who died on June 4, 2022. All persons indebted to the Estate are requested to make payment and those having claims or demands are to present same, without delay, to the Executor, William J. White, 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.

Fourth Notice (Out of State Requirement)

ESTATE OF ARNOLD JOSEPH SCHIAVI VI III a/k/a ARNOLD J. SCHIAVI III a/k/a ARNOLD J. SCHIAVI a/k/a ARNOLD SCHIAVI, late of Scranton, Lackawanna County, PA. Arnold J. Schiavi, 221 Karen Drive, Scranton, PA 18505, Administrator; Nicholas A. Barna, 207 Tenth Street, Honesdale, PA 18431, Attorney.

ARTICLES OF INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on February 25, 2022, for:

Lighter Life Inc

having a registered offices address of:
304 Riverside Dr.
Eynon, PA 18403

The corporation has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended. T-1

ARTICLES OF INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on February 25, 2022, for:

Stoney Creek 211 Corporation

having a registered offices address of:
211 Stoney Creek Road,
South Abington Twp., PA 18411

The corporation has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended. T-1

LACKAWANNA JURIST

FICTITIOUS NAME

NOTICE IS HEREBY GIVEN that an application for registration of a fictitious name, Energy Equipment Controls, for the conduct of business in Lackawanna County, Pennsylvania, with the principal place of business being 109 Middle Street, Scranton, PA 18508 was made to the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on the 19th day of July, 2022 pursuant to the Act of Assembly of December 16, 1982, Act 295.

The name and address of the interested entity in the said business is Meier Supply Company, Inc, 275 Broome Corporate Parkway, Conklin, NY 13748. T-1

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 31, 2022 for **L Vitali Construction** at 119 Dolph St., Olyphant, PA 18447. The name and address of each individual interested in the business is Eric Lipperini at 119 Dolph St., Olyphant, PA 18447. This was filed in accordance with 54 PaC.S. 311.417 T-1

CHANGE OF NAME

IN RE: CHANGE OF NAME OF ALEXANDRA C.
TOMPKINS
2022 CIV 3072

AND NOW, this 26th day of July, 2022, upon motion of Alexandra C. Tompkins, Petitioner it is ORDERED and DECREED that the within Petition be heard on the 30th day of September, 2022 at 1:30PM in Courtroom No. C before the Honorable Judge Dempsey and that notice of the filing of the within Petition and of the aforesaid date of hearing be published in the Scranton Times and the Lackawanna Jurist at least thirty (30) days before the hearing. T-1

CERTIFICATE OF ORGANIZATION

NOTICE IS HEREBY GIVEN THAT Certificate of Organization for Domestic Limited Liability Company of **KEVIN CARR, LCC** was filed with and approved by the Pennsylvania Department of State on July 14, 2022, in accordance with the provisions of the Pennsylvania Limited Liability Company Law of 1994.

SCOTT R. SANDERSON, ESQUIRE
THE SANDERSON LAW FIRM T-1

NOTICE

CIVIL ACTION
COURT OF COMMON PLEAS
LACKAWANNA COUNTY, PA
CIVIL ACTION-LAW
NO. 2020-01121
NOTICE OF ACTION IN MORTGAGE FORECLOSURE

BANK OF AMERICA, N.A., Plaintiff
v.
DENISE MOCZULSKI, IN HER CAPACITY AS HEIR OF
SAMUEL CERRA; Et al., Defendants
To: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS
AND ALL PERSONS, FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER
SAMUEL CERRA Defendant(s), 6 SHORT STREET,
CARBONDALE, PA 18407

COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, BANK OF AMERICA, N.A., 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. 2020-01121, seeking to foreclose the mortgage secured on your property located, 6 SHORT STREET, CARBONDALE, PA 18407.

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
A Florida professional limited liability company
ATTORNEYS FOR PLAINTIFF
Jenine Davey, Esq. ID No. 87077
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6 T-1

LACKAWANNA JURIST

NOTICE

TO: Nicole Simpson
Address unknown

NOTICE

A petition has been filed asking the Court to put an end to all rights you have to your child **B.G.S., born 5/22/2021, biological child of Nicole Simpson**. The Court has set a hearing to consider ending your rights to your children. That hearing will be held on **August 11, 2022 at 9:30 AM** at the Lackawanna County Courthouse, Third Floor, 200 N. Washington Avenue, Scranton, PA. If you do not appear at this hearing, the Court may decide that you are not interested in retaining your rights to your child and your failure to appear may affect the Court's decision on whether to end your rights to your child. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your children may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer.

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 Street, Suite 200
Pittston, PA 18640
(570) 299-4100 T-1

NOTICE

In the Court of Common Pleas of Lackawanna County, Pennsylvania, Civil Action – Law No. 2022 CV 2542, OFGATR, Inc, Plaintiff/Petitioner vs. Braulio Remache and any person claiming interest in a 2011 Subaru, VIN 4S4BRBGC4B3442917.

Notice is hereby given that a Petition For Certificate Of Title To Motor Vehicle, together with an Order of court entered by the Honorable Vito Geroulo, on June 24, 2022, entering a Rule upon Braulio Remache And Credit Acceptance to show cause, if any, why the Commonwealth of Pennsylvania, Department of Transportation should not issue a title for one 2011 Subaru, VIN 4S4BRBGC4B3442917 to OFGATR, Inc. Said Rule is returnable for answer and hearing on August 17, 2022, at 9:30 a.m. in the Lackawanna County Courthouse, 200 N. Washington Avenue, Scranton, PA 18503, as the time and place for the hearing on said Petition, when and where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

**RINALDI & POVEROMO, P.C.,
Attorneys T-1**

LACKAWANNA JURIST

SAWFIN, LLC

Plaintiff

VS
SONEXAY SANAPHOL and CHANHAM
SANAPHOL, their heirs, executors, personal
representatives, devisees, administrators Grantees,
successors and assigns, and any and all persons, firms,
associations or legal entities, claiming right, title or
interest by through or under the Defendants or any of
them and all other persons claiming through them
generally,

And

EMC MORTGAGE LLC, FKA EMC MORTGAGE
CORPORATION, assignee of DEUTSCHE BANK
NATIONAL TRUST COMPANY, FKA BANKERS
TRUST COMPANY OF CALIFORNIA, N.A.,
assignee of UNITED COMPANIES LENDING
CORP.

And

GREEN TREE CONSUMER DISCOUNT
COMPANY, assignee of PENNSYLVANIA
RESOURCES CORP.

Defendants

IN THE COURT OF COMMON PLEAS OF
LACKAWANNA COUNTY

CIVIL ACTION – LAW

ACTION TO QUIET TITLE

DOCKET NO: 22-CV-2547

ORDER

To Defendants:

You are notified that an Order has been entered to 22-CV-2547 in the Court of Common Pleas of Lackawanna County, Pennsylvania, on July 20, 2022 directing that within ten (10) days after this publication you shall file an Action in Ejectment and/or Action in Foreclosure to the above-captioned matter or be forever barred from asserting any right, lien, title or interest inconsistent with the interest or claim set forth in the plaintiff's complaint to the land described as follows:

ALL that certain piece, parcel or lot of land situate and being in the City of Scranton, County of Lackawanna, Commonwealth of Pennsylvania, bounded and described as follows:

BEING Lot Number Eight (8) in Square or Block number (64) and situated on Madison Avenue upon the Plot of Scranton, which plot is recorded in the Office of the Recorder of Deeds, in and for Lackawanna County in Map Book 2, Pages 14-51, being forty (40) feet in front and one hundred fifty (150) feet in depth. Said lot is rectangular in shape and extends to an alley in the rear 14 feet wide for public use together with the privilege of using ten (10) feet in front of the front line of said on Madison Avenue as a yard, vault, porch, piazza, cellarway and bay-window, but for no other purpose; the top of the outside of said vault in no case to be higher than the sidewalk in front.

BEING the same premises conveyed by the Lackawanna County Tax Claim Bureau, as Trustee for the Lackawanna County Commissioners, as Grantor to SAWFIN, LLC, by a Tax Claim Bureau Deed dated January 4, 2011 and recorded in Lackawanna County Recorder of Deeds, Instrument Number 201102230.

Law Office of Patrick A. Walsh, LLC
Patrick A. Walsh, Esquire
604 North State Street
Clarks Summit, PA 18411
(570) 903-1684
Attorney for Plaintiff