

## LACKAWANNA JURIST

### ESTATES

#### **First Notice**

**RE: ESTATE OF JOSEPH J. ANGERSON, JR.**, late of Scranton, County of Lackawanna, and State of Pennsylvania, deceased, who died on the 29<sup>th</sup> day of July, 2024. Letters of Administration having been granted to File No. 35-24-01163, 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 Michael Angerson, 4 Olendike Street, Throop, PA 18512, or to Mattes & Mattes, P.C., 201 West Main Street, P.O. Box 222, Dalton, PA 18414.

**ESTATE NOTICE IN THE ESTATE OF JOHN BEGGIN**, late of the Borough of Dalton, County of Lackawanna, Commonwealth of Pennsylvania, who died on September 8, 2024. Letters of Administration in the above estate have been granted to the undersigned, 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: Monica Wilga, Administrator, c/o JAMI LAYAOU HEARN, ESQ. 103 Warren Street, Tunkhannock, PA 18657.

NOTICE is hereby given that Letters Testamentary have been granted in the **ESTATE OF ANNE MARIE BOYCE**, late of the City of Scranton, Lackawanna County, who died January 9, 2024. All persons indebted to said Estate are requested to make payment and those having claims to present the same, without delay, to the Executrix, **BLANCHE SHARPE THOMPSON**, and her Attorneys. **SAPORITO, FALCONE & WATT**, 48 SOUTH MAIN STREET, PITTSSTON, PA 18640

**RE: ESTATE OF THOMAS DOUGHERTY**, late of Dunmore, Lackawanna County, Pennsylvania (died December 15, 2022). Notice is hereby given that Letters Testamentary for the Estate have been issued to **KAREN DOUGHERTY SENKOW**, 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 Biden Street - Suite 201, Scranton, PA 18503.

**ESTATE OF PATRICK L. FARRELL A/K/A PATRICK FARRELL**, late of the Borough of Moosic (died 08/29/2008), Sandra L. Nat, Executrix, c/o Ralph J. Johnston, Jr., Esquire, Johnston and Johnston Law Office, 250 Pierce Street, Suite 308, Kingston, Pennsylvania 18704.

**ESTATE OF ANTHONY GARCIA**, late of Throop, Pennsylvania, died on April 8, 2024. All persons having claims against the Estate shall present same to Executrix, Joanne Biancarelli, c/o Donald W. Jensen, Esquire, 538 Biden Street, Suite 730, Scranton, Pennsylvania 18503.

**ESTATE OF FRANCIS S. HUDZIK A/K/A FRANCIS HUDZIK** (died September 2, 2024) 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, Robert Harrington, 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 have been granted in the **ESTATE OF JOSEPH KELLICK**, late of the Borough of Old Forge, Lackawanna County, who died August 16, 2024. All persons indebted to said Estate are requested to make payment and those having claims to present same, without delay, to the Executor, **VINCENT GINTOFF**, and his Attorneys. **SAPORITO, FALCONE & WATT**, 48 SOUTH MAIN STREET, PITTSSTON, PA 18640

**ESTATE OF ETHEL R. LEACH**, Late of Newton Township, Pennsylvania (Died July 4, 2024). Letters of Administration having been granted to Guy Leach, all persons having claims against the Estate or indebted to the Estate shall make payment or present claims to Matthew P. Barrett, Esquire, 345 Wyoming Avenue, Suite 215 Scranton, PA 18503.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted to Lisa Perez, Executrix of the **ESTATE OF EDWARD J. LYONS** late of Scranton, Lackawanna County, Pennsylvania, who died on July 30, 2024. All persons indebted to said Estate are required to make payment and those having claims to present the same without delay to the Executrix or to Joseph O. Haggerty, Jr. of Haggerty Hinton & Cosgrove LLP, 1401 Monroe Avenue, Suite 2, Dunmore, PA 18509.

NOTICE is hereby given of the opening of **THE ESTATE OF HORST MOMBERG**, late of 115 Victor Drive, Township of Jefferson, Lackawanna County, Pennsylvania (died September 1, 2024). Letters Testamentary having been granted to on September 16, 2024 to: **TINA DOLGASH**, 115 Victor Drive, Township of Jefferson, County of Lackawanna, and Commonwealth of Pennsylvania. All persons indebted to decedent shall immediately make payment to either **LAURA C. DENNIS ESQ.** or **WILLIAM OPEIL, ESQ.** All persons having claims shall present them to the Attorney(s) and Executrix named above.

**ESTATE OF ROSALENE A. PELLEGRINO A/K/A ROSALENE B. PELLEGRINO**, late of Ransom Township, Lackawanna County, Pennsylvania (died August 17, 2024). 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 Theresa A. Kline, Executor, 2425 Ransom Road, Ransom Township, Pennsylvania 18411 or to Jenna Kraycer Tuzze, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, Clarks Summit, Pennsylvania 18411.

NOTICE IS HEREBY GIVEN that Letters Testamentary in the **ESTATE OF SALLY ANN PERECHINSKY A/K/A SALLYANN PERECHINSKY**, late of Jermyn, 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 PERECHINSKY, EXECUTOR, BRENDA D. COLBERT, Esquire, COLBERT & GREBAS, P.C.**, 210 Montage Mountain Road – Suite A, Moosic, PA 18507. Date of Death: April 20, 2024

**WILLIAM W. WALSH**, Dec'd. Scranton City, Lackawanna Cty. DOD 5/27/24. Letters of Admin. on the above Estate have been granted to the undersigned, who request all persons having claims or demands against the estate of the decedent to make known the same and all persons indebted to the decedent to make payment without delay to John Macarchick, Admin., c/o Brittany Tedesco, Esq., 383 Kings Hwy. N, Cherry Hill, NJ 08034.

## LACKAWANNA JURIST

**ESTATE OF ROBERT W. WEATHERWAX, A/K/A ROBERT WALTER WEATHERWAX, DECEASED.** LATE OF CARBONDALE, PENNSYLVANIA (DIED AUGUST 15, 2024). All persons indebted to said Estate are required to make payment, and those having claims or demands to present the same, without delay, to Joseph J. Santorsa and Barbara Santorsa, Co-Executors, 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

### Second Notice

**ESTATE OF LOU ANN BECCHETTI,** late of the Borough of Clarks Green, died 08/14/2024 Letters of Testamentary granted to Cheryl Martinelli, Sean Gallagher Attorney for the Estate, 416 Jefferson Avenue, Scranton, PA 18510. Notice is hereby given that Letters of Testamentary have been granted. All persons indebted to the said estate are required to make payment, and those having claims or demands are to present the same without delay to the Executrix name.

**RE: ESTATE OF MICHAEL G. BENIO,** late of Benton Township, PA, who died January 27, 2024. 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: Daniel L. Penetar, Jr., Esquire, 753 East Drinker Street, Dunmore, PA 18512.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been issued to Bart Baker, Executor of the **ESTATE OF JOHN R. BLEWETT,** Deceased, who died on October 7, 2023, late of Peckville, 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 Executor in care of the undersigned. Bregman & Lantz, LLC, 1205 Wyoming Avenue, Forty Fort, PA 18704

NOTICE is hereby given that Letters of Administration have been given in the **ESTATE OF FRANK TIMOTHY CALLAHAN,** late of S. Abington Twp., Lackawanna County, Pennsylvania, who died February 26, 2024. 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, Megan Callahan, c/o Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704.

**ESTATE OF EDWARD JOSEPH CLARKE, III,** DECEASED, late of 120 BROOKSIDE RD., DALTON, PA 18414, (Died JULY 22, 2024). DONALD FULLER, Executor; Dante A. Cancelli, Suite 260, 125 North Washington Ave., Scranton, Pennsylvania 18503, Attorney. DANTE A. CANCELLI, ESQUIRE

**ESTATE OF JOAN A. FILARSKY,** late of the Borough of Throop died 07/24/2024 Letters of Testamentary granted to Linda Lee Hughes, Sean Gallagher Attorney for the Estate, 416 Jefferson Avenue, Scranton, PA 18510. Notice is hereby given that Letters of Testamentary have been granted. All persons indebted to the said estate are required to make payment, and those having claims or demands are to present the same without delay to the Executrix name.

NOTICE IS HEREBY GIVEN that Letters Testamentary in the Estate of **ESTATE OF JOHN H. FORREST a/k/a/ JOHN HARRY FORREST,** late of Gouldsboro, 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: GLEN J. FORREST, EXECUTOR, KEVIN R. GREBAS, Esquire, COLBERT & GREBAS, P.C., 210 Montage Mountain Road – Suite A, Moosic, PA 18507, Date of Death: 07/17/2024

**ESTATE OF PAUL J. FORTUNER SR.,** late of City of Carbondale, PA (died January 21, 2022) Crystal Fortuner, Administrator, Frederick M. Moase, Jr., Attorney for the Estate, Law Offices of Frederick M. Moase, Jr., 123 East Garfield Ave, Carbondale, PA 18407

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 PATRICK J. GILLOTT, JR.,** late of Carbondale, Lackawanna County, PA, who passed away July 29, 2024. 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 Co-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 of Administration in the **ESTATE OF BOBBY JOE HASTINGS,** 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: IAN R. HASTINGS, ADMINISTRATOR, KEVIN R. GREBAS, Esquire, COLBERT & GREBAS, P.C., 210 Montage Mountain Road – Suite A, Moosic, PA 18507, Date of Death: 08/04/2024

NOTICE IS HEREBY GIVEN that Letters of Testamentary have been granted to Sandra M. Georgia, Executrix of the **ESTATE OF MARIE R. LASKE,** late of the Scranton, Lackawanna County, Pennsylvania, to Estate No. 35-22-00719, date of death April 14, 2022. Creditors are to present claims and debtors are to make payments to Anne Marie Howells, Esquire (Attorney for the Estate), 307 West Market Street, Suite #1, Scranton, PA 18508-2783. (570) 344-1088.

**ESTATE OF VIRGINIA LAWLESS** late of Dunmore, Lackawanna County, PA (died June 20, 2024). 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 Carol Stenrich, Administrator of the Estate, 54 Silver Meadow Drive, Scott Twp, PA 18411 or to Jane M. Carlonas, Esquire, 1212 S. Abington Road, Clarks Summit, PA 18411.

**ESTATE OF RALPH G. HOYLE,** late of Dunmore, Pennsylvania (died 12-16-2023). Notice is hereby given that Letters of Testamentary on the above estate have been granted to Laura Evans, of Carbondale, 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 Executrix named herein, or to Patrick N. Coleman, Esquire, Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

## LACKAWANNA JURIST

NOTICE IS HEREBY GIVEN that Letters Testamentary in the **ESTATE OF WALTER L. MORGAN**, late of Clarks Summit, 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: CAROL THOMAS, EXECUTRIX, BRENDA D. COLBERT, Esquire, COLBERT & GREBAS, P.C., 210 Montage Mountain Road – Suite A, Moosic, PA 18507, Date of Death: April 05, 2024.

**KAREN NEMYO**, Deceased, Late of Lackawanna County, PA. Letters of Administration on the above Estate having been granted to the Administrator, Brian F. Levine, all persons indebted to the Estate are requested to make payment, and those having claims to present same without delay, to Brian F. Levine, Esquire. Brian F. Levine, Esquire, Levine Law, LLC, Attorney for the Administrator, 22 E Grant St, New Castle, PA 16101-2279

**ESTATE OF JOAN POLKOWSKI**, late of the Borough of Dunmore, died 06/23/2024 Letters of Administration granted to Jeffrey Alles, Sean Gallagher Attorney for the Estate, 416 Jefferson Avenue, Scranton, PA 18510. Notice is hereby given that Letters of Testamentary have been granted. All persons indebted to the said estate are required to make payment, and those having claims or demands are to present the same without delay to the Administrators name.

NOTICE is hereby given that Testamentary Letters have been granted to William M. Pryle, Jr. of 66 Grove Street, Carbondale, PA 18407, in the **ESTATE OF ROSEMARY MURPHY PRYLE, a.k.a. ROSEMARY PRYLE** late of Carbondale, Lackawanna County, PA, who passed away July 28, 2024. All persons indebted to said Estate are requested to make payment and those having claims or demands to present same without delay to the Executor named or to the attorney for said Estate: Patrick A. Kane, 960 Scranton/Carbondale Hwy., Archbald, PA 18403.

**ESTATE OF CATHERINE D. RENDA** late of Scranton, PA (died August 23, 2024), F. Stuart Renda, Administrator. Paul A. Kelly, Jr., Esq. – Attorney, 201 Lackawanna Avenue, Suite 306, Scranton, PA. 18503

**ESTATE OF PHYLLIS R. STAHLER**, Late of Scranton, Pennsylvania (Died August 14, 2024). Letters of Administration have been granted to Mr. Mark Stahler and Mr. Alan Stahler, Co-Administrators. 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.

Notice is hereby given that Letters of Testamentary, have been granted in the **ESTATE OF MARY LOU SWEENEY**, late of Scranton, PA (died December 19, 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: William J. Sweeney, Jr., Executor; or Terrence J. McDonald, Atty., 103 East Drinker Street, Dunmore, PA 18512.

NOTICE IS HEREBY GIVEN that on September 12, 2024, Fran Kovaleski, Lackawanna County Register of Wills, granted Letters of Administration, in common form, for the **ESTATE OF MARYANNE M. WOODYALL**, late, of Jessup, PA, to Sarah E. Malewich. Maryanne M. Woodyall passed on August 23, 2024. Anyone having a claim against the Estate, please contact Lance J. Fanucci, Esquire, 300 Betty Street, Suite 2, Eynon, PA 18403, phone 570.489.0098. LANCE J. FANUCCI, ESQUIRE

### Third Notice

NOTICE IS HEREBY GIVEN THAT Letters Testamentary have been granted in the **ESTATE OF ELEANOR G. HEID**, Deceased, late of 1123 East State Street, Archbald, Lackawanna County, Pennsylvania, 18403 (died August 3, 2023), and all persons indebted to said estate are requested to make payment, and those having claims to present the sum without delay, to GERALD J. HEID c/o MICHAEL J. OSSONT, ESQUIRE, THE MATTIOLI LAW FIRM, 425 Biden Street, Suite 300, Scranton, PA 18503, Attorney for the Estate

Notice is hereby given that Letters Testamentary have been granted to David John Kobeski, Executor of the **ESTATE OF THERESA I. KOBESKI A/K/A THERESA KOBESKI**, late of Moosic, PA, who died on August 3, 2024. All persons indebted to the Estate are required to make payment and those having claims or demands are to present the same without delay to the Executor or to Raymond C. Rinaldi, II, Esquire, Rinaldi & Poveromo, P.C., P.O. Box 826, Scranton, PA 18501.

**ESTATE OF BERNADETTE LAFFEY**, late of Scranton, Lackawanna County, Pennsylvania. Letters Testamentary on the above estate having been granted to Mary Jean Manley, 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.

**IN RE: ESTATE OF EARL E. LEWAN**, late of Peckville, Lackawanna County, Pennsylvania, (died November 14, 2023). 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 the said Decedent shall make payment thereof, without delay, to Elizabeth Lewan, Personal Representative, or to Joseph S. Toczydlowski, Jr., Esquire of the Toczydlowski Law Office, 723 North Main Street, Archbald, PA 18403.

Notice is hereby given that Letters Testamentary have been granted in the **ESTATE OF JAMES M. LYNADY**, late of Moosic, Lackawanna County, Commonwealth of Pennsylvania (died July 12, 2024). 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 Kelly Shannon, Executrix of the Estate or Sean P. McGraw, Esquire, Attorney for the Estate, 41 N. Main Street, 4<sup>th</sup> Floor, Carbondale, PA 18407. Sean P. McGraw, Esquire, Attorney for the Estate

**IN RE: ESTATE OF GILES M. MORGAN**, late of Dickson City, Lackawanna County, Pennsylvania, (died August 15, 2024). 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 the said Decedent shall make payment thereof, without delay, to Philip Morgan and Leigh Morgan, Personal Representatives, or to Joseph S. Toczydlowski, Jr., Esquire of the Toczydlowski Law Office, 723 North Main Street, Archbald, PA 18403.

## LACKAWANNA JURIST

**ESTATE OF JOAN PEDRICK NOURSE**, late of the Borough of Dalton, Lackawanna County, Pennsylvania 18414, who died on July 18, 2024. Letters Testamentary have been granted to Thomas Paul Nourse. All persons indebted to the Estate are required to make payment and those having claims or demands present the same without delay to John J. Warring, Attorney for the Estate, c/o The Warring Law Firm, 345 Wyoming Avenue, Scranton, Pennsylvania 18503.

Notice is hereby given that Letters Testamentary have been granted in the **ESTATE OF NICHOLAS RADOESKY** late of Scranton, Lackawanna County, Commonwealth of Pennsylvania (died August 30, 2023). 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 Tanya Radoesky, Executrix of the Estate or John J. McGee, Esquire, Attorney for the Estate, PO Box 3298, Scranton, PA, 18505. John J. McGee, Esquire, Attorney for the Estate.

**ESTATE OF LORRAINE SHRUBA** late of Scranton, PA, died 8/11/2024. Letters Testamentary granted to Deborah Davis. All persons indebted to the said Estate are required to make payments and those having claims to present the same without delay to Executor or Robert J. Murphy, Esq., 208 Chestnut Street, Dunmore, PA 18512, counsel for the Estate.

**ESTATE OF STANLEY M. TABOR**, DECEASED, late of 215 S. VALLEY AVE., OLYPHANT, PA 18447, (Died AUGUST 2, 2024). WALTER KOBIERECKI, Executor; Dante A. Cancelli, Suite 260, 125 North Washington Ave., Scranton, Pennsylvania 18503, Attorney. DANTE A. CANCELLI, ESQUIRE

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted to Barbara Vanston, Administratrix of the **ESTATE OF MADELYN A. VANSTON** late of Scranton, Lackawanna County, Pennsylvania, who died on July 20, 2024. All persons indebted to said Estate are required to make payment and those having claims to present the same without delay to the Administratrix or to Joseph O. Haggerty, Jr., of Haggerty, Hinton & Cosgrove LLP, 1401 Monroe Avenue, Suite 2, Dunmore, PA 18509

### ARTICLES OF DISSOLUTION

TO ALL CREDITORS OF LACKAWANNA AUDUBON SOCIETY, INC., aka LACKAWANNA AUDUBON SOCIETY:

This is to notify you that Lackawanna Audubon Society, a Pennsylvania Non-Profit corporation with its registered office located at Everhart Museum, 1901 Mulberry Street, Scranton, PA 18510, is dissolving and winding up its business.

T-1 10/4/2024

### NOTICE OF ORGANIZATION

NOTICE IS HEREBY GIVEN THAT Certificate of Organization for Domestic Limited Liability Company for JOE V REALTY, LLC, was filed and approved by the Pennsylvania Department of State, in accordance with the provisions of the Pennsylvania Limited Liability Company Law of 1994.

BENJAMIN S. SCHNESSEL, ESQUIRE  
T-1 10/4/2024

### NOTICE

Court of Common Pleas - Lackawanna County, PA - #2017-52714 - Carbondale Area School Dist. vs. Franz Kippes - Notice is given that the above was named as Defendant in a civil action by Plaintiff to recover 2016-2017 real estate taxes for property located at 44 Fallbrook St., Carbondale, PA, PIN #04513-010-017. An Amended Writ of Scire Facias for \$4,323.21 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., #200, Pittston, PA 18640, 570.299.4100. Portnoff Law Assoc., Ltd., P.O. Box 391, Norristown, PA 19404, 866.211.9466 T-1 10/4/2024



**LACKAWANNA JURIST**

Pingora Loan Servicing, LLC,

Plaintiff,  
vs.

Unknown heirs, successors, assigns, and all persons, firms,  
or associations, claiming right, title, or interest, from or  
under Walter Ballog, deceased owner and mortgagor

Defendant(s).

IN THE COURT OF COMMON PLEAS OF  
LACKAWANNA COUNTY, PENNSYLVANIA

CIVIL ACTION  
No: 2024-CV-4035

**NOTICE TO DEFEND**

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 this complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

**IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ON 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) 342-0184

24-003907  
Albertelli Law  
Roger Fay, Esq ID No. 315987  
Mehmet Basoglu, Esq. ID No. 329635  
14000 Commerce Parkway, Suite H  
Mount Laurel, NJ 08054  
(856)724-18888  
T-1 10/4/24

## LACKAWANNA JURIST

**NOTICE IS HEREBY GIVEN** to URLICO ESPINOZA, his heirs, executors, administrators, grantees, mortgagees, assigns, known or unknown, if any, and all of those claiming by, from, under and through him:

That on May 30, 2024, JOSÉ IGNACIO RODRIGUEZ TINEO filed a Complaint in Action to Quiet Title in the Court of Common Pleas of Lackawanna County, Civil Division, at Docket No. 2024-CV-3620, against you setting forth that he is the owner and claims title in fee simple to the following described pieces or parcels of land situate in the City of Scranton, County of Lackawanna and Commonwealth of Pennsylvania, bounded and described as follows:

ALL the surface or right of soil of the following described lot, piece or parcel of land situate in the 19<sup>th</sup> Ward of the City of Scranton, County of Lackawanna and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEING Lot Number eleven (11) in Square or Block Number 50 and situate upon the easterly side of Stafford Avenue, upon the Plot of Vaughan and Schwass Addition to the City of Scranton, duly registered and recorded in the Office of the Recorder of Deeds in Lackawanna County, Map Book 2, Page 16, said lot being twenty-five (25) feet wide in front on Stafford Avenue, and extending at right angles to said street, one hundred forty (140) feet to an alley, in the rear sixteen (16) feet wide for public use with the privilege of using ten feet in front of the front line of said Lot on Stafford Avenue, and then (10) feet in front on the side line of said lot on Willow Street, for yard, vault, porch, piazza, cellerway 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 of the same.

### **LACKAWANNA COUNTY PROPERTY IDENTIFICATION NUMBER: 16805020019**

The Court has ordered that service of the Complaint be made upon you by publication and you are hereby notified to plead to the said Complaint within twenty (20) days from publication hereof. If you fail to plead to the Complaint, judgment will be entered against you and the Plaintiff will be decreed the owner in fee simple of the said premises; and such other decrees shall be made as the Court may deem proper.

### **NOTICE**

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

**YOU SHOULD TAKE THIS NOTICE 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.**

NORTH PENN LEGAL SERVICES, INC.  
33 North Main Street, Suite 200  
Pittston, PA 18640  
Ph. (570) 299-4100  
(877) 953-4250 (toll free)

LAWYER REFERRAL SERVICES  
LACKAWANNA BAR ASSOCIATION  
233 Penn Avenue  
Scranton, PA 18503-1410  
Ph: (570) 969-9161

PATRICK A. KANE III, ESQUIRE  
Counsel for Plaintiff  
960 Scranton/Carbondale Hwy.  
Archbald, PA 18403  
(570) 876-6900 (telephone)  
(570) 704-3300 (fax)  
pkane@4palaw.com (email)

**LACKAWANNA JURIST**

**NOTICE**

In the Court of Common Pleas of Lackawanna County, Pennsylvania  
Civil Action – Law

George Witkowski and Beverly Witkowski, his wife, Plaintiffs  
vs. George A. Wescott, his Heirs, Devisees, Administrators, Executors or Assignees,  
Defendants  
Case No. 24-CV-6119

To: George A. Wescott, his Heirs, Devisees, Administrators, Executors or Assignees

You are hereby notified that George Witkowski and Beverly Witkowski, his wife, have filed a legal action against you in the Court of Common Pleas of Lackawanna County, Pennsylvania, at the above number, seeking adverse possession concerning the real property located at Lot Number 15, Block Number 6, in the Borough of Blakely, said lot being 50 feet in front on Sixth Street and 150 feet in depth.

You are required to file a written response to the Complaint on or before 20 days of this publication or a judgment will be entered against you and the Plaintiffs will be deemed to be the owners of the above-described premises. If you wish to defend, you must enter 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 the Plaintiffs. 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, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

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