

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, **MARCH 11, 2022** 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. 21-2143 Hard Money PA, LLC vs 814 Sunset St., LLC. Nicole Fife & Joseph Underwood, owners of property situate in Scranton, Lackawanna County, PA being 814 Sunset St.

Dimensions: 50 x 119 North PK L4 BD & Vanston
Property ID #: 13513040041
Assessed Value figure: 16,000
Improvements thereon:
Attorney: Fox Rothschild LLP
Sheriff to collect: \$160,051.81

SALE 2

By virtue of a Writ of Execution filed to No. 20-3524 GJS Capital Ventures vs Deborah J. Thomas & Jeff Thomas, owners of property situate in Vandling, Lackawanna County, PA being 427 Main St.
Dimensions: 50 x 100

Property ID #: 01608020029
Assessed Value figure: 9,500
Improvements thereon: Single family dwelling
Attorney: Stern & Eisenberg
Sheriff to collect: \$96,546.72

SALE 3

By virtue of a Writ of Execution filed to No. 20CV758 NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER vs. PATTI A. BREIG AKA PATTI ANN BREIG and WILLIAM P. BREIG AKA WILLIAM BREIG, owners of property situate in Borough of Old Forge, Lackawanna County, PA. Being: 408 Mary Street, Old Forge, PA 18518
Assessment Map #: 17515040012
Assessed Value Figure: \$9,000.00

Improvements thereon:

A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$68,260.83
BEING KNOWN AS: 408 MARY STREET, OLD FORGE, PA 18518

TITLE TO SAID PREMISES IS VESTED IN WILLIAM BREIG AND PATTI ANN BREIG, HIS WIFE BY DEED FROM MARY A. CARDILLO, UNMARRIED, AND JAMES N. GHIGIARELLI, UNMARRIED DATED 1/27/1989 RECORDED ON 1/27/1989, IN DEED BOOK 1277 AND PAGE OR INSTRUMENT #: 608.
PROPERTY ID #: 17515040012

SALE 4

By virtue of a Writ of Execution filed to No. 20CV1080 ROCKET MORTGAGE, LLC, F/K/A QUICKEN LOANS INC. vs. FRANCISCO RODRIGUEZ AKA FRANCISCO J. RODRIGUEZ, owners of property situate in City of Scranton, Lackawanna County, PA. Being: 41221 Providence Rd, Scranton, PA 18508
Assessment Map #: 13419050027
Assessed Value Figure: \$0.00

Improvements thereon:

A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$106,649.56
BEING KNOWN AS: 1221 PROVIDENCE RD, SCRANTON, PA 18508
TITLE TO SAID PREMISES IS VESTED IN FRANCISCO J. RODRIGUEZ, UNMARRIED BY DEED FROM SEAN C. INGRAM AND KATHRYN A. INGRAM, HIS WIFE DATED 8/30/2006 RECORDED ON 9/15/2006, IN DEED BOOK AND PAGE OR INSTRUMENT#:
PROPERTY ID #: 13419050027

SALE 5

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

LACKAWANNA JURIST

Fax: (866)381-9549

ATTORNEYS FOR PLAINTIFF

DITECH FINANCIAL LLC Plaintiff v. THOMAS FOY Defendant. COURT OF COMMON PLEAS LACKAWANNA COUNTY. NO: 2019-04716
ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP OF CARBONDALE, LACKAWANNA COUNTY, PA: BEING KNOWN AS: 93-95 MAIN STREET, CHILDS, PA 18407
PIN: 06410030011
DIMENSIONS: 59 X 100

TOTAL VALUE: \$10,000

IMPROVEMENTS: RESIDENTIAL PROPERTY

By: Robert Crawley, Esquire ID No. 319712 Attorney for Plaintiff

SALE 6

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

NEW RESIDENTIAL MORTGAGE LOAN TRUST 2017-3 Plaintiff v. BRIAN SHEEHAN Defendant. COURT OF COMMON PLEAS LACKAWANNA COUNTY. NO: 2019-05825

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE CITY OF SCRANTON, LACKAWANNA COUNTY, PA: BEING KNOWN AS: 1414 CHURCH AVENUE SCRANTON, PA 18508

PIN #: 13416020034

DIMENSIONS: 39 X 90 X 13 X 52 X 70 X 148

TOTAL VALUE: \$7,500

IMPROVEMENTS: RESIDENTIAL PROPERTY

By: Robert Flacco, Esquire ID No. 325024 Attorney for Plaintiff

SALE 7

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

REVERSE MORTGAGE SOLUTIONS, INC. Plaintiff v. BEVERLY J. GEDRIMAS Defendant. COURT OF COMMON PLEAS LACKAWANNA COUNTY. NO: 2016-06982

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP OF SCOTT, LACKAWANNA COUNTY, PA: BEING KNOWN AS: 1617 LAKELAND DRIVE SCOTT TWP, PA 18433

BEING PARCEL #: 05202-010-00502

PIN: 0520201000502

DIMENSIONS: 111 X 423 X 107 X 385

TOTAL VALUE: \$22,000

IMPROVEMENTS: RESIDENTIAL PROPERTY

By: Robert Flacco, Esquire ID No. 325024 Attorney for Plaintiff

SALE 8

By virtue of a Writ of Execution filed to No. 2021-03366 PNC BANK, NATIONAL ASSOCIATION vs.

MARGARET BENAVIDICH, owner of property situate in Scranton City, Lackawanna County, Pennsylvania. Being: 1427 Bulwer Street, Scranton, PA 18504

Assessment Map #: 13419020050

Assessment Value Figure: \$0.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$104,250.08

BEING KNOWN AS: 1427 BULWER STREET, SCRANTON, PA 18504

TITLE TO SAID PREMISES IS VESTED IN MARGARET MARY BENAVIDICH, SINGLE BY DEED FROM MICHAEL DAVID BENAVIDICH, JR. DATED 4/14/2000 RECORDED ON 4/17/2000, IN DEED BOOK 237 AND PAGE OR INSTRUMENT #: 331.

PROPERTY ID #: 13419020050

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

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING Plaintiff v. GLORIA BROUSSARD, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF WALTER SAAVEDRA A/K/A WALTER A. SAAVEDRA; TANIA SAAVEDRA, IN HER CAPACITY AS HEIR OF THE ESTATE OF WALTER SAAVEDRA A/K/A WALTER A. SAAVEDRA; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT,

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TITLE OR INTEREST FROM OR UNDER
WALTER SAAVEDRA A/K/A WALTER A.
SAAVEDRA, DECEASED, Defendants. COURT OF
COMMON PLEAS LACKAWANNA COUNTY.
NO: 19-CV-5994

ALL THOSE CERTAIN LOTS OR PIECES OF
GROUND SITUATE IN SCRANTON,
LACKAWANNA COUNTY, PA:
BEING KNOWN AS: 121 FERDINAND ST
SCRANTON, PA 18508
PIN #: 13412030033

DWELLING TYPE: COMMERCIAL
COMBINATION STORE/APARTMENT
DIMENSIONS: 76 X 45
TOTAL VALUE: \$17,000
IMPROVEMENTS: RESIDENTIAL PROPERTY
By: Robert Flacco, Esquire ID No. 325024 Attorney
for Plaintiff

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

NATIONSTAR MORTGAGE LLC D/B/A MR.
COOPER Plaintiff v. ROBIN SUPATOSKY AKA
ROBIN P. SUPATOSKY Defendant. COURT OF
COMMON PLEAS LACKAWANNA COUNTY.
NO: 2019-04234
ALL THOSE CERTAIN LOTS OR PIECES OF
GROUND SITUATE IN THE FOURTH WARD OF
THE BOROUGH OF MOOSIC, LACKAWANNA
COUNTY, PENNSYLVANIA:
BEING KNOWN AS: 3822 WYLAM AVENUE
MOOSIC, PA 18507

PIN: 17611020011
RESIDENTIAL SINGLE DWELLING
DIMENSIONS: 60 X 100
TOTAL VALUE: \$12,000
AND PIN: 17611020031
VACANT LOT
DIMENSIONS: 55 X 100
TOTAL VALUE: \$1,800
IMPROVEMENTS: RESIDENTIAL PROPERTY
By: Robert Crawley, Esquire ID No. 319712 Attorney
for Plaintiff

SALE 11

By virtue of a Writ of Execution filed to No.
17CV5575 REVERSE MORTGAGE SOLUTIONS,
INC. vs. VITA M FORGIONE AKA VITA

FORGIONE, owner of property situate in Borough of
Dunmore, Lackawanna County, PA. Being: 801
Brenda Lane, Dunmore, PA 18512
Assessment Map #: 1361701000210
Assessed Value Figure: \$20,000.00
Improvements thereon:
A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$193,820.01

SALE 12

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
LOANCARE LLC Plaintiff v. GEORGE PHILLIPS,
JR., INDIVIDUALLY AND IN HIS CAPACITY AS
HEIR OF ANGELA PHILLIPS: UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS AND ALL PERSONS,
FIRMS OR ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR UNDER
ANGELA PHILLIPS Defendant. COURT OF
COMMON PLEAS LACKAWANNA COUNTY.
NO: 2021-00877

ALL THOSE CERTAIN LOTS OR PIECES OF
GROUND SITUATE IN THE CITY OF
SCRANTON, LACKAWANNA COUNTY, PA:
BEING KNOWN AS: 515 N HYDE PARK AVE
SCRANTON, PA 18504
PIN #: 14514050030
DWELLING TYPE: RESIDENTIAL SINGLE
DWELLING
DIMENSIONS: 30 X 165
TOTAL VALUE: \$6,000
IMPROVEMENTS: RESIDENTIAL PROPERTY
By: Robert Crawley, Esquire ID No. 319712 Attorney
for Plaintiff

SALE 13

By virtue of a Writ of Execution filed to No. 21-CV-
1654 WILMINGTON SAVINGS FUND SOCIETY,
FSB AS TRUSTEE OF WV 2017-1 GRANTOR
TRUST vs. HAZEL SMITH, KNOWN HEIR OF
SOPHIE SMITH, DECEASED, ROBERT SMITH,
KNOWN HEIR OF SOPHIE SMITH, DECEASED,
FRANK SMITH, KNOWN HEIR OF SOPHIE
SMITH, DECEASED and UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND ALL PERSONS,
FIRMS OR ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR UNDER SOPHIE
A. SMITH, DECEASED owner of property situate in

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the Township of Fell, Lackawanna County, PA being
796 Main Street, Simpson, PA 18407
Property ID #: 03511020021

Assessed Value Figure: \$4,800.00
Improvements Thereon: Residential Property
Attorney: Jill M. Fein, Esquire Hill Wallack, LLP
Sheriff to collect: \$45,630.24 plus interest at the per
diem rate of \$3.60 from November 2, 2021 until
March 11, 2022

THE FOLLOWING DESCRIBED REAL
PROPERTY SITUATE IN THE TOWNSHIP OF
FELL, COUNTY OF LACKAWANNA, AND
COMMONWEALTH OF PENNSYLVANIA, TO
WIT:

ALL THAT CERTAIN PARCEL OF LAND IN THE
TOWNSHIP OF FELL, LACKAWANNA COUNTY,
COMMONWEALTH OF PA BEING THE SAME
FEE SIMPLE PROPERTY CONVEYED BY DEED
FROM ADELLA KULICK BY DEED DATED
DECEMBER 6, 1997 AND RECORDED
DECEMBER 10, 1997 IN THE COUNTY OF
LACKAWANNA IN BOOK 1608, PAGE 135
CONVEYED UNTO SOPHIE A. SMITH. SOPHIE
A. SMITH DEPARTED THIS LIFE ON OR ABOUT
MARCH 2, 2019.

SALE 14

By virtue of a Writ of Execution filed to No. 20CV150
PNC BANK, NATIONAL ASSOCIATION vs.
JACQUELING HEMMING, owner of property
situate in Borough of Throop, Lackawanna County,
PA. Being: 214 Boulevard Avenue, Throop, PA
18512

Assessment Map #: 12415010030
Assessed Value Figure: \$11,000.00
Improvements thereon:

A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$99,201.49
BEING KNOWN AS: 214 BOULEVARD AVE,
THROOP, PA 18512

TITLE TO SAID PREMISES IS VESTED IN
JACQUELINE HEMMING BY DEED FROM
FRANK LAHOTSKY DATED 10/18/2004
RECORDED ON 10/26/2004, IN DEED BOOK 2004
AND PAGE OR INSTRUMENT NUMBER: 39363.
PROPERTY ID #: 12415010030

SALE 15

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
DEUTSCHE BANK NATIONAL TRUST
COMPANY, AS TRUSTEE FOR SOUNDVIEW
HOME LOAN TRUST 2006-OPT-3, ASSET-
BACKED CERTIFICATES, SERIES 2006-OPT-3
Plaintiff v. FRANK BETA A/K/A FRANK D. BETA
Defendant. COURT OF COMMON PLEAS
LACKAWANNA COUNTY. NO: 2021 CV 3409
ALL THOSE CERTAIN LOTS OR PIECES OF
GROUND SITUATE IN CARBONDALE,
LACKAWANNA COUNTY, PA:
BEING KNOWN AS: 94-96 RIVER ST
CARBONDALE, PA 18407
PIN #: 05521030024
DWELLING TYPE: RESIDENTIAL MULTI
DWELLING
DIMENSIONS: 43X68X43X71
TOTAL VALUE: \$10,000
IMPROVEMENTS: RESIDENTIAL PROPERTY
By: Robert Crawley, Esquire ID No. 319712 Attorney
for Plaintiff

SALE 16

By virtue of a Writ of Execution in Case Number
2021-02752 CSMC 2019-RPL10 Trust (Plaintiff) vs.
Joseph Surdykowski a/k/a Joseph Suroykowski
(Defendant) owner of the property situate in the
Borough of Throop, Lackawanna County, PA being
121 Bellman Street, Throop, PA 18512
Dimensions: 50x165
Property ID #: 12415030011
Assessed Value Figure: \$7,500
Improvements thereon: Residential Dwelling
Attorney: Hladik Onorato and Federman, LLP,
Stephen M. Hladik, Esquire 298 Wissahickon Avenue,
North Wales, PA 19454
Sheriff to Collect: \$159,683.13 plus costs, expenses,
attorneys' fees and additional interest.

SALE 17

By virtue of a Writ of Execution No. 20-CV-1410
UMB BANK, NATIONAL ASSOCIATION, NOT IN
ITS INDIVIDUAL CAPACITY, BUT SOLELY AS
LEGAL TITLE TRUSTEE FOR LVS TITLE TRUST
XIII v. MICHAEL A. MAZZEI owner of property
situate in the CITY OF SCRANTON,
LACKAWANNA County, PA, being 1319 PINE
STREET, SCRANTON, PA 18510
Tax ID #: 157.06-010-033
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$69,428.81
Attorneys for Plaintiff: Brock & Scott, PLLC

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SALE 18

By virtue of a Writ of Execution No. 2018-51053
Carbondale Area School District vs. Alford J.
Carpenter, Carmella M. Carpenter United States of
America. Alford J. Carpenter, Carmella M. Carpenter
and United States of America, owners of property
situate in Carbondale, Lackawanna County, PA, being:
55 McCabe Avenue
Dimensions: 78X150X51X150
Property ID #: 04514-040-044
Assessed Value Figure: \$13,000.00
Improvements thereon: RESIDENTIAL PROPERTY
Attorney: ROBERT P. DADAY, Esquire, DAVID, D.
DUGAN, Esquire, Portnoff Law Associates, Ltd.,
(866)211-9466
Sheriff to Collect: \$6,208.08

SALE 19

By virtue of a Writ of Execution No. 2017-52140
North Pocono School District vs. Savana Properties,
L.L.C. Savana Properties, L.L.C., owner(s) of
property situate in Roaring Brook, Lackawanna
County, PA, being: Cobb Road
Dimensions: 15A
Property ID #: 17002-010-005
Assessed Value Figure: \$8,100.00
Improvements thereon: AGRICULTURAL
PROPERTY

Attorney: ROBERT P. DADAY, Esquire, DAVID, D.
DUGAN, Esquire, Portnoff Law Associates, Ltd.,
(866)211-9466
Sheriff to Collect: \$5,597.45

**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 APRIL 11TH,
2022 AND THAT DISTRIBUTION WILL BE
MADE IN ACCORDANCE WITH SAID
SCHEDULE UNLESS EXCEPTIONS ARE FILED
THERE TO 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
DECEMBER 6, 2021**

LACKAWANNA JURIST

JUDICIAL OPINION

CASE NAME AND NUMBER: Snyder v. North American Partners in Anesthesia, 2021 WL 5746137 (Lacka. Co. 2021)

DATE OF DECISION: November 19, 2021

JUDGE: Terrence R. Nealon

ATTORNEYS INVOLVED:

Ryan P. Chase, Esquire, Counsel for Plaintiffs

Melissa A. Dziak, Esquire,

Maureen P. McBride, Esquire, Counsel for Defendant, North American Partners in Anesthesia (Pennsylvania), LLC, and Additional Defendant, Erwin Moritz, M.D.

SUMMARY OF OPINION:

The plaintiff in this malpractice case filed a motion seeking to quash the Notice to Attend that defense counsel forwarded to plaintiff's counsel demanding the attendance at trial of the plaintiff's brother-in-law and adult daughter. The Rules of Civil Procedure contain straightforward provisions governing the practice to be followed in compelling the attendance of parties and non-party witnesses to testify at trial. Rule 234.3, entitled "Notice to Attend," states that "a party may compel the attendance of another party or an officer or managing agent thereof" by serving that party with a Notice to Attend. The process to be used to compel the attendance of a non-party witness is controlled by Rule 234.1, "Subpoena to Attend and Testify," which authorizes the use of a subpoena to command "a person to attend and testify" at a trial or hearing. Since a "Notice to Attend" may be used only to compel the attendance of a party or the party's officer or managing agent, and plaintiff's brother-in-law and adult daughter were neither a party nor an officer or managing agent of a party, plaintiff's motion to quash the Notices to Attend was granted.

JUDICIAL OPINION

CASE NAME AND NUMBER: Process Technologies and Packaging, LLC v. Agent K, Inc., 2021 WL 5531241 (Lacka. Co. 2021)

DATE OF DECISION: November 24, 2022

JUDGE: Terrence R. Nealon

ATTORNEYS INVOLVED:

Ryan A. Notarangelo, Esquire, Dara L. Spiro, Esquire, Counsel for Plaintiff

Eric A. Fitzgerald, Esquire, Michael P. Luongo, Esquire, Counsel for Defendants, Agent K, Inc., Dennis Corvo and Mid-Valley Insurance Agency, Inc.

Timothy G. Ventura, Esquire, Dana A. Gittelman, Esquire, Counsel for Defendants, AssuredPartners of New Jersey, LLC, AssuredPartners Northeast LLC, Jennifer Hlavaty, Kevin Kincel, Kenneth Kincel, and Joseph Zwick

SUMMARY OF OPINION:

A cosmetic contract manufacturing service, that was sued by L'Oreal USA, Inc. for "monetary damages in excess of \$65 million" for alleged manufacturing defects in liquid foundation cosmetic products, filed this professional negligence and breach of contract action against its licensed insurance brokers and their agencies after the liability insurer that they recommended and procured for three separate liability policies denied coverage and indemnity for the L'Oreal lawsuit. The manufacturer maintained that the brokers and agencies failed to exercise the required professional care by recommending and securing readily available coverage under a Manufacturer's Errors & Omissions policy that would cover the claims being asserted by L'Oreal. It further advanced a breach of contract claim against two of the agencies based upon their alleged oral agreement to assess the manufacturer's insurance needs on a semi-annual basis, to advise it of any gaps in its insurance coverage, to recommend appropriate coverages for its business risks, and to obtain proper coverage for those risks, including third-party customer's claims for economic losses arising from alleged product defects. Two agencies demurred to the breach of contract claim on the grounds that there was no consideration to support the creation of an enforceable contract and that any contract claim was barred by the "gist of the action" doctrine. The brokers also challenged the legal sufficiency of the negligence claims against them, and contended that they could not be liable individually absent an allegation that they were acting outside the scope of their agency or employment.

Since the brokers and agencies received a portion of the insurance premiums that the manufacturer paid to the insurers procured by them, the manufacturer averred adequate compensation to sustain its claim of a valid oral contract with the agencies. Furthermore, the gist of the action doctrine precludes a party from recasting an ordinary breach of contract claim as a tort claim, not vice-versa, and insurance brokers or agencies may be sued in tort for failing to exercise the ordinary skill and knowledge required in their licensed professional and in contract for breaching their duty to provide professional services in compliance with the standards of their industry. Finally, agents or employees may be liable for their own torts, even if they were acting within the scope of their employment when they engaged in the tortious conduct, and regardless of whether their principal or employer also may be vicariously liable for that conduct. As a result, the preliminary objections in the nature of a demurrer were overruled.

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ESTATES

First Notice

ESTATE OF ANTHONY FRANCIS BARRETT a/k/a ANTHONY F. BARRETT, late of Scranton, Pennsylvania, (Died: May 30, 2021). Notice is hereby given that Letters Testamentary on the above Estate have been granted to Robert Barrett, 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 Lawrence A. Durkin, Esquire, Durkin MacDonald, LLC, Attorney for this Estate, 536 East Drinker Street, Dunmore, Pennsylvania 18512.

RE: ESTATE OF ELIZABETH ANN MILDER BEH, a/k/a ELIZABETH A. MILDER BEH, late of Spring Brook Township, Pennsylvania (died October 31, 2021). Letters of Administration in the above estate having been granted, creditors shall make demand and debtors shall make payment to Jane Beh Clark, 920 Highland Square Drive NE, Atlanta, GA 30306, Executrix, or to Jenna M. Krayer Tuzze, Esquire, Oliver, Price & Rhodes, Attorneys for the Estate, 1212 South Abington Road, P.O. Box 240, Clarks Summit, Pennsylvania 18411.

NOTICE IS HEREBY GIVEN THAT Letters Testamentary have been granted in the **ESTATE OF ROBERT J. CASTERLINE** of Old Forge, Lackawanna County, who died on December 8, 2021. All persons indebted to said estate are required to make payment and those having claims or demands to present same without delay to Charles Graziano or Mary Lou Graziano, or their attorney, Michelle L. Guarneri, Esquire, 49 S. Main Street, Suite 400, Pittston, PA 18640.

Notice is hereby given that Letters Testamentary have been granted in the **ESTATE OF DONNA M. DERENICK a/k/a DONNA MARIE DERENICK**, late of Moosic, who died on October 31, 2021, to John P. Kuna, Executor. All persons indebted to said Estate are requested to make payment and those having claims to present the same, without delay, to the Executor, c/o Jill A. Moran, Esquire, 789 Airport Road, Ste. 106, Hazle Township, PA 18202.

ESTATE OF SANTO M. GABRIEL, SR., late of Township of Waverly, PA (died December 15, 2021). Letters of Testamentary on the above estate have 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: Mark Gabriel, 26 Parkview Lane, Dalton, PA 18414. **PATRICK J. LAVELLE, ATTORNEY FOR THE ESTATE.**

ESTATE OF JOSEPH MCKINNON, DECEASED, late of 1510 DUNDAFF ST., DICKSON CITY, PA 18519, (Died DECEMBER 14, 2021). JOHN MCKINNON, Executor; Dante A. Cancelli, Suite 260, 125 North Washington Ave., Scranton, Pennsylvania 18503, Attorney. DANTE A. CANCELLI, ESQUIRE

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF ALBIN ANTHONY RAGUCKAS**, deceased, who died July 3, 2021, late of Moscow Borough, Lackawanna County, Pennsylvania, to Stephen A. Raguckas, Executor. 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 Executor c/o, Samuel A. Falcone, Esquire, 900 Rutter Avenue, Suite 24, Forty Fort, PA 18704.

NOTICE IS HEREBY GIVEN that Letters Testamentary in the **ESTATE OF FRANK R. RUSTICUS**, late of Scranton, 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 L. RUSTICUS, EXECUTRIX, C/O MATTHEW J. PARKER, ESQUIRE, MARSHALL, PARKER & WEBER, LLC, 49 E. Fourth Street, Suite 105, Williamsport, PA 17701.

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted in the **ESTATE OF JEROME EMERY SMITH, SR.**, Deceased, late of Dalton (Benton Twp.), Lackawanna County, Pennsylvania, who died on December 1, 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 Administrator, Elizabeth A. Owens, in care of their attorney, Jannell L. Dudick, 1043 Wyoming Ave., Forty Fort, PA. 18704.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF SUSAN C. SWEDER a/k/a SUSAN SWEDER**, Deceased, 168 Center Street, Carbondale Township, Lackawanna County, Pennsylvania 18407, who died on December 16, 2021. 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, Robert D. Sweder, or Michael N. Krisa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447. Michael N. Krisa, Esquire, KRISA & KRISA, P.C.

ESTATE OF PATRICK L. WALSH, ESTATE NUMBER 35-2022-114, DECEASED, LATE OF DALTON, PA, LACKAWANNA COUNTY, PA: DIED SEPTEMBER 15, 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 ERIN DUFFY, 122 WEATHERBY STREET, DALTON, PA 18414 AND EILEEN WALSH, 11 VICTORIA STREET, SAUGUS, MA 01906.

ESTATE OF EDWIN RANDOLPH WHITNEY, JR. a/k/a EDWIN R. WHITNEY, JR., late of Clarks Summit, Pennsylvania, (Died: January 11, 2022). Notice is hereby given that Letters Testamentary on the above Estate have been granted to Harold A. Nudelman, 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 Neil F. MacDonald, Esquire, Durkin MacDonald, LLC, Attorney for this Estate, 536 East Drinker Street, Dunmore, Pennsylvania 18512.

Second Notice

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF JOAN BEAL a/k/a JOANNA BEAL**, Deceased, 1101 Vine Street, Scranton, Lackawanna County, Pennsylvania 18510, who died on November 29, 2021. 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, Peter Kulenich, Jr., 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.

LACKAWANNA JURIST

ESTATE OF JOSEPH J. BERKAN, late of Jessup, PA died Jan. 2, 2022. Letters Testamentary being granted to Maryann DePasquale, Bellefonte, PA. Attorney for the Estate is Robert J. Murphy, Esquire, 208 Chestnut Street, Dunmore, PA 18512.

ESTATE OF BETHANY A. BRESSLER, late of Taylor, Lackawanna County, Pennsylvania (died December 4, 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 Keith Bressler, Executor, 4010 Kinnaman Drive, Apt. 101, Clemmons, NC 27012 or to James J. Gillotti, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, P.O. Box 240, Clarks Summit, Pennsylvania 18411.

Notice is hereby given that Letters Testamentary have been granted to Catherine Gerard in the **ESTATE OF MARGRET CATERINO**, late of Scranton, Pennsylvania, who died on May 1, 2021. All persons indebted to the Estate are requested to make payment and those having claims or demands are to present the same without delay to Catherine Gerard, Executrix c/o John P. Finnerty, Esquire, 75 Glenmaura National Boulevard, Moosic, Pennsylvania 18507.

RE: ANNA T. CLORURI a/k/a ANNA THERESA BUFANO CLORURI, late of Scranton, Lackawanna County, PA (died April 30, 2020), Letters of Administration have been granted to the undersigned, who requests 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: Nancy Cloruri Reinert, Administrator, or to his attorney: Thomas J. Jones, Jr., Esquire, 410 Biden Street, Suite 301, Scranton, Pennsylvania 18503.

Notice is hereby given that Letters Testamentary have been granted in the **ESTATE OF SUSAN CORBETT**, late of Scranton, PA (died 05/21/2021). 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: James P. Corbett, Joseph P. Corbett, and Clare Corbett, Co-Executors, c/o Timothy Corbett, Esq., 612 Spruce Street, Scranton, PA 18503, Attorney for the Estate.

In the **ESTATE OF MARYANN DOMBROSKI**, of Carbondale, Lackawanna County, Commonwealth of Pennsylvania. Letters of Administration in the above estate have been granted to her brother, Stanley Dombroski. All persons indebted to said estate are requested to make prompt payment and all having claims against said estate will present them without delay to: Marissa McAndrew, Esquire, McAndrew Law Offices, PC, 630 Main Street, Forest City, PA 18421. (570) 785-3333. Attorney for the Estate.

RE: ESTATE OF EUGENE J. DONAHUE, late of South Abington Township, Pennsylvania (died December 16, 2021). Notice is hereby given that Letters Testamentary for the Estate of Eugene J. Donahue have been issued to Erin B. Donahue, Executrix of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to the Executrix at 1007 Greenbriar Drive, South Abington Township, PA 18411 or to Robert T. Kelly, Jr., Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Biden Street, Suite 200, Scranton, PA 18503.

IN RE: ESTATE OF GERTRUDE FEDAK late of Carbondale, Lackawanna County, PA (died July 11, 2021): Letters of Testamentary in the above estate have been granted, all persons having claims or demands against the estate of the decedent should make them known and present them, and all persons indebted to the decedent shall make payment thereof without delay to William M. Fedak, Executor, or to Frederick M. Moase, Jr., 123 East Garfield Ave., Carbondale, PA 18407. Frederick M. Moase, Jr., Esquire, Law Offices of Frederick M. Moase, Jr., Attorney for the Estate.

ESTATE OF JOHN GANNON, ESTATE NUMBER 35-2022-070, deceased, late of Moosic, Lackawanna County, PA: died December 7, 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 CATHERINE O'DONNELL, 267 Wyoming Avenue, Kingston, PA 18704.

ESTATE OF GEORGINE GILDEA, late of the Borough of Archbald, Lackawanna County, Pennsylvania. Date of Death: December 9, 2021. Executrix: Kathleen Teeple. Attorney: P. Timothy Kelly, Esquire, Needle Law, P.C., 240 Penn Avenue – Suite 202, Scranton, PA 18503. P. Timothy Kelly, Esquire.

ESTATE OF JOSEPH GOLEMBESKI late of Old Forge, Lackawanna County, PA (died December 17, 2021). 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 Joseph T. Golembeski, 26 R Milwaukee Avenue, Old Forge, PA 18518 or to Jane M. Carlonas, Esquire, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 S. Abington Road, Clarks Summit, PA 18411. OLIVER, PRICE & RHODES

ESTATE OF ANN GRZENDA, late of Moosic, Lackawanna County, Pennsylvania, (died September 24, 2021). Letters Testamentary have been granted to Randall Grzenda, Administrator of the Estate, who requests 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 payments without delay to the Administrator named herein or to the attorney for the Estate at: Edwin A. Abrahamson, Jr., Esquire, 1006 Pittston Avenue, Scranton, PA 18505.

SHIRLEY A. JAMES, late of Scranton, Lackawanna County, Pennsylvania, (died May 7, 2021). Notice is hereby given that Letters Testamentary have been issued to Delbert James, Jr., as Executor. MARIANNE M. STIVALA, ESQUIRE, BRIAN J. CALI & ASSOCIATES, 103 EAST DRINKER STREET, DUNMORE, PENNSYLVANIA 18512.

YVONNE JASINSKI, late of the Borough of Clarks Summit, Lackawanna County, Pennsylvania, (died June 10, 2021). Notice is hereby given that Letters Testamentary have been issued to Daniel Jasinski, as Executor. MARIANNE M. STIVALA, ESQUIRE, BRIAN J. CALI & ASSOCIATES, 103 EAST DRINKER STREET, DUNMORE, PENNSYLVANIA 18512.

LACKAWANNA JURIST

ESTATE OF JOHN H. JONES, late of Glenburn, Lackawanna County, Pennsylvania (died January 3, 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 and Trust Company, Executor, 150 North Washington Avenue, Scranton, Pennsylvania 18503 or to James J. Gillotti, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, P.O. Box 240, Clarks Summit, Pennsylvania 18411.

ESTATE OF DAVID SCHULTZ, late of Chinchilla, Pennsylvania, died 12/24/2021, Susan Maldonado, executrix, Donald W. Jensen, Esq. attorney for estate, 538 Biden Street, Ste. 730, Scranton, PA 18503.

ESTATE OF WYNNE M. STOUT, late of Springbrook Township, Lackawanna County, PA (August 16, 2021). Notice is hereby given that Letters Testamentary on the above Estate have been granted to Theodore H. Rozelle. 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 above or to Timothy B. Fisher II, Esquire, Fisher & Fisher Law Offices LLC, Attorneys for the Estate, 525 Main Street, PO Box 396, Gouldsboro, PA 18424.

ESTATE OF JOSEPH TOMASAITIS A/K/A JOSEPH J. TOMASAITIS, Jessup, Pennsylvania (died November 3, 2021), **JOHN TOMASAITIS A/K/A JOHN J. TOMASAITIS**, Executor, **PAUL SOTAK**, Attorney, 410 Jefferson Avenue, Scranton, Pennsylvania 18510. NOTICE IS HEREBY GIVEN THAT Letters Testamentary 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 same without delay to the Executor named.

ESTATE OF JO ANN TRAMA A/K/A JOANN TRAMA A/K/A SISTER JO ANN TRAMA, IHM, late of Scranton, Lackawanna County, Pennsylvania (died November 19, 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 Sister Ellen Maroney, IHM, Executor, 2300 Adams Avenue, Scranton, Pennsylvania 18509 or to Jenna Kraycer Tuzze, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, P.O. Box 240, Clarks Summit, Pennsylvania 18411.

RE: ESTATE OF JOSEPH H. YOUNG, late of Scranton, Lackawanna County, PA (died 02/10/2015), Letters Testamentary have been granted to the undersigned, who requests all persons having claims or demands against the Estate of the Decedent to make known, and all persons indebted to Decedent to make payment without delay to: Pamela Y. Lucas, Executrix, or to her attorney Thomas J. Jones, Jr., Esquire, 410 Biden Street, Suite 301 Scranton, PA 18503.

Third Notice

ESTATE OF ANN MARIE CASTELLANO, DECEASED, late of 504 3rd STREET, PECKVILLE, PA 18452, (Died NOVEMBER 30, 2021) **ANNETTE M. RUNCO**, Executrix; Dante A. Cancelli, Esquire, Suite 260, 125 North Washington Ave., Scranton, Pennsylvania 18503, Attorney. **DANTE A. CANCELLI, ESQUIRE**.

NOTICE IS HEREBY GIVEN that Letters of Administration in the **ESTATE OF SYLVESTER COCCIA**, late of the Borough of Old Forge, Lackawanna County, Pennsylvania, who died on October 22, 2021, have been granted to Paula Gilchrist, Administratrix. All persons indebted to said Estate are requested to make payment and those having claims or demands are requested to present the same without delay to: Jennifer Menichini, Esquire, Joyce, Carmody & Moran, P.C., 9 North Main Street, Suite 4, Pittston, PA 18640.

ESTATE OF OLIVE DARLING, late of Clarks Summit, Lackawanna County, Pennsylvania (died November 30, 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 Tammy Kugler, Executrix, of 406 Fairview Avenue, Clarks Summit, Pennsylvania, 18411 or to James W. Reid, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, P.O. Box 240, Clarks Summit, Pennsylvania 18411.

ESTATE OF PEARL MAE DOUGHER, late of Scranton, Lackawanna County, Pennsylvania (died October 6, 2020). Notice is hereby given that Letters of Administration for the Estate have been issued to Rose Harding, 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 Biden Street – Suite 201, Scranton, PA 18503.

Notice is hereby given that Letters Testamentary have been granted to Kathy Kishel in the **ESTATE OF MARY A. KEMPA**, late of Taylor, Pennsylvania, who died of December 13, 2021. All persons indebted to the Estate are requested to make payment and those having claims or demands are to present the same without delay to Kathy Kishel, Executrix c/o John P. Finnerly, Esquire, 75 Glenmaura National Boulevard, Moosic, Pennsylvania 18507.

ESTATE OF MARK LAMKO a/k/a MARK H. LAMKO, late of Peckville, PA (Died: December 15, 2021). Loretta Cocker, Executrix, or Albert E. Nicholls, Jr., Attorney for the Estate, 1421 E. Drinker Street, Dunmore, Pennsylvania 18512. **HUGHES, NICHOLLS & O'HARA**

Notice is hereby given that Letters of Administration have been granted in the **ESTATE OF CHARLENE LUCHKO** late of Dunmore, Lackawanna County (died September 28, 2021) to Robin Luchko, Michael G. Gallacher Esquire, Attorney for the Estate, 110 Market Street, Moscow, PA 18444. 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 Representatives named above.

LACKAWANNA JURIST

Notice is hereby given that Letters of Administration have been granted in the **ESTATE OF ROBERT PAUL LUCHKO**, late of Dunmore, Lackawanna County (died September 21, 2021) to Robin Luchko, Michael G. Gallacher Esquire, Attorney for the Estate, 110 Market Street, Moscow, PA 18444. 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 Representatives named above.

ESTATE OF EMMA MORGAN, late of the City of Scranton, Lackawanna County, Pennsylvania. Date of Death: September 17, 2021. Administratrix: Judy McDonough. Attorneys: Needle Law, P.C., 240 Penn Avenue - Suite 202, Scranton, PA 18503. P Timothy Kelly, Esquire.

ESTATE OF CASIMIR F. OBELINAS, A/K/A CASIMIR OBELINAS, late of Throop, Pennsylvania (died 05/03/2021). Notice is hereby given that Letters of Testamentary on the above Estate have been granted to Ralph Obelinas of Throop, PA and Thomas Obelinas, Co-Executors, of Clarks Summit. All persons indebted to the said Estate are required to make payment and those having claims to present the same without delay to the Co-Executors named herein, or to Patrick N. Coleman, Esquire, Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

Letters of Testamentary, have been granted in the **ESTATE OF SARA E. PETTY a/k/a SARA PETTY**, Deceased, to Shelly Lynne Petty a/k/a Shelly L. Petty a/k/a Shelly Petty, Executrix, or Powell Law Attorneys, 527 Linden Street, Scranton, PA 18503. All persons having claims against the estate are requested to present them in writing and all persons indebted to the estate to make payment to it in care of the Attorney noted above.

ESTATE OF GENEVIEVE PODCHASKI, late of Eynon, Lackawanna County, Pennsylvania (died December 11, 2021). Notice is hereby given that Letters Testamentary for the Estate have been issued to Alice Radzikowski, 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 DIANE ROSENKRANS, late of Dunmore, Pennsylvania (Died: January 2, 2022). Notice is hereby given that Letters Administration on the above Estate have been granted to Lee Rosenkrans, Administrator. All persons indebted to the Estate are required to make payment and those having claims to present the same without delay to the Administrator named herein, or to Lawrence A. Durkin, Esquire, Durkin MacDonald, LLC, Attorney for this Estate, 536 East Drinker Street, Dunmore, Pennsylvania 18512.

NOTICE is hereby given that Letters Testamentary have been granted in the **ESTATE OF THOMAS W. SCARNATO**, late of the Borough of Old Forge, Lackawanna County, who died December 3, 2021. All persons indebted to said Estate are requested to make payment and those having claims to present the same, without delay, to the Executrix, DEBORAH SCARNATO, and her Attorneys. SAPORITO, FALCONE & WATT, 48 SOUTH MAIN STREET, PITTSSTON, PA 18640.

ESTATE OF MARGARET L. SHIMKUS, DECEASED, late of Dalton, Lackawanna County, Pennsylvania (Died October 24, 2021). Notice is hereby given that Letters Testamentary 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 Vito A. Shimkus, Executor or Carlene R. Gallo, Esquire, Attorney for the Estate, Gallo and Gownley, Suite 900 Bank Towers, 321 Biden St., Scranton, PA. 18503.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF VERDETA G. TAYNTOR** Deceased, late of Moosic, Lackawanna County, Pennsylvania, 18507, who died on October 11, 2021. 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, Kimberly Ann Tayntor or John P. Sanderson, III, Attorney for the Estate – Sanderson Building, 1 Terrace Drive, Olyphant, Pennsylvania 18447. THE SANDERSON LAW FIRM

ESTATE OF PATRICIA WILLIAMS, DECEASED, late of Clarks Green, Lackawanna County, Pennsylvania (Died April 3, 2021). Notice is hereby given that Letters Testamentary 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 Paul L. Williams, Executor or Carlene R. Gallo, Esquire, Attorney for the Estate, Gallo and Gownley, Suite 900 Bank Towers, 321 Biden Street, Scranton, PA. 18503.

LACKAWANNA JURIST

ARTICLES OF INCORPORATION – NONPROFIT

Notice is hereby given that Articles of Incorporation-Nonprofit were filed on February 2, 2022 with the Department of State of the Commonwealth of Pennsylvania, in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988 for the incorporation of REDEEMER BAPTIST CHURCH. Redeemer Baptist Church is organized exclusively for religious purposes.

OLIVER, PRICE & RHODES

By: Kimberly Kost Scanlon T-1

FICTITIOUS NAME

NOTICE IS HEREBY GIVEN pursuant to the provisions of the Fictitious Names Act of Pennsylvania, that HEAROLOGY, LLC has filed with the Office of the Secretary of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, an application to conduct business under the assumed or the fictitious name of HEAROLOGY HEARING CENTERS. Said business has an address at 1124 Mead Street, Dunmore, Lackawanna County, Pennsylvania 18512.

SAPORITO, FALCONE & WATT
MAURA ARMEZZANI TUNIS, ESQUIRE
48 SOUTH MAIN STREET, SUITE 300
PITTSSTON, PA 18640 T-1

NOTICE

South Abington Township vs. Andrew L. Davidson
No. 2016-51934

Court of Common Pleas – Lackawanna County, PA

Notice is given that the above was named as Defendant in a civil action by Plaintiff to recover 2010-2018 sewer fees for property located at 130 Beverly Drive, S. Abington Township, PA, PIN #09103-020-056. An Amended Writ of Scire Facias for \$5,325.11 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or 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 Street, Ste. 200
Pittston, PA 18640
570.299.4100

Portnoff Law Assoc., Ltd.
P.O. Box 391
Norristown, PA 19404-0391
866.211.9466 T-1

LACKAWANNA JURIST

NOTICE

| | | |
|-----------------------------|---|------------------------------|
| CHRISTINE MIHALICK-BOOTH | : | IN THE COURT OF COMMON PLEAS |
| 114 S. Valley Avenue, Apt 4 | : | OF LACKAWANNA COUNTY |
| Olyphant, PA 18447, | : | |
| Plaintiff | : | |
| vs. | : | |
| | : | |
| ELIZABETH TATE | : | |
| 823 North Valley Avenue | : | CIVIL ACTION LAW |
| Olyphant, PA 18447 | : | JURY TRIAL DEMANDED |
| | : | |
| | : | |
| Defendant | : | NO: 21-CV-1035 |

NOTICE TO DEFEND

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 the Plaintiff. You may lose money or property or other rights important to you.

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

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

Legal Referral Service
Lackawanna Bar Association
233 Penn Avenue
Scranton, PA 18503
(570) 969-9161

Lawyer Referral Service
Lackawanna Bar Association
338 North Washington Avenue, 3rd Fl
Scranton, PA 18503
(570) 969-9161 T-2

LACKAWANNA JURIST

IN THE COURT OF COMMON PLEAS OF LACKAWANNA COUNTY
COMMONWEALTH OF PENNSYLVANIA

ESSA BANK & TRUST, : NO. 121-CV-2021
 :
 Plaintiff, :
 :
 vs. :
 :
 VEUY KEONELA, :
 :
 Defendant. : IN MORTGAGE FORECLOSURE

TO: **VEUY KEONELA**

On November 1, 2021, the Court entered an Order permitting Service of a Writ of Execution and Notice of Sale in the above matter by publication.

WRIT OF EXECUTION NOTICE

This paper is a Writ of Execution. It has been issued because there is a judgment against you. It may cause your property to be held or taken to pay the judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

The law provides that you may have the right to prevent or delay the Sheriff's Sale by filing, before this sale, a petition with the Court to open or strike the judgment against you or to stay the execution.

If the judgment was entered because you did not file with the Court any defense or objection you might have within twenty (20) days after service of the Complaint for Mortgage Foreclosure and Notice to Defend, you may have the right to have the judgment opened if you promptly file a petition with the Court alleging a valid defense and a reasonable excuse for failing to file the defense on time. If the judgment is opened, the Sheriff's Sale would ordinarily be delayed pending a trial of the issue of whether the plaintiff has a valid claim to foreclosure the mortgage.

You may also have the right to have the judgment stricken if the Sheriff has not made a valid return of service of the Complaint and Notice to Defend or if the judgment was entered before twenty (20) days after service or in certain other events. To exercise this right you would have to file a petition with the Court to strike the judgment.

In addition you may have the right to petition to set aside the sale for: (1) grossly inadequate price; (2) lack of competitive bidding by agreement; (3) irregularities in sale; or (4) fraud. To exercise this right you should file a petition with the Court after the sale and before the Sheriff has delivered his deed to the property.

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

LACKAWANNA JURIST

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.

**Northern Pa. Legal Services, Inc.
300 Scranton Electric Bldg.
507 Linden Street, 3rd Floor
Scranton, PA 18503
Telephone: (570) 342-0184**

Telephone (570) 299-4100

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO VEUY KEONELA:

The house (real estate) at (address) 901 Luzerne Street, Scranton, PA 18504 is scheduled to be sold at Sheriff's Sale on (date): March 11, 2022, (time): 10:00 AM (place of sale): Lackawanna County Courthouse, Scranton, Pennsylvania to enforce the court judgment of \$34,748.92 obtained by the judgment creditor against you.

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price of the bid by calling the Lackawanna County Sheriff's Office, Real Estate Division at (570) 963-6719.
2. You may be able to petition the court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff's Office, Real Estate Division at (570) 963-6719.
4. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

LACKAWANNA JURIST

5. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.
6. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

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 LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

**Northern Pa. Legal Services, Inc.
507 Linden Street, 3rd Floor
Scranton, PA 18503
Telephone: (570) 342-0184**

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be cancelled if you pay to the Sheriff's Office the amount of the judgment plus interest, late charges, all costs and reasonable attorneys' fees due. To find out how much you must pay, you may call the Lackawanna County Sheriff's Office, Real Estate Division at (570) 963-6719.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale.

NEWMAN, WILLIAMS, MISHKIN,
CORVELEYN, WOLFE & FARERI, P.C.

By: _____

James V. Fareri, Esq.