

## LACKAWANNA JURIST

### JUDICIAL OPINION

**CASE NAME AND NUMBER:** Hughes v. Wilkes-Barre Hospital Company, 2018 WL 3795513 (Lacka. Co. 2018)

**DATE OF DECISION:** August 9, 2018

**JUDGE:** Terrence R. Nealon

#### ATTORNEYS INVOLVED:

Mathew A. Casey, Esquire, Ryan Chase, Esquire, Counsel for Plaintiffs, Stuart T. O'Neal, Esquire, M. Sean Maravich, Esquire, Courtney C. Barbacane, Esquire, James A. Young, Esquire, Richard S. Margulies, Esquire, Counsel for Wilkes-Barre Hospital Company, LLC d/b/a Wilkes-Barre General Hospital, James A. Doherty, Jr., Esquire, Grace Doherty Hillebrand, Esquire, Counsel for OB-GYN Associates and Lori E. DelGaudio, D.O., Howard S. Stevens, Esquire, Jennifer L. Weed, Esquire, Counsel for Scranton Hospital Company, LLC d/b/a Moses Taylor Hospital, Eugene P. Feeney, Esquire, Noah E. Katz, Esquire, Counsel for Theresa Baseski, D.O., Mark T. Perry, Esquire, William D. Murray, Esquire, Counsel for Community Health Systems, Inc. d/b/a Community Health Systems and Commonwealth Health

#### SUMMARY OF OPINION:

Defendants in this malpractice action filed a motion seeking a court order permanently sealing the plaintiffs' settlement petitions and supporting exhibits which identified the amounts of the parties' settlement payments. To warrant the permanent sealing of judicial records reflecting the terms of the parties' settlements, the moving defendants had to demonstrate that their interest in secrecy outweighed the long-established common law presumption in favor of public access to the records of the taxpayer-subsidized judicial system. Appellate precedent dictates that the sealing of the court record of a minor's settlement is not a perfunctory matter that is automatically performed by the court upon the agreement of the parties or at the request of the settling party, and instead is to be permitted only upon informed analysis and approval by the court.

Defendants contended that the settlement record should be permanently sealed from public access to spare them possible embarrassment and to make them more receptive to future malpractice settlements, and further submitted that the settlements in this case were not relevant to public health or matters of legitimate public interest. Defendants' stated concerns did not constitute a "clearly defined and serious injury" establishing the requisite "good cause" for permanently sealing the terms of the settlement. The secrecy interests identified by the defendants did not defeat the presumption in favor of open access to judicial records so as to justify court-sanctioned secrecy of the settlements. Affording the public access to voluntary malpractice settlements would also serve the public interest by furnishing consumers with information that they may deem relevant to their health care decisions. Accordingly, defendants' motion to permanently seal plaintiffs' settlement petitions and related filings was denied.

### JUDICIAL OPINION

**CASE NAME AND NUMBER:** Com. v. Walsh, 2018 WL 3819012 (Lacka. Co. 2018)

**DATE OF DECISION:** August 10, 2018

**JUDGE:** Terrence R. Nealon

#### ATTORNEYS INVOLVED:

Rebecca A. Elo, Esquire, Simquita Bridges, Esquire, Counsel for the Commonwealth  
Christopher P. Caputo, Esquire, Terry McDonald, Esquire, Counsel for Defendant

#### SUMMARY OF OPINION:

In this prosecution charging a former county prison guard with the sexual assault of female inmates, the Commonwealth filed a motion seeking to amend the information pursuant to Pa.R.Crim.P 564 in order to clarify the dates of the alleged offenses. Under Rule 564, an information may be amended provided that the amendment does not charge offenses arising from a different set of events, such that the amended charges are so materially different from the original charge as to unfairly prejudice the defendant. In addressing a request to amend the information, the salient inquiry is whether the crimes specified in the original information involve the same basic elements and evolved out of the same factual information as the crimes specified in the amended information. The Commonwealth's proposed amended information involved the same set of facts and factual information as that contained in the original information, and merely sought to nominally increase by one month the more than six-year period of time during which the offenses were allegedly committed. Finding a temporal modification of that nature to be clearly permissible under Rule 564, the motion to amend the information was granted.

### JUDICIAL OPINION

**CASE NAME AND NUMBER:** Kuhar and Fisher v. Walker, et al 13 CV 6771

**DATE OF DECISION:** August 28, 2018

**JUDGE:** Thomas J. Munley

#### ATTORNEYS INVOLVED:

Nicholas Kravitz, Carl Guagliardo, Geff Blake, Frank Tunis, Jr. and Speros Kokonos

#### SUMMARY OF OPINION:

Late joiners of Additional Defendant permitted where said Additional Defendant's appraisal of property was central to the parties' purchase and financing of what appraisal indicated was habitable, new-construction residence; appraisal did not include residence's numerous and serious electrical, plumbing and construction shortcomings.

LACKAWANNA JURIST

IN RE: : IN THE COURT OF COMMON PLEAS  
CENTRAL COURT SCHEDULE : OF LACKAWANNA COUNTY  
: 2018 MISC. 484

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ORDER

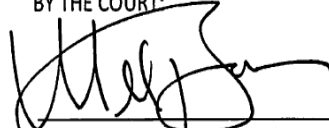
NOW, this 28<sup>TH</sup> day of August 2018, based upon the interest of justice IT IS HEREBY ORDERED that Lackawanna County Central Court shall conduct hearings on the following Fridays in addition to its already established schedule of hearing days.

October 5, 19, 26

November 2 and 30

December 7, 14, 21

BY THE COURT:



\_\_\_\_\_, P. J.  
Honorable Michael J. Barrassé  
President Judge

MAURIEL R. KELLY  
LACKAWANNA COUNTY  
2018 AUG 30 A 10:46  
CLERK OF JUDICIAL  
RECORDS OFFICE



**Register of Wills / Clerk of Orphans' Court  
Scranton Electric Building  
507 Linden Street  
Suite 400  
Scranton Pa 18503-1632  
570-963-6702  
570-963-6377 (fax)**

Frances Roland Kovaleski  
Register of Wills  
Clerk of Orphans Court

Tracy Diskin Doherty, Esq.  
Deputy

Sean E. Gallagher, Esq.  
Solicitor

## NOTICE

Fee schedule addition for the Register of Wills / Clerk of Orphans' Court effective September 1, 2018 is as follows:

AFFIDAVIT of DEATH..... \$75.00

Frances Kovaleski  
Register of Wills / Clerk of Orphans' Court

**ESTATES****First Notice**

RE: **ESTATE OF PATRICIA D. CARSON** late of Benton Township, Lackawanna County, Pennsylvania (died March 19, 2017). Notice is hereby given that Letters of Administration for the Estate of Patricia D. Carson have been issued to William Dean Carson and Colleen M. Harasym, Co-Administrators 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 Co-Administrators at 2118 N. Main Avenue, Scranton, PA 18508 or to Robert T. Kelly, Jr., Esquire, Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Spruce Street, Suite 200, Scranton, PA 18503.

**ESTATE OF MARIE A. CHIBIRKA**, late of West Abington Township, Pennsylvania (Died July 24, 2018). Letters Testamentary has been granted to Marylou Chibirka and Joseph Chibirka, Co-Executors. 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 Testamentary have been granted in the **ESTATE OF LUCILLE KRENITSKY**, late of the Borough of Old Forge, Lackawanna County, who died July 21, 2018. All persons indebted to said Estate are requested to make payment and those having claims to present the same, without delay, to the Co-Executors, Donald Killino and Francine Moran, and their Attorney, DAVID CHERUNDOLO, ESQUIRE, 410 JEFFERSON AVENUE, SCRANTON, PA 18510.

**ESTATE OF JEAN M. LYNOTT** late of the Borough of Dunmore, Lackawanna County, Pennsylvania (died July 18, 2018). The Personal Representative is Anne Miesko, 715 Crown Avenue, Scranton, PA 18505. Attorney for the Estate is Nancy M. Barrassé, Esquire, 224 Adams Avenue, Scranton, Pennsylvania 18503.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF CAROL R. MALINOWSKI A/K/A CAROL MALINOWSKI**, late of Eynon, Lackawanna County, Pennsylvania (died August 6, 2018). 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, Laura Malinowski, or John J. Lawler, Jr., Attorney for the Estate, 25 North Main Street, Suite Two, Carbondale, Pennsylvania 18407.

**ESTATE OF DOMINIC M. NETTI**, late of Scranton, PA, who died June 28, 2018. Letters of Administration in the above Estate having been granted, all persons having claims or demands against the Estate of the decedent shall make them known and present them, and all persons indebted to said decedent shall make payment thereof without delay to: Antonette Farrell, Administratrix, c/o Corinne E. Thiel, Esquire, 3703 Birney Avenue, Scranton, PA 18507.

**ESTATE OF EDWARD JOSEPH POCIASK A/K/A EDWARD POCIASK**, DECEASED, late of 1319 MAIN STREET, PECKVILLE, PA 18452, (Died August 16, 2018) DEBORAH DUVAL, Executrix; Dante A. Cancelli, Esquire, Suite 401, 400 Spruce Street, Scranton, Pennsylvania 18503, Attorney.

**ESTATE OF VIOLET SADAVAGE A/K/A VIOLET T. SADAVAGE**, DECEASED, late of 408 SECOND AVENUE, JESSUP, PA 18434, (Died July 7, 2018) BEVERLY ZELLER and EUGENE SADAVAGE, Co-Executors; Dante A. Cancelli, Suite 401, 400 Spruce Street, Scranton, Pennsylvania 18503, Attorney.

**Second Notice**

Notice is hereby given that Letters Testamentary have been granted in the **ESTATE OF SANTA BERNARDI**, late of the Borough of Mayfield, Lackawanna County, who died January 14, 2018. All persons indebted to said Estate are requested to make payment and those having claims to present the same, without delay, to the Executrix, Cynthia D. Wilson and her Attorneys, SAPORITO, FLACONE & WATT, 490 NORTH MAIN STREET, PITTSSTON, PA 18640.

**ESTATE OF PEGGY ANN BRODHEAD**, ESTATE NUMBER 35-2018-994, DECEASED LATE OF OLD FORGE, LACKAWANNA COUNTY, PA: DIED AUGUST 5, 2018. 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 SHANNON C KEITH, 413 CENER STREET, OLD FORGE PA 18518 AND ROBERT P BRODHEAD, 2581 OLD HARRISBURG ROAD, LOT 38, GETTYSBURG, PA 17325.

**ESTATE OF DAVID J GABRIEL**, ESTATE, NUMBER 35-2018-964 DECEASED, LATE OF SCRANTON, LACKAWANNA COUNTY, PA: DIED JULY 1, 2018. 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 NORMA J GABRIEL, 1751 SANDERSON AVENUE, SCRANTON, PA 18509.

NOTICE IS HEREBY GIVEN that Letters Testamentary were granted to John Kotula, in the **ESTATE OF MARY KOTULA**, late of Scranton, Lackawanna County, Pennsylvania, who died on November 27, 2017. 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 estate's counsel named below: Edwin A. Abrahamsen, Esquire, Abrahamsen, Conaboy & Abrahamsen, P.C., 1006 Pittston Avenue, Scranton, PA 18505.

**ESTATE OF ANTHONY M. LALLI**, late of Scranton, PA (died August 3, 2018) Albert Washner, Executor John J. Coury, Esquire Attorney for Estate, 7 Miller Road, Factoryville, PA 18419.

In re: **ESTATE OF JANET ANN NEYMAN**, late of Blakely, Pennsylvania, 07/22/2018. Letters 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, Lisa Ann Larioni and Allan J. Merli, Personal Representatives, or to Joseph S. Toczydlowski, Jr., Esquire of the Toczydlowski Law Office, 392 North Main Street, Archbald, PA 18403.

## LACKAWANNA JURIST

**ESTATE OF MARIA PROCH**, ESTATE NUMBER 35 2018 1026 DECEASED, LATE OF SCOTT TOWNSHIP, LACKAWANNA COUNTY, PA: DIED JUNE 25, 2018. 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 MARIE PROCH, 19 SUNSET DRIVE, SCOTT TOWNSHIP, PA 18411.

Notice is hereby given that Letters of Testamentary have been granted in the **ESTATE OF MARJORIE S. ROSE**, late of Clarks Summit, Lackawanna County, Pennsylvania. 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, Jane Berlant of 3510 Park Place, Springfield, New Jersey 07081 or John F. Spall, Attorney for the Estate, 2573 Route 6, Hawley, Pennsylvania 18428.

RE: **ESTATE OF BARRY E. SEMON, SR.**, late of Scranton, Lackawanna County, PA (died June 21, 2017), Letters of Administration have been granted to Lisa Ann Murphy, 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: Lisa Ann Murphy, Administratrix of the Estate or to his attorney: Thomas J. Jones, Jr., Esquire, 410 Spruce Street, Suite 301, Scranton, Pennsylvania 18503.

Notice of Grant of Letters of Testamentary in the **ESTATE OF STANLEY STANKIEWICZ**, late of Taylor, Pennsylvania (died June 1, 2018). Executrix is Sandra Svadeba. Attorney for the Estate is Matthew Slocum, Esquire of The Slocum Firm, P.C., 410 Spruce Street, Suite 302, Scranton, Pennsylvania 18503.

**ESTATE OF ANDREW N STARETZ**, ESTATE NUMBER 35-2018-1015 DECEASED, LATE OF TAYLOR, LACKAWANNA COUNTY, PA: DIED AUGUST 6, 2018. 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 JOHN STARETZ, 23 BELLA VISTA DRIVE, MECHANICSBURG, PA 17050.

**ESTATE OF FLORENCE TALLO A/K/A FLORENCE M. TALLO**, DECEASED, late of 509 SECOND STREET, PECKVILLE, PA 18452, (Died August 6, 2018) FR. ANDREW KUROVSKY, Executor; Dante A. Cancelli, Suite 401, 400 Spruce Street, Scranton, Pennsylvania 18503, Attorney.

**ESTATE OF HELEN WILLIAMS**, ESTATE NUMBER 35-2018-1005, DECEASED, LATE OF SCRANTON, PA, LACKAWANNA COUNTY, PA: DIED MARCH 5 2018. 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 HELEN ANN SMITH, 435 BODNICK STREET, PECKVILLE, PA 18452.

### Third Notice

**ESTATE OF MARTHA M. AUGUSTINE**, a/k/a Martha Mary Augustine, Late of Throop, Pennsylvania (Died June 12, 2018), Gregory P. Augustine and Andrew M. Augustine, Co-Administrators, Ralph J. Iori, Attorney, Suite 201- Bank Towers Building, 321 Spruce Street, Scranton, PA 18503.

In the **ESTATE OF MELVIN D. BYRNES** of Greenfield Township, Lackawanna County, Pennsylvania. Letters of Administration in the above estate have been granted to William Byrnes. All persons indebted to said estate are requested to make prompt payment and all having claims against the estate will present them without delay to: William Byrnes, C/O Brieche Law Offices, PC, 707 Main Street PO Box 157, Forest City, PA 18421. Marissa McAndrew, Esquire, Attorney for the Estate.

RE: **ESTATE OF THOMAS W. GERRITY**, late of Scranton, Pennsylvania. Letters of Testamentary in the above estate having been granted, creditors shall make demand and debtors shall make payment to Robert L. Clarke, 17 Tanya Drive, Old Forge, PA 18518, Executor, or to James W. Reid, Esquire, Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, P.O. Box 240, Clarks Summit, PA 18411.

**ESTATE OF LEONARD J. GOONAN**, late of Scranton, Lackawanna County, PA (died July 22, 2018), Letters Testamentary having been granted to James Goonan, Lewisburg, Pennsylvania. Creditors shall make demand and debtors shall make payment to the Executor or to the Attorney for the Estate, David J. Ratchford, P.O. Box 121, Scranton, PA 18501.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted to Christine Sworen, Executrix of the **ESTATE OF ROSE HOFFMAN**, late of the Borough of Old Forge, Lackawanna County, Pennsylvania who died on January 19, 2013. All persons indebted to said Estate are required to make payment and those having claims or demands to present the same without delay to the Executrix in c/o Gene M. Molino, Esquire, Skibitsky & Molino, 457 North Main Street, Suite 101, Pittston, PA 18640.

RE: **ESTATE OF ROBERT J. JONES**, late of Clarks Summit, Pennsylvania. Letters of Testamentary in the above estate having been granted, creditors shall make demand and debtors shall make payment to Peoples Security Bank & Trust Company, c/o Kristen R. Noll, AVP & Trust Officer, 150 North Washington Avenue, Scranton, PA 18503, Executor, or to James W. Reid, Esquire, Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, P.O. Box 240, Clarks Summit, PA 18411.

**ESTATE OF MICHAEL PAUL JUGAN** Deceased, late of Throop, Lackawanna, Pennsylvania; died January 6<sup>th</sup>, 2017. 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 Sara J. Vinskofski, Executrix, 1231 Throop Street, Dickson City, PA 18519.

RE: **ESTATE OF ANITA S. LESHO**, late of Blakely, Pennsylvania (died July 30, 2018). Notice is hereby given that Letters Testamentary for the Estate of Anita S. Lesho have been issued to Mary Lynn O'Bell, Timothy P. Kelly and Robert T. Kelly, Jr., 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 Robert T. Kelly, Jr., Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Spruce Street, Suite 200, Scranton, PA 18503.

IN RE: **ANN MARIE LISKA**, Deceased, late of the City of Scranton, Lackawanna County, Pennsylvania, who died July 24, 2018. Letters Testamentary having been granted in said Estate on August 9, 2018 to Nathan Kalteski, Executor, all persons indebted thereto shall make payment and all creditors shall present their claims without delay to Keeler Legal, LLC, Paul Keeler, Esquire, Attorney for the Estate, 415 South State St., Clarks Summit, Pennsylvania, 18411.

**CHANGE OF NAME**

RE: **ESTATE OF MARGARET MASHURAK**, late of Dunmore, PA, who died July 7, 2018. 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: Marsha Kolis, Executrix, or Daniel L. Penetar, Jr., Esquire, 116 North Washington Avenue, Suite 2A, Scranton, PA 18503.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF THEODORE PETROCHKO, SR.**, Deceased, late of Scott Township, Lackawanna County, Pennsylvania, 18433, who died on February 1, 2018. 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, Linda Canfield, or John P. Sanderson, III, Attorney for the Estate- Sanderson Building, One Terrace Drive, Olyphant, Pennsylvania 18447.

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted in the **ESTATE OF NICOLE MARIE PETTINATO**, Deceased, late of Scranton PA who died on July 13, 2018, to Sandra Pettinato. 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 the Administratrix, Sandra Pettinato, 1232 Reynolds Avenue, Scranton, PA 18504 or to Michael J. Krushinski, Esquire, Attorney for the Estate at 418 Main Street, Dickson City, PA 18519.

NOTICE IS HEREBY GIVEN that Letters Testamentary in the **ESTATE OF ROSEMARIE L. STEFANOVICZ A/K/A ROSE MARIE STEFANOVICZ A/K/A ROSE STEFANOVICZ, A/K/A ROSE M. STEFANOVICZ** (Date of Death: February 16, 2018), late of the City 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: **NORMAN S. STEFANOVICZ, EXECUTOR, BRENDA D. COLBERT, ESQUIRE, COLBERT & GREBAS, P.C.**, 210 Montage Mountain Road/Suite A, Moosic, PA 18507.

**ESTATE OF ANN COLLEEN WALSH**, late of the City of Scranton, Pennsylvania died July 7, 2018, Administratrix Barbara Wesolowski, Sean Gallagher Attorney for the Estate, 416 Jefferson Avenue, Scranton, PA 18510. Notice is hereby given that Letters Administration 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 Administratrix's name.

**ESTATE OF MARTIN ZYGMUNT A/K/A MARTIN E. ZYGMUNT**, late of 352 East Elm Street, Scranton, Lackawanna County, Pennsylvania (died July 26, 2018). 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 Mary Theresa Zygmunt, Administrator, 40 Meadowlark Lane, North Oaks, MN, 55127 or to James J. Gillotti of Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, PO Box 240, Clarks Summit, PA 18411.

NOTICE IS HEREBY GIVEN that the Petition for Change of Name, filed by petitioner Ali Alkhalfawi Elqudah was filed in the Court of Common Pleas of Lackawanna County to No. 2018 CV 4837 and prays for a decree to change his name to Ali Mohammad Alqudah. The Court has fixed October 26, 2018 at 9:00 AM as the date and time of this hearing in Courtroom No. 3, Lackawanna County Courthouse, 200 N. Washington Avenue, Scranton, PA 18503.

T1- 9/14

**CERTIFICATE OF ORGANIZATION**

NOTICE IS HEREBY GIVEN THAT a Certificate of Organization for **Northeast Industrial, LLC**, a Limited Liability Company, was filed with and approved by the Department of State, Commonwealth of Pennsylvania, on June 5, 2018, for the purpose of forming a Limited Liability Company pursuant to the provisions of the Limited Liability Company Law of 1994, as amended and/or supplemented.

T1- 9/14

**NOTICE**

**"NOTICE TO LEGATEES"**

To all legatees, creditors and other persons interested. Notice is hereby given that the following Executors, Administrators, Trustees, and Guardians have filed their accounts with the Register of Wills and Clerk of Orphans' Court, Division of the Court of Common Pleas.

The following accounts have been filed and may be examined in the Office of the Register of Wills and Clerk of Orphans' Court. If you desire to object, the same may be accomplished by filing that objection in writing with the Clerk of Orphans' Court on or before **Thursday, the 4th of October, 2018**.

The accounts will be filed by the clerk, with the Court for adjudication and conformation on Friday, **the 5th of October, 2018**. Distribution may be ordered or authorized without further notice if no objections are filed prior to that date.

35-2015-849	First & Final Account
Theresa A York	James D. York, Executor
Deceased	William F. Dunstone, Esq

T2- 9/21

**LACKAWANNA JURIST**

**NOTICE**

IN THE COURT OF COMMON PLEAS  
LACKAWANNA COUNTY, PENNSYLVANIA

HSBC Bank USA, National Association as Trustee for Wells Fargo Home Equity Asset-Backed Securities 2004-2 Trust, Home Equity Asset-Backed Certificates, Series 2004-2  
Plaintiff,  
vs.

Jessica Vandusky, Known heir of Debra L. Vandusky, Deceased; Julie Vandusky-Allen, Known heir of Debra L. Vandusky, Deceased; Christina Noel, Known heir of Debra L. Vandusky, Deceased; Anthony Vandusky, Known heir of Debra L. Vandusky, Deceased; Unknown heirs, administrators, assigns and all persons, firms or associations claiming right, title or interest from or under Debra L. Vandusky, Deceased  
Defendants.

CIVIL DIVISION

Docket No.: 15-CV-3666

AMENDED NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY PURSUANT TO  
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129

TO: Unknown heirs, administrators, assigns and all persons, firms or associations claiming right, title or interest from or under Debra L. Vandusky, Deceased  
963 Providence Road  
Scranton, PA 18508

**TAKE NOTICE:**

That the Sheriff's Sale of Real Property (Real Estate) will be held at the Lackawanna County Sheriff's Office, in Courtroom A at the Lackawanna County Courthouse, 200 North Washington Avenue, Scranton, PA 18503 on October 16, 2018 at 10:00AM prevailing local time.

THE PROPERTY TO BE SOLD is delineated in detail in a legal description consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land.

The LOCATION of your property to be sold is: 963 Providence Road, Scranton, PA 18508

THE JUDGMENT under or pursuant to which your property is being sold is docketed to: No. 15-CV-3666

THE NAME(S) OF THE OWNER(S) OR REPUTED OWNER(S) OF THIS PROPERTY ARE:

Jessica Vandusky, Known heir of Debra L. Vandusky, Deceased, Julie Vandusky-Allen, Known heir of Debra L. Vandusky, Deceased, Christina Noel, Known heir of Debra L. Vandusky, Deceased; Anthony Vandusky, Known heir of Debra L. Vandusky, Deceased, Unknown heirs, administrators, assigns and all persons, firms or associations claiming right, title or interest from or under Debra L. Vandusky, Deceased

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example to banks that hold mortgages and municipalities that are owed taxes), will be filed by the Sheriff thirty (30) days after the sale, and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it, within ten (10) days of the date it is filed. Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of Lackawanna County, in Courtroom A at the Lackawanna County Courthouse, 200 North Washington Avenue, Scranton, PA 18503.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

It has been issued because there is a Judgment against you. It may cause your property to be held, to be sold 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.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE.

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

**THE LEGAL RIGHTS YOU MAY HAVE ARE:**

1. You may file a petition with the Court of Common Pleas of Lackawanna County to open the Judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.
2. After the Sheriff's Sale, you may file a petition with the Court of Common Pleas of Lackawanna County to set aside the sale for a grossly inadequate price or for other proper cause. This petition must be filed before the Sheriff's Deed is delivered.
3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of Lackawanna County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the Court and a proposed order or rule must be attached to the petition. If a specific return date is desired, such date must be obtained from the Court Administrator's Office, Lackawanna County Courthouse, 200 North Washington Avenue, Scranton, PA 18503, before presentation of the petition to the Court.

Dated: 8/10/18. Kimberly A. Bonner, Esquire (89705). Manley Deas Kochalski LLC  
P. O. Box 165028, Columbus, OH 43216-5028. Telephone: 614-222-4921 .Fax: 614-220-5613  
Email: [kabonner@manleydeas.com](mailto:kabonner@manleydeas.com). Attorney for Plaintiff