

## LACKAWANNA JURIST

### JUDICIAL OPINION

**CASE NAME AND NUMBER:** Guiffida v. City of Scranton, 2019 WL 1142520 (Lacka. Co. 2019)

**DATE OF DECISION:** March 11, 2019

**JUDGE:** Terrence R. Nealon

**ATTORNEYS INVOLVED:**

Paul G. Batyko III, Esquire, Patrick Howard, Esquire, Charles J. Kocher, Esquire, Counsel for Plaintiffs  
Jessica Eskra, Esquire, Joseph Gardner Price, Esquire, Counsel for Defendant  
Amil M. Minora, Esquire, Solicitor, Scranton City Council

**SUMMARY OF OPINION:**

Residential rental property owners filed a class action against the City of Scranton asserting that its increased rental registration fees constituted unlawful revenue-raising measures since those fees were not commensurate with the costs associated with administering the rental registration program. After the claims for declaratory judgment and injunctive relief were certified for a class proceeding, with the caveat that any resulting claims for refunds had to be pursued individually rather than through a class action, the parties later submitted a joint motion for approval of their class action settlement which authorized refunds of \$75.00 per property for the relevant years, established a legislative remedy that reduced the rental registration fees, and paid the counsel fees and costs incurred by the class plaintiffs. Based upon the parties' submissions and the evidence presented during the settlement hearing, and in light of the lack of any objection to proposed settlement by any of the 544 class members, the settlement was approved as fair, reasonable, and adequate under Pa.R.C.P. 1714(a). Additionally, the requested counsel fees and expenses incurred by the class plaintiffs' counsel, which were to be paid in full by the City, were likewise approved pursuant to Pa.R.C.P. 1717.

### JUDICIAL OPINION

**CASE NAME AND NUMBER:** CUMIS Ins. Soc., Inc. v. Jelen, 2019 WL 1224511 (Lacka. Co. 2019)

**DATE OF DECISION:** March 15, 2019

**JUDGE:** Terrence R. Nealon

**ATTORNEYS INVOLVED:**

Thomas E. Brenner, Esquire, Stephanie A. Wilson, Esquire, Counsel for Plaintiff  
Sean Jelen, Self-represented

**SUMMARY OF OPINION:**

An insurer, which paid \$508,740.70 in fidelity bond insurance proceeds to a federal credit union for financial losses caused by the admitted embezzlement, fraud, and other criminal conduct by the credit union's former CEO, filed a subrogation action against the ex-CEO seeking a judgment in the amount of the insurance proceeds paid to the credit union. While serving a 70 month federal sentence for that fraudulent activity, defendant filed a counterclaim attempting to join and name as parties the credit union, its officers, employees, board members and counsel, albeit without ever having served them with original process. In a maundering and largely incomprehensible diatribe spanning 17 hand-written pages, defendant attempted to assert claims against, and to demand millions of dollars in damages from, those non-parties for alleged breach of his employment contract, sexual harassment, retaliation, and various self-named causes of action that are not recognized in Pennsylvania. The insurer filed preliminary objections demurring to the legal insufficiency of those claims, arguing that the counterclaim fails to conform to law or rule of court, and challenging the lack of service of process upon those non-parties. A counterclaim may only be used to assert a cognizable claim or defense against the named plaintiff, and cannot be used as a means to join 12 new parties via allegations that have no relevance to the underlying claim being advanced by plaintiff. Although the insurer, as the subrogee of the credit union, was subject to any defenses or set-offs that could have been asserted against the credit union with respect to the subrogated claim, the myriad of accusations in defendant's counterclaim had no bearing upon the viability of the insurer's subrogation claim for losses caused by defendant's admitted embezzlement, fraudulent conversions, and other criminal activity. Thus, even if the allegations contained in the counterclaim were accepted as true, it was clear and free from doubt that they could not serve as any basis for relief from the insurer's subrogation claim. As a result, the insurer's preliminary objections to defendant's counterclaim were sustained.

## ESTATES

### First Notice

**ESTATE OF GERARD W. BARRETT**, also known as JERRY BARRETT, DECEASED, late of Scranton, Lackawanna County, Pennsylvania, (died January 18, 2019). Letters Testamentary having been granted, creditors shall make demand and debtors shall make payment to Stephen J. Evers, Esq., Attorney for the Estate, 213 R. North State Street, Clarks Summit, PA, 18411.

**ESTATE OF MARJORIE H. BUCKLEY, A/K/A MARJORIE HELEN BUCKLEY**, late of Peckville, County of Lackawanna, Commonwealth of Pennsylvania (Died March 02, 2019). Notice is hereby given that Letters of Testamentary for the Estate of Marjorie H. Buckley have been issued to Mardi Buckley Steppacher, 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 Mardi Buckley Steppacher, Executrix, c/o Steppacher Law Offices, LLC, William C. Steppacher, Sr., Esquire, 224 Adams Avenue, Scranton, PA 18503, Attorney for the Estate.

**ESTATE OF JOSEPH ROBERT CREAVEY a/k/a JOSEPH R. CREAVEY**, late of Dickson City, PA, (died 12/23/2018). Letters Testamentary in the above estate having been granted, all creditors shall make demand and all debtors shall make payment without delay to Carole Creavey, Executrix, or John E.V. Pieski, Attorney for the Estate, 610 Maplewood Drive, Olyphant Post Office, Dickson City, PA 18447.

Notice is hereby given that Letters Testamentary have been granted to Lynn McAndrew in the **ESTATE OF DOLORES CURMACI**, late of Dickson City, Pennsylvania, who died on January 30, 2019. All persons indebted to the Estate are requested to make payment and those having claims or demand are to present the same without delay to Lynn McAndrew, Executrix c/o Sean P. McDonough, Esquire, 75 Glenmaura National Boulevard, Moosic, Pennsylvania 18507.

NOTICE IS HEREBY GIVEN that Letters of Testamentary have been granted in the **ESTATE OF ANTHONY J. DENERO** late of the City of Scranton, County of Lackawanna, Commonwealth of Pennsylvania, who died on September 14, 2018. All persons indebted to the Estate are required to make payment and those having claims or demands to present the same without delay to Lisa Ann Karuzie, Executrix, c/o William E. Vinsko, Jr., Esquire, Vinsko & Associates, P.C., 253 South Franklin Street, Wilkes-Barre, County of Luzerne, Commonwealth of Pennsylvania 187010.

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted to Paul Dudzinski and Deborah McAllister, Co-Administrators of the **ESTATE OF MATTHEW P. DUDZINSKI**, deceased, who died on February 3, 2019, late of Taylor, 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 Co-Administrators, Paul Dudzinski and Deborah McAllister, c/o their attorney Carlo A. LaMonica, Esquire, LaMonica Law Firm LLC, 3218 Pittston Avenue, Suite 4, Scranton, PA 18505.

Notice is hereby given that Letters of Administration have been granted in the following Estate. All persons indebted to said Estate are required to make payment, and those having claims or demands to present the same without

delay to the Administrator named. **ESTATE OF JOSEPH K. HYNOSKY, SR.**, Scranton, PA. Joseph K. Hynosky, Jr., Administrator; Christopher J. Szewczyk, Esquire, Attorney, 321 Spruce Street, Suite 201, Scranton, PA 18503.

Notice is hereby given that Letters Testamentary have been granted in the **ESTATE OF JOHN LEVANDOWSKI, A/K/A JOHN P. LEVANDOWSKI**, late of the Borough of Moosic, Lackawanna County, who died November 28, 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, NICOLE MARIE KAROTKO and her Attorneys. SAPORITO, FALCONE & WATT, 490 North Main Street, Pittston, PA 18640.

**ESTATE OF ELEANOR MAHALIK, DECEASED**, late of 720 KENWOOD DRIVE, DICKSON CITY, PA 18447, (Died FEBRUARY 24, 2019) **STANLEY A. MAHALIK, III**, Executor; Mark G. Rudalavage, 171 Scranton-Carbondale Highway, Eynon, Pennsylvania 18403-1027, Attorney.

NOTICE IS HEREBY GIVEN that Letters of Testamentary have been granted in the **ESTATE OF JOAN MARIE OFALT** late of the Township of South Abington, County of Lackawanna, Commonwealth of Pennsylvania, who died on January 26, 2019. All persons indebted to the Estate are required to make payment and those having claims or demands to present the same without delay to Susan M. Henry, Executrix, c/o Catherine Mihalick, Esquire, Vinsko & Associates, P.C., 253 South Franklin Street, Wilkes-Barre, County of Luzerne, Commonwealth of Pennsylvania 18701.

**ESTATE OF STANLEY JOSEPH RZUCIDLO a/k/a STANLEY J. RZUCIDLO**, late of Jermyn, Lackawanna County, PA, (died January 23, 2019). Letters of Administration were granted to Julmarie J. Egan. Creditors present claims and debtors make payment to the Administratrix, or to Kim A. Giombetti, Esq., The Ritz Building, 222 Wyoming Avenue, Scranton, PA 18503, Attorney for the Estate.

**ESTATE OF ELOUISE E. SCHRECK**, deceased, late of Madison Township, PA (died August 8, 2007). Letters Testamentary having been granted, all persons having claims or demands against the estate of the decedent shall make them known and present them, and all persons indebted to the decedent shall make payment thereof to Timothy Madden or to Raymond W. Ferrario, Attorney for the Estate, Suite 528, Scranton Life Building, 538 Spruce Street, Scranton, PA 18503-1816.

**ESTATE OF JEAN WASKO**, Late of Old Forge Borough, PA (DIED February 7, 2019), Michael Wasko, Executor, or to Donald J. Frederickson, Jr., KOBAL & FREDERICKSON, Attorneys for the Estate, 435 Main Street, Moosic, PA. 18507-1017.

### Second Notice

**ESTATE OF LINDA BONNEY** late of the City of Scranton, Lackawanna County, Pennsylvania (died January 09, 2019). Personal Representative is Jillian Kochis, 1011 Stafford Avenue, Scranton PA 18505. Attorney for the Estate is Nancy M. Barrasses, Esquire, 224 Adams Avenue, Scranton, PA 18503.

**THE ESTATE OF KATHLEEN BOZYM**, late of South Abington Township, County of Lackawanna, Commonwealth of Pennsylvania (died January 18, 2019). Notice is hereby given that Letters Testamentary have been granted in the above Estate to Diane Palumbo. 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

## LACKAWANNA JURIST

her c/o Bolock Law, Frank J. Bolock, Jr., Esquire, 212 Front Street, Clarks Summit, PA 18411, Attorney for the Estate.

Notice is hereby given that Letters Testamentary have been granted to Thomas R. Carey, Executor of the **ESTATE OF TERESA P. CAREY**, late of Clarks Summit, who died on February 6, 2019. All persons indebted to 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 CHARLOTTE A. CHORBA** late of Scranton, Lackawanna County, Pennsylvania (died November 15, 2018). Notice is hereby given that Letters of Administration for the Estate of CHARLOTTE A. CHORBA have been issued to Johanna Chorba and Justyna Chorba. All those having claims or demands against the Estate of indebtedness owed to the Estate shall present claims or remit payment without delay to Johanna Chorba and Justyna Chorba c/o Attorney JOHN J. McGEE, Esq. Ste 302, 400 Spruce Street, Scranton, PA 18503.

**ESTATE OF LEWIS DeWITT DAVIS**, DECEASED, late of Scranton, Lackawanna County, Pennsylvania (Died, February 21, 2019). 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 ROBERT T. GOWNLEY, Jr, Executor, Gallo and Gownley, Suite 900 Bank Towers, 321 Spruce St., Scranton, PA. 18503.

**ESTATE OF KATHRYN S. DAVIS**, late of Clarks Summit Borough, PA (died January 10, 2019) Neil R. Davis, Executor, David A. Howell, Attorney, 336 South State Street, Clarks Summit, PA 18411.

**ESTATE OF MARION HARDING a/k/a MARION F. HARDING**, late of 1060 Old Trail Road, Clarks Summit, Lackawanna County, Pennsylvania (died January 31, 2019). Letters Testamentary having been granted, all persons having claims or demands against the estate of decedent shall make them known and present them, and all persons indebted to said decedent shall make payment thereof without delay to Kimberly A. Dennebaum, Executor, 1060 Old Trail Road, Clarks Summit, Pennsylvania 18411 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.

**ESTATE OF J DAVID HOSIE, ESTATE NUMBER 35-2019-292** deceased, late of Archbald, Lackawanna County, PA: died December 15, 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 Mary Ellen Hosie, 610 N. Main Street, Archbald, PA 18403.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF GLORIA JURKOWITZ, AKA GLORIA IRIS JURKOWITZ**, late of the City of Scranton, Lackawanna County, Pennsylvania, who died on January 22, 2019. All persons indebted to said estate are requested to make payment and those having claims or demands to present the same without delay to Mark M. Jurkowitz, Executor, c/o Michael J. Kizis, Esquire, 61 N. Washington Street, Wilkes-Barre, PA 18701.

**ESTATE OF MARE P. LALLI, ESTATE NUMBER 35-2019-420** deceased, late of Dunmore, Lackawanna County, PA: died February 23, 2019. 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 Richard P. Masucci, 1014 Summerfield Drive, Dalton, PA 18414.

**ESTATE OF MARY LOU MARX** late of the City of Scranton, Lackawanna County, Pennsylvania (died December 21, 2018). Personal Representative is Frank Marx, 2025 Dorothy Street, Scranton, PA 18504. Attorney for the Estate is Nancy M. Barrasse, Esquire, 224 Adams Avenue, Scranton, Pennsylvania 18503.

**ESTATE OF NICOLE MARIE NOVAK, ESTATE NUMBER 35-2019-422** deceased, late of Madison TWP, Lackawanna County, PA: died October 20, 2018. Notice is hereby given that Letters 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 Michael E. Novak, 4040 Ives Park, Madison TWP, PA 18444.

**RE: ESTATE OF HELEN S. POWELL**, late of Clarks Summit, PA (died February 5, 2019). Letters testamentary in the referenced estate having been granted, creditors shall make demand and debtors shall make payment to Carol S. Florey, Executrix, or to her attorney, Robert P. Browning, Esquire, Oliver, Price & Rhodes, 1212 South Abington Road, PO Box 240, Clarks Summit, PA 18411.

**JOHN BRUCE RUPPENTHAL**, deceased, late of S. Abington Twp., PA (died June 7, 2018). Letters Testamentary having been granted, all persons having claims or demands against the estate of the decedent shall make them known and present them, and all persons indebted to the decedent shall make payment thereof to Letty Ruppenthal or to Raymond W. Ferrario, Attorney for the Estate, Suite 528, Scranton Life Building, 538 Spruce Street, Scranton, PA 18503-1816.

**ESTATE OF MARILYN SALTRY a/k/a MARILYN A. SALTRY a/k/a MARILYN SHEA SALTRY**, late of Scranton, Lackawanna County, PA (died January 19, 2019). Letters Testamentary were granted to Kathleen Ohotnicky. Creditors present claims and debtors make payment to the Executrix, or to Kim A. Giombetti, Esq., The Ritz Building, 222 Wyoming Avenue, Scranton, PA 18503, Attorney for the Estate.

Notice is hereby given that Letters Testamentary have been granted to John P. Wiercinski in the **ESTATE OF FRANK R. WIERCINSKI**, late of Dickson City, Pennsylvania, who died on January 29, 2019. All persons indebted to the Estate are requested to make payment and those having claims or demand are to present the same without delay to John P. Wiercinski, Executor c/o Sean P. McDonough, Esquire, 75 Glenmaura National Boulevard, Moosic, Pennsylvania 18507.

**ESTATE OF SHIRLEY M. ZAMBOR A/K/A SHIRLEY ZAMBOR**, late of 133 North Gravel Pond Road, Clarks Summit, Lackawanna County, Pennsylvania (died February 16, 2019). 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 Danita Ann Klime, 133 North Gravel Pond Road, Clarks Summit, PA 18411 and Christopher J. Voveris, 138 Cedarwood Drive, Laffin, PA 18702. Executors, 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.

### Third Notice

**ESTATE OF WILLIAM A. BROJACK**, late of Scott Township, Pennsylvania, died on February 19, 2019. All persons having claims against the Estate shall present same to Co-Executors, David Brojack and William Brojack, c/o Donald W. Jensen, Esquire, 538 Spruce Street, Suite 730, Scranton, Pennsylvania 18503.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF SHARYN CAWLEY A/K/A SHARYN T. CAWLEY**, Deceased, late of 809 Washington Street, Throop, Lackawanna County, Pennsylvania 18512, who died on January 28, 2019. 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, Andrea Davis, or Michael N. Krisa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447.

NOTICE IS HEREBY GIVEN that Letters of Administration were granted to Mary Ann Conaboy Abrahamsen and William P. Conaboy, in the **ESTATE OF MARION CONABOY**, late of Scranton, Lackawanna County, Pennsylvania, who died on March 7, 2019. 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 18503.

**ESTATE OF ELIZABETH (BETTY) DIXON**, Scranton, Lackawanna County, Pennsylvania. Letters Testamentary on the above estate having been granted to Donna Dixon, 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.

RE: **ESTATE OF FRANCES A. GENTILE**, Late of Throop, Lackawanna County, Pennsylvania (died February 21, 2019). Notice is hereby given that Letters Testamentary for the **ESTATE OF FRANCES A. GENTILE**, have been issued to JEFFREY GENTILE and MARY GENTILE BULL, Co-Executors of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to the Co-Executors, or to MICHAEL C. COWLEY, COWLEY LAW OFFICES, LLC, Attorney for the Estate, 114 North Abington Road, Clarks Green, PA 18411.

NOTICE IS HEREBY GIVEN that Letters Testamentary in the **ESTATE OF GLORIA HUGHES**, (date of death: January 24, 2019) late of the Borough of Olyphant, 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: EUGENE B. HUGHES, CO-EXECUTOR, LYNN A. HUGHES-HAILEY, CO-EXECUTOR, KEVIN R. GREBAS, Esquire, COLBERT & GREBAS, P.C., 210 Montage Mountain Road – Suite A, Moosic, PA 18507.

**ESTATE OF MARGARET LLOYD, A/K/A MARGARET TINA LLOYD**, late of Newton Township, Pennsylvania, died February 1, 2019. Letters Testamentary on the above Estate having been granted to Daniel Lloyd and Cody Stanco, Executors, all persons indebted to said Estate are requested to make payment and those having claims to present the same without delay to Ann Lavelle Powell,

Esquire, 345 Wyoming Avenue, Scranton, PA attorney for the Estate.

**ESTATE OF REVEREND JOSEPH J. MATTEY**, late of the Borough of Taylor, Pennsylvania (died January 28, 2019). Letters Testamentary on the above estate having been granted, all persons having claims and demands against the estate of the above decedent shall make them known and present them; all of the persons indebted to the said decedent shall make payment thereof without delay to Msgr. John Bergamo, 236 Route 390, Cresco, PA 18326 or Patrick J. Lavelle, Esquire, 715 North State Street, Clarks Summit, PA 18411.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted to Joseph P. Wargo, of Olyphant, PA in the **ESTATE OF JOHN F. SLABODA**, (died February 22, 2019), late of Dickson City, Lackawanna County, Pennsylvania. All persons and creditors having claims against the Estate or who are indebted to the Estate shall make payment or make claims to the Executor Joseph P. Wargo, or to Maria Marsili, Esq., Attorney for the Estate, 169 Wagner Blvd., Greenfield Township, PA 18407. (570)351-5724.

### ARTICLES OF INCORPORATION

NOTICE is hereby given that Articles of Incorporation for the corporation Highland Collaborative, Inc. were filed with the Department of State, Commonwealth of Pennsylvania on January 3, 2019 in accordance with the provisions of the Pennsylvania Business Corporation of 1988, as amended and supplemented.

Ann Lavelle Powell, Esquire  
Powell & Appleton, P.C.  
T1-4/12

### FICTITIOUS NAME

An application for registration of the fictitious name **Upstate ATMs**, 300 Olive St., Scranton, PA 18509 Lackawanna has been filed in the Department of State at Harrisburg, PA, File Date 02/19/2019 pursuant to the Fictitious Names Act, Act 1982-295. The name and address of the person who is a party to the registration is CCJ Ventures LLC, 300 Olive St., Scranton, PA 18509.

T1-4/12

### CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on April 3, 2019, the Petition for Change of Name, filed by Petitioner Gina L. Hosie, on behalf of her minor child, Jonathan Joseph Huzzard, Jr., was filed in the Court of Common Pleas of Lackawanna County and prays for a decree to change his name to Jonathan Joseph Hosie. The Court has fixed May 31, 2019 at 9:00 a.m. as the date and time of the Hearing in Courtroom #3.

T1-4/12

## CERTIFICATE OF ORGANIZATION

NOTICE IS HEREBY GIVEN THAT a Certificate of Organization for Clean Outs By Vinma, LLC, a Pennsylvania limited liability company, have been filed with Secretary of the Commonwealth on the 18th day of March 2019, in accordance with the provisions of the Commonwealth of Pennsylvania Limited Liability Company Law of 1994, 15 PA C.S.A., Section 8901, as amended.

T1-4/12

## NOTICE

Lackawanna County  
Court of Common Pleas  
Number: 2019-01741

Notice of Action in Mortgage Foreclosure

LSF9 Master Participation Trust,  
Plaintiff  
v.

Bonnie Cadwalder Known Surviving Heir of Patricia A. Belles  
a/k/a Patricia Coleman and Unknown Surviving Heirs of  
Patricia A. Belles a/k/a Patricia Coleman,  
Defendants

TO: Unknown Surviving Heirs of Patricia A. Belles a/k/a Patricia Coleman. Premises subject to foreclosure: 121 Ray Street, Old Forge, Pennsylvania 18518.

NOTICE:

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 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.

Northern Pennsylvania Legal Services, Inc.,  
33 North Main Street, Suite 200,  
Pittston, Pennsylvania 18640,  
570-299-4100.

McCabe, Weisberg & Conway, LLC,  
Attorneys for Plaintiff,  
123 S. Broad St., Ste. 1400,  
Philadelphia., PA 19109, 215-790-1010

T1 - 4/12

## NOTICE

CIVIL ACTION  
COURT OF COMMON PLEAS  
LACKAWANNA COUNTY, PA  
CIVIL ACTION-LAW  
NO. 2016-1760

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

REVERSE MORTGAGE SOLUTIONS, INC.,  
Plaintiff  
v.

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL  
PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER, LUCY C.  
BRUNO, DECEASED; ANTHONY J BRUNO, IN CAPACITY  
AS HEIR OF LUCY C. BRUNO, DECEASED,  
Defendants

To: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL  
PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER, LUCY C. BRUNO,  
DECEASED Defendant(s), 228 ALICIA STREET, OLD  
FORGE, PA 18518

AMENDED COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, REVERSE MORTGAGE SOLUTIONS, INC., has filed a Mortgage Foreclosure Amended Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of LACKAWANNA County, PA docketed to No. 2016-1760, seeking to foreclose the mortgage secured on your property located, 228 ALICIA STREET, OLD FORGE, PA 18518.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Amended 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 Amended Complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

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

LAWYERS REFERRAL SERVICE

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

RAS CITRON, LLC, ATTORNEYS FOR PLAINTIFF

Jenine Davey, Esq. ID No. 87077  
133 Gaither Drive, Suite FMt. Laurel, NJ 08054  
855-225-6906. 11-4/12

# LACKAWANNA JURIST

## NOTICE

IN THE COURT OF COMMON PLEAS  
LACKAWANNA COUNTY, PENNSYLVANIA

PNC Bank, National Association  
Plaintiff,  
vs.

Ronald P. Bachman, Solely In His Capacity as Heir of the  
Estate of Dolores I. Lobb; Donald A. Bachman, Solely In His  
Capacity as Heir of the Estate of Dolores I. Lobb; All  
Unknown Heirs of Dolores I. Lobb  
Defendants.

CIVIL DIVISION  
Docket No.: 17 CV 2934

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

TO: All Unknown Heirs of Dolores I. Lobb  
11 Hideaway Lane  
AKA HC1 Box 160  
Thornhurst, PA 18424

### 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 June 11,  
2019 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: 160  
Bear Lake Road, Thornhurst, PA 18424

The JUDGMENT under or pursuant to which your  
property is being sold is docketed to: No. 17 CV 2934

THE NAME(S) OF THE OWNER(S) OR REPUTED  
OWNER(S) OF THIS PROPERTY ARE: Ronald P.  
Bachman, Solely In His Capacity as Heir of the Estate of  
Dolores I. Lobb, Donald A. Bachman, Solely In His Capacity  
as Heir of the Estate of Dolores I. Lobb, All Unknown Heirs  
of Dolores I. Lobb

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: 3/1/19

Meredith H. Wooters, Esquire (307207)  
Scott A. Dieterick, Esquire (55650)  
Kimberly J. Hong, Esquire (74950)  
Michael E. Carleton, Esquire (203009)  
Justin F. Kobeski, Esquire (200392)  
Matthew P. Curry, Esquire (322229)  
Cristina L. Connor, Esquire (318389)  
Holly N. Wolf, Esquire (322153)  
Karina Velter, Esquire (94781)  
Manley Deas Kochalski LLC  
P. O. Box 165028  
Columbus, OH 43216-5028  
Telephone: 614-222-4921  
Fax: 614-220-5613  
Email: mhwooters@manleydeas.com  
Attorney for Plaintiff

