

LACKAWANNA JURIST

JUDICIAL OPINION

CASE NAME AND NUMBER: Wasnetsky v. Quinn's Market, 2018 WL 3005668 (Lacka. Co. 2018)

DATE OF DECISION: June 15, 2018

JUDGE: Terrence R. Nealon

ATTORNEYS INVOLVED:

Michael J. Pisanchyn, Jr., Esquire, Michael A. Ondilla, Esquire, Counsel for Plaintiff
James V. Pyrah, Esquire, Jillian M. Denicola, Esquire, Counsel for Defendants

SUMMARY OF OPINION:

The defendant-store owners in this slip-and-fall case filed a motion for summary judgment on the grounds that the plaintiff could not establish the presence of any substance on or a condition of the store floor that allegedly caused the decedent to fall, nor did the record reflect any direct or circumstantial proof of any owner's actual or constructive notice of such an allegedly dangerous condition. As part of the plaintiff's burden of proof in this action, the plaintiff had to show that the decedent fell due to a dangerous condition existing on the property, that the owner(s) had actual or constructive notice of that condition, and that the owner(s) failed to exercise reasonable care to protect the decedent against the danger. Even when the record was examined in the light most favorable to the plaintiff, it did not contain admissible evidence of a liquid, substance, or other dangerous condition on the store floor that conceivably caused the decedent's fall. The record similarly lacked any evidence of an owner's actual or constructive notice of such a condition. Thus, since plaintiff failed to adduce sufficient evidence on an essential issue upon which plaintiff bore the burden of proof, the owners were entitled to summary judgment in their favor.

JUDICIAL OPINION

CASE NAME AND NUMBER: Gordner v. McIntosh, 2018 WL 3350978 (Lacka. Co. 2018)

DATE OF DECISION: July 9, 2018

JUDGE: Terrence R. Nealon

ATTORNEYS INVOLVED:

Roger Mattes, Jr., Esquire, Counsel for Plaintiff
Joseph A. Murphy, Esquire, Counsel for Defendants

SUMMARY OF OPINION:

An invitee, who allegedly slipped, fell, and was injured as a result of the landowners' "high gloss treatment" on their hardwood stairs, filed a tort action asserting the negligent creation and maintenance of "a hazardous condition" and the failure "to provide adequate lighting for the slippery stairs" and "to warn all invitees of the hazardous condition of the stairs." The invitee further averred that one owner stated after the fall that "[w]e usually tell people these stairs are slippery." Despite those averments, the owners filed a demurrer to the legal sufficiency of the invitee's negligence claim. Accepting the invitee's allegations as true, and affording her all inferences reasonably deducible from those averments, the complaint stated a cognizable negligence claim for the manner in which the owners applied and maintained the high gloss treatment on their stairs, as evidenced by their alleged knowledge of the need to warn invitees about the "slippery condition" of the steps. Therefore, the preliminary objection in the nature of a demurrer was overruled.



**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

LACKAWANNA JURIST

ESTATES

First 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, A/V/P & 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 6th, 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.

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.

LACKAWANNA JURIST

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.

Second Notice

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF GLOY H. ALLEN**, Deceased, late of Glenburn Township, Lackawanna County, Pennsylvania, who died on July 30, 2018. All persons indebted to said Estate are required to make payment, and those having claims or demands to present the same without delay to the Co-Executors, Lisa A. Konzelman, and Robb B. Allen, in care of their attorney, Jannell L. Dudick, 1043 Wyoming Ave., Forty Fort, PA, 18704.

Notice is hereby given that Letters of Administration, have been granted in the **ESTATE OF MARY BERNICE CALJEAN**, late of Dunmore, PA (died June 4, 2018). 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: Patti Argenti, Administratrix; or Terrence J. McDonald, Atty., 103 East Drinker Street, Dunmore, PA 18512.

ESTATE OF JASON EVANS, Late of Clarks Summit, died July 20, 2018. Notice is hereby given that Letters of Administration on the above estate have been granted to James V. Evans as Administrator. All persons indebted to this Estate are required to make payment and those having claims are required to present the same without delay to the Administrator named within or to Kelly Hadley, 345 Wyoming Ave., Scranton, PA 18503.

ESTATE OF DOROTHY P. FAZIO, DECEASED, late of 1100 MOTT STREET, PECKVILLE, PA 18452, (Died July 6, 2018) RICHARD A. FAZIO, Executor; Dante A. Cancelli, Suite 401, 400 Spruce Street, Scranton, Pennsylvania 18503, Attorney.

ESTATE OF DOROTHY GAIL FRISBIE, A/K/A GAIL FRISBIE, late of Dunmore, Pennsylvania (died 06/14/2018). Notice is hereby given that Letters of Testamentary on the above estate have been granted to Keith Irving Frisbie, Jr., of Peckville, PA. 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 Patrick N. Coleman, Esquire, Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

ESTATE OF CATHERINE D. GALDIERI, deceased, late of Scranton, Lackawanna County, PA (died February 21, 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 SANDRA J. GALDIERI or to ROBERT F. JORDAN, Attorney for the Estate, 203 Davis Street, Taylor, PA 18517.

RE: **ESTATE OF BARBARA K. GUZEK**, late of Scranton, Lackawanna County, PA (died August 5, 2018), Letters of Administration have been granted to Thomas J. Guzek, Jr., 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: Thomas J. Guzek, Jr., Administrator of the Estate or to his attorney: Thomas J. Jones, Jr., Esquire, 410 Spruce Street, Suite 301, Scranton, Pennsylvania 18503.

Estate Notice is Hereby Given that Letters of Testamentary have been granted to Kimberly Jones and Robert G. Jones, Jr., in the **ESTATE OF MARY ANN JONES**, late of Spring Brook Township, Lackawanna County, Pennsylvania, who died May 25, 2018. All persons indebted to said Estate are requested to make payment and those having claims to present the same, without delay, to Justin J. Sulla, Esq., Mey and Sulla, LLP, 1144 Easter Drinker Street, PA 18512.

NOTICE is hereby given that Letters Testamentary have been granted in the **ESTATE OF JOHN LALLEY**, late of Scranton, Lackawanna County (died July 23, 2018), to John Lalley, Executor, John Lalley, Executor, John D. Lalley, Esquire, 709 N. State Street, Clarks Summit, PA 18411. 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 Executor named above.

ESTATE OF JOHN BARD LONG, late of Clarks Summit Borough, Pennsylvania, (died February 12, 2018). 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 Cheryl Csisar, 35 Desmar Court, Warwick, RI 02889, or Patrick J. Lavelle, Esquire, 715 North State Street, Clarks Summit, PA 18411.

ESTATE OF HARRY CURTIS MCLAIN, late of Madison Twp., Lackawanna County, Pennsylvania, died on May 9, 2018. Letters Testamentary having been granted to Allan McLain, Executor. Creditors shall make demands and debtors shall make payment without delay to the Executor or Marjorie DeSanto Barlow, Esquire, Attorney for the Estate, 400 Spruce Street, Suite 301, Scranton, PA 18503.

ESTATE OF JANET MUSHEL, late of Mayfield, Pennsylvania (Died: May 31, 2018) Walter Mushel, Administrator or Albert E. Nicholls, Jr., Attorney for the Estate, 1421 E. Drinker Street, Dunmore, Pennsylvania 18512.

RE: **ESTATE OF JUDY CROWE REEDY A/K/A JUDY C. REEDY** late of Glenburn, Lackawanna County, Pennsylvania (died August 9, 2018). Notice is hereby given that Letters Testamentary for the Estate of Judy Crowe Reedy a/k/a Judy C. Reedy have been issued to Gary L. Reedy, Executor of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to the Executor at 1002 Chapin Drive, Glenburn, PA 18411 or to Kristen Mackrell Clark, Esquire, Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Spruce Street, Suite 200, Scranton, PA 18503.

Notice is hereby given that Letters of Testamentary have been granted in the **ESTATE OF ROBERT F. SIMMONS, JR.**, late of Peckville, 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, Steven W. Simmons of 1919 Limbeck Lane, Midlothian, Virginia 23112 or John F. Spall, Attorney for the Estate, 2573 Route 6, Hawley, Pennsylvania 18428.

ESTATE OF ZITA D. STONE, DECEASED, late of 19 FOREST GLEN DRIVE, SCRANTON, PA 18504, (Died July 15, 2018) MARY-ZITA STONE and JAMES E. STONE, Co-Executors; Dante A. Cancelli, Suite 401, 400 Spruce Street, Scranton, Pennsylvania 18503, Attorney.

Third Notice

RE: **ESTATE OF JOSEPH C. ABRAMOVITCH**, late of Taylor, Lackawanna County, Pennsylvania (died July 21, 2018). Notice is hereby given that Letters Testamentary for the Estate of Joseph C. Abramovitch have been issued to Francis Mickavicz, Jr., Executor of the Estate. All those having claims or demands against the Estate of indebtedness owed to the Estate shall present claims or remit payment without delay to the Executor, or to John J. McGovern, Jr., Attorney for the Estate, 321 Spruce Street-Suite 201, Scranton, PA 18503.

RE: **ESTATE OF THERESA A. CLIFTON**, LATE OF Scranton, Lackawanna County, PA (died 03/23/2018), 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: Christine Baer, Executrix of the estate, or to her attorney: Thomas J. Jones, Jr., Esquire, 410 Spruce Street, Suite 301, Scranton, Pennsylvania 18503.

RE: **ESTATE OF GABRIEL GIORDANO a/k/a GABRIEL J. GIORDANO**, Late of Jefferson Township, Pennsylvania (died May 4, 2018). Notice is hereby given that Letters of Administration for the ESTATE OF GABRIEL GIORDANO a/k/a GABRIEL J. GIORDANO, have been issued to DENNIS GIORDANO, 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 MICHAEL C. COWLEY, COWLEY LAW OFFICES, LLC, Attorney for the Estate, 114 North Abington Road, Clarks Green, PA 18411.

ESTATE OF OLGA R. GULLA, deceased, late of Clarks Summit, Lackawanna County, Pennsylvania. 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 all the same, and all persons indebted to the decedent to make payments without delay to: Harriet G. Fike, Executrix, c/o Benjamin J. Storms, Esquire, 537 Chestnut Street, Emmaus, PA 18049 or to her attorney Benjamin J. Storms, Esquire, 537 Chestnut Street, Emmaus, PA 18049.

Letters Testamentary have been granted on the **ESTATE OF LOUISE D. GRIPPI**, to Susan G. Davis. Make all claims and pay all debts to this representative without delay, care of the estate attorney. Attorney John J. Mercuri, PO Box 310, Moscow, PA 18444.

NOTICE is hereby given that Letters Testamentary have been given in the **ESTATE OF LEE ANN MAIRE MITCHELL a/k/a LEE ANN MITCHELL**, late of Moosic, Lackawanna County Pennsylvania, who died May 20, 2018. 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, Heather Louise Antolik and her attorneys, Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704.

ARTICLES OF INCORPORATION

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with the Department of State, Commonwealth of Pennsylvania, on or about July 30, 2018, for the incorporation of **CDRK, LLC.**, in accordance with the Pennsylvania Business Corporation Law of 1988, as amended and supplemented. The purpose of the corporation is for the unlimited power to engage in and to so any lawful act concerning any or all lawful business for which corporations may be incorporated under the Pennsylvania Business Corporation Law of 1988, as amended.

NEPA & MCGRAW, P.C.
T1-8/31

CHANGE OF NAME

Notice is hereby given that the petition for change of name, filed by petitioner Matthew Phoenix Woodard, a minor, with the consent of his parents, Micah and Lauren Woodard, was filed in the court of Common Pleas of Lackawanna County to No. 2018 CIV 4629 and prays for a decree to change his name to Phoenix Woodard. The court has fixed October 26, 2018 at 9:00am as the date and time of hearing Court En Banc, Lackawanna County Courthouse, 200 N. Washington Avenue, Scranton, PA 18503.

T1-8/31

LACKAWANNA JURIST

NOTICE

NOTICE

TO: Joan Chorsencki
Last Known Address:
928 Mount Vernon Ave.
Scranton, PA 18508

TO: MARIE CADWELL
910 Saginaw St. 422 Emmett St.
Scranton, PA 18505 Scranton, PA 18505

NOTICE

NOTICE

A petition has been filed asking the Court to put an end to all rights you have to your children A.C., born July 27, 2010 and G.C. born July 27, 2010. The mother of the child is Joan Chorsencki. The Court has set a hearing to consider ending your rights to your child. That hearing will be held on September 25, 2018 at 11:00 A.M. at the Lackawanna County Family Court Center, Second Floor, 200 Adams Avenue, Scranton, PA 18503. If you do not appear at this hearing, the Court may decide that you are not interested in retaining your rights to your child and your failure to appear may affect the Court's decision on whether to end your rights to your child. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your children may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer.

A petition has been filed asking the Court to put an end to all rights you have to your child G.C., born 2/06/2015. The Court has set a hearing to consider ending your rights to your child. That hearing will be held on October 1, 2018 at 1:30 p.m. at the Lackawanna County Family Court Center, Second Floor, 200 Adams Avenue, Scranton, PA 18503. If you do not appear at this hearing, the Court may decide that you are not interested in retaining your rights to your child and your failure to appear may affect the Court's decision on whether to end your rights to your child. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your children may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer.

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

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

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

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

T3-9/14

T2-9/7

LACKAWANNA JURIST

NOTICE

NOTICE OF ACTION IN MORTGAGE FORECLOSURE
IN THE COURT OF COMMON PLEAS OF LACKAWANNA COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW
No. 18-CV-2547

DITECH FINANCIAL LLC
Plaintiff

vs.

GREGORY A. GERMAIN, ESQ, in his capacity as Co-Administrator of the Estate of REGINA URELL A/K/A REGINA M. URELL
THERESA A. BURD, in her capacity as Co-Administrator of the Estate of REGINA URELL A/K/A REGINA M. URELL
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE
OR INTEREST FROM OR UNDER REGINA URELL A/K/A REGINA M. URELL, DECEASED
Defendants

NOTICE

To UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE
OR INTEREST FROM OR UNDER REGINA URELL A/K/A REGINA M. URELL, DECEASED

You are hereby notified that on May 1, 2018, Plaintiff, DITECH FINANCIAL LLC, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of LACKAWANNA County Pennsylvania, docketed to No. 18-CV-2547. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 1018 SLEEPY HOLLOW ROAD, CLARKS SUMMIT, PA 18411 whereupon your property would be sold by the Sheriff of LACKAWANNA County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

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.

Notice to Defend:
North Penn Legal Services
33 North Main Street
Suite 200
Pittston, PA 18640
Telephone (570) 299-4100

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

T1-8/31