

LACKAWANNA JURIST

IN RE:

IN THE COURT OF COMMON PLEAS

THE 45<sup>th</sup> JUDICIAL DISTRICT

MAURI B. KELLY

LACKAWANNA COUNTY

LACKAWANNA COUNTY

2020 JUN 26 A 10:30 MD

206/32 mm 2020

CLERKS OF JUDICIAL  
RECORDS CRIMINAL  
DIVISION

ORDER

NOW, this 25<sup>th</sup> day of June 2020, in accord with the Order of the Pennsylvania Supreme Court dated May 27, 2020, in which President Judges are authorized to extend local judicial emergency declarations based on local conditions, the following is HEREBY ORDERED AND DECREED:

The judicial emergency in the 45<sup>th</sup> Judicial District of Pennsylvania, Lackawanna County, is hereby extended through September 4, 2020. All counsel, pro-se litigants, public and those conducting business in the court system of Lackawanna County are to be guided by the following directives.

All in-person access and proceedings to courts and courtrooms shall be limited, at the discretion of the judge who is assigned to the matter or courtroom, in order to safeguard the health and safety of court personnel, court users and members of the public.

The continued use of advanced communication technologies for all court proceedings is highly encouraged. All statewide rules that restrict, directly or indirectly, the use of advanced communication technologies remain suspended.

Lackawanna County Central Court shall continue to use advanced communication technologies to conduct its proceedings and hearings throughout the extent of this Order whenever possible. Any request for an in-person proceeding shall be determined by the Magisterial District Judge assigned to the case and coordinated by the Central Court staff.

All Civil matters shall be conducted in a manner at the sole discretion of the judge assigned to the case. This Court's Order of April 13, 2020, docketed as, IN RE: CIVIL LITIGATION MATTERS IN LACKAWANNA COUNTY, 2020 CV 1, remains in full force and effect.



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All Criminal matters shall be conducted in a manner at the sole discretion of the judge assigned to the case. All previous Court Orders filed during the judicial emergency regarding the procedures to be followed for criminal court cases remain in full force and effect.

All Family matters shall be conducted in a manner at the sole discretion of the judge assigned to the case. All previous Court Orders filed during the judicial emergency regarding the procedures to be followed for family court cases remain in full force and effect.

This Court's Order dated March 19, 2020, docketed as, IN RE: TEMPORARY MOTION PRACTICE IN LACKAWANNA COUNTY, 2020 CV 1, remains in full force and effect.

Jury trials are suspended through September 4, 2020 and, at this time, are scheduled to resume on Tuesday, September 8, 2020.

All statewide rules pertaining to the rule-based right of criminal defendants to a prompt trial remain suspended.

All Magisterial District Judges are hereby granted authority to limit access to their Magisterial District Court as they deem safe and appropriate during the duration of the judicial emergency. The use of advanced communication technologies to conduct hearings is encouraged whenever possible. All necessary safeguards shall be implemented when public access is granted to ensure the health and safety of court personnel, court users and members of the public.

BY THE COURT:

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

# LACKAWANNA JURIST

## JUDICIAL OPINION

**CASE NAME AND NUMBER:** Barbarevech v. Tomlinson, 2020 WL 3039251 (Lacka Co. 2020)  
**DATE OF DECISION:** June 1, 2020  
**JUDGE:** Terrence R. Nealon

### **ATTORNEYS INVOLVED:**

Joseph A. Quinn, Jr., Esquire, Nicole M. Santo, Esquire, Ryan N. Molitoris, Esquire, Counsel for Plaintiffs  
Jay L. Edelstein, Esquire, James J. Walsh, Esquire, Counsel for Defendants

### **SUMMARY OF OPINION:**

Defendants in this auto accident litigation presented discovery motions seeking to: (1) compel the depositions of three treating physicians that plaintiffs identified as their expert witnesses, or alternatively require plaintiffs to call those physicians as experts at trial; (2) strike plaintiffs' objections and compel more specific response to defendants' paper discovery; and (3) be granted "priority" and permitted to question a particular deponent first during her deposition. Plaintiffs' discovery motions requested: (1) the issuance of a protective order barring further discovery relating to three discontinued malpractice actions that were filed against the plaintiff-physician; (2) production of the defendant-driver's cellphone records and answers to interrogatories demanding information regarding the defense experts' medicolegal services and income; and (3) the designation and productions of a corporate deponent to address identified subjects, and the imposition of sanctions for defendants' earlier failure to comply with Pa.R.C.P. 4007.1(e). Plaintiffs also filed an additional motion, entitled "Emergency Motion Regarding Defense Counsel's Violation of the Code of Civility and Rules of Professional Conduct," in which they sought "a formal admonishment" of defense counsel for certain conduct.

Defendants did not establish the requisite "cause" under Pa.R.C.P. 4003.5(a)(2) to be granted leave of court to depose plaintiffs' expert witnesses, but were allowed to serve interrogatories regarding the medical histories that they obtained from the plaintiff-physician which defendants contended conflicted with his deposition testimony. Defendants' request to compel plaintiffs to call those physicians as expert witnesses at trial was denied. Based upon the limited argument presented, defendants' motion to compel more specific responses to their written discovery was denied. Furthermore, inasmuch as plaintiffs first requested the deposition of the deponent at issue, defendants' motion to examine that witness first at her deposition was denied. Since the plaintiff-physician's malpractice history was irrelevant to any issue in this case, plaintiffs were entitled to a protective order precluding any additional discovery pertaining to three malpractice cases against him. Their request for the production of the defendant-motorists' cellphone records was granted, but only with respect to her call, text, and email history for the time period covering one hour before the accident and one hour after it. Plaintiffs' motion to discover the details of the defense experts' forensic work and income was denied based upon their failure to furnish evidence of a pattern of compensation supporting a reasonable belief that those experts could be professional witnesses. Additionally, defendants were directed to designate and produce a corporate deponent to testify regarding certain topics that their prior corporate designee was unable to address, and to reimburse plaintiffs for the cost of the appearance of a court reporter at that deposition. Finally, the written communications submitted for review reflected that defense counsel clearly and repeatedly violated the aspirational provisions of the Code of Civility, and they were admonished to be more attentive to the principles of professionalism espoused in the Code. Any further instances of equivalent conduct in the future would result in more serious repercussions for defense counsel.

## JUDICIAL OPINION

**CASE NAME AND NUMBER:** Mandarano v. Plink, 2020 WL 3039250 (Lacka. Co. 2020)  
**DATE OF DECISION:** June 5, 2020  
**JUDGE:** Terrence R. Nealon

### **ATTORNEYS INVOLVED:**

Tullio DeLuca, Esquire, Counsel for Plaintiff  
Harry T. Coleman, Esquire, Counsel for Defendant, Tina Plink  
Frank A. Marcin, Esquire, Counsel for Defendant, Zacharellis Gardens, LLC

### **SUMMARY OF OPINION:**

Plaintiff instituted this premises liability action on 4/4/18, and following his subsequent death on 1/23/19, his son was appointed as executor of his father's estate on 2/7/19. On 1/21/20, defendant filed a motion for summary judgment asserting that the court had been divested of subject matter jurisdiction inasmuch as this action abated pursuant to 20 Pa.C.S. § 3375 and Pa.R.C.P. 2355 due to the fact that the personal representative of plaintiff's estate was not substituted as the named party within one year of the plaintiff's death. Section 3375 and Rule 2355 provide that if a personal representative "is not appointed" within one year after the filing of a notice or suggestion of the plaintiff's death, the court must abate the action unless the delay in securing letters testamentary or letters of administration is reasonably explained. The actual timing of the substitution of the personal representative as the named party is not governed by Section 3375 or Rule 2355. Since a notice or suggestion of death had not been filed, the one-year limitation regarding the appointment of a personal representative had not commenced. Moreover, the decedent's son was, in fact, appointed as the executrix of his father's estate 15 days following his death. Therefore, there was no basis upon which to abate this matter pursuant to 20 Pa.C.S. § 3375 and Pa.R.C.P. 2355, as a result of which defendant's motion for summary judgment was denied.

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## ESTATES

### First Notice

RE: **ESTATE OF STANLEY J. FERRIT**, late of Old Forge, Pennsylvania (died May 1, 2020). Notice is hereby given that Letters Testamentary for the Estate of Stanley J. Ferrit have been issued to David Ferrit, 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 121 Edgewood Drive, Old Forge, PA 18518 or to Kris E. Fendrock, Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Spruce Street, Suite 200, Scranton, PA 18503.

NOTICE IS HEREBY GIVEN that Letters of Administration in the **ESTATE OF EILEEN A. FORGIONE**, (Date of Death: March 15, 2020) late of the Borough of Dickson City, 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: LAURIE SCHILD, ADMINISTRATRIX, KEVIN R. GREBAS, Esquire, COLBERT & GREBAS, P.C., 210 Montage Mountain Road – Suite A, Moosic, PA 18507.

**ESTATE OF MICHAEL F. GEDMAN**, late of Scranton, Lackawanna County, Pennsylvania, (died December 15, 2014). Notice is hereby given that Letters of Administration have been issued to Shirley A. Gedman, Administratrix. MARIANNE M. STIVALA, ESQUIRE, BRIAN J. CALI & ASSOCIATES, 103 EAST DRINKER STREET, DUNMORE, PENNSYLVANIA 18512.

RE: **ESTATE OF MICHAEL A. HEGEDUS**, late of Jefferson Township, Lackawanna County, Pennsylvania (died January 22, 2020). Notice is hereby given that Letters of Administration for the Estate have been issued to Andrew Hegedus and Robert Hegedus, 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 Administrators, or to John J. McGovern, Jr., Attorney for the Estate, 321 Spruce Street-Suite 201, Scranton, PA 18503.

**ESTATE OF ELLEN JONES**, late of the City of Scranton, PA died June 5, 2020, Co-Administratrix Susan Hovanecs and Carol A. Hovanecs, Terrence V. 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 Administrator's name.

**ESTATE OF MARY SCHMIDLING, A/K/A SISTER MARY SCHMIDLING, IHM**, late of Scranton, Lackawanna County, Pennsylvania (died May 17, 2020). 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 Sister Ellen Maroney, IHM, Executor, 2300 Adams Avenue, Scranton, Pennsylvania 18509 or to Jenna Krayer Tuzze, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, P.O. Box 240, Clarks Summit, Pennsylvania 18411.

**ESTATE OF NORMA TOSTI A/K/A NORMA C. TOSTI**, late of Archbald, Lackawanna County, PA (died May 30, 2020). Letters Testamentary were granted to John

Laboranti, Jr. Creditors present claims and debtors make payment to the Executor, or to Kim A. Giombetti, Esq., The Ritz Building, 222 Wyoming Avenue, Scranton, PA 18503, Attorney for the Estate.

**ESTATE OF WILLIAM T. WALSH**, Late of Dalton, Pennsylvania, Date of Death: November 27, 2019, Executrix: Alicia Holden c/o her Attorney MARK W. BUFALINO, ESQUIRE, Elliott Greenleaf & Dean, 15 Public Square, Suite 310, Wilkes-Barre, PA 18701, (570) 371-5290.

### Second Notice

RE: **ESTATE OF PAUL BISCHAK**, late of Simpson, Lackawanna County, Pennsylvania (died May 30, 2020). Notice is hereby given that Letters of Administration for the Estate of Paul Bischak, have been issued to Michael Bischak and Michael Bischak, Jr., 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 Administrators, or to Sean P. McGraw, Attorney for the Estate, 41 N. Main Street, Suite 415, Carbondale, PA 18407.

IN RE: **ESTATE OF PAULINE BOLCAVITCH**, late of Jessup, Pennsylvania, died June 1, 2020. Notice is hereby given that Letters Testamentary, on the above estate have been granted to Helen Shander. 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 Theresa J. Malski-Pezak, Esquire, 907 Church Street, Jessup, Pennsylvania 18434, Attorney for the Estate.

**ESTATE OF PAUL THOMAS BURKE A/K/A PAUL T. BURKE** late of Scranton, Lackawanna County, Pennsylvania (died May 18, 2020). Notice is hereby given that Letters Testamentary have been issued to Jane Ann Burke, 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 Jane Ann Burke, c/o John J. McGee, Attorney for the Estate, P.O. Box 3298, Scranton, PA 18505.

**ESTATE OF MARGARET EVANS A/K/A MARGARET ANN EVANS**, late of Dunmore Borough, Pennsylvania. Notice is hereby given that Letters of Testamentary/Administration on the above Estate have been granted to Lisa Andrews. All persons indebted to the said estate are required to make payment and those having claims to present the same without delay to the Personal Representative named herein, or to Patrick N. Coleman, Esquire, Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

RE: **ESTATE OF ROGER LEE ELWELL, A/K/A ROGER ELWELL**, late of Covington Township, PA, who died April 17, 2020. 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: Patricia Elwell, Administratrix, or Daniel L. Penetar, Jr., Esquire, 116 North Washington Avenue, Suite 2A, Scranton, PA 18503.

**ESTATE OF ANDREW G. GOLDEN, DECEASED**, late of 542 TAYLOR AVE., SCRANTON, PA 18510, (Died June 5, 2020) Jeffrey Graci, Executor; Dante A. Cancelli, Esquire, Suite 401, 400 Spruce Street, Scranton, Pennsylvania 18503, Attorney.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted to Jean Salamon, Executor

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of the **ESTATE OF ANN KOZAK**, deceased, who died on May 29, 2020, late of Scranton, Pennsylvania. All persons indebted to the estate are required to make payment and those having any claims or demands are to present the same, without delay, to the Executor, Jean Salamon, c/o her attorney Carlo A. LaMonica, Esquire, LaMonica Law Firm LLC, 3218 Pittston Avenue, Scranton, PA 18505.

**ESTATE OF JANE R. O'HEARN**, late of Scranton, PA, who died December 11, 2019. Letters of 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: Kathy Dennebaum, Executrix, c/o Paul J. LaBelle, Esquire, 3703 Birney Avenue, Scranton, PA 18507.

Estate notice is hereby given that Letters of Testamentary have been granted to Dino Darbenzio in the **ESTATE OF STEPHEN J. SCARANTINO** late of Borough of Dunmore, Lackawanna County, Pennsylvania, who died April 25, 2020. All persons indebted to said Estate are requested to make payment and those having claims to present the same, without delay, to Michael R. Mey, Esq., 1144 E Drinker Street, Dunmore, Pennsylvania 18512 or Executor, Dino Darbenzio, 225 Helen Street, Dunmore, PA 18512.

**ESTATE OF RICHARD J. SNELL A/K/A RICHARD JOHN SNELL**, DECEASED, late of 103 VALLEY VIEW DRIVE, PECKVILLE, PA 18452, (Died June 2, 2020) Barbara E. Snell, Executrix; Dante A. Cancelli, Esquire, Suite 401, 400 Spruce Street, Scranton, Pennsylvania 18503, Attorney.

### Third Notice

**ESTATE OF DOROTHY BOWAN**, late of Fell Township, Lackawanna County, Pennsylvania. Any person or persons having claim against or indebted to the estate present same to David Bowan, 19 Boots Lane, Waymart, Pennsylvania, 18472. Ethan C. Wood, Esq., 921 Court St., Honesdale, PA 18431, Attorney for the Estate.

**ESTATE OF DONATO CIAGLIA**, late Peckville, Lackawanna County, PA (died April 27, 2020). 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 Diane Ciaglia, Administrator, 301 New Street, Peckville, PA 18452 or to William F. Dunstone, Esquire, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, PO Box 240, Clarks Summit, PA 18411.

**RE: ESTATE OF MICHAEL D. COSTA**, late of Mayfield, PA, who died May 19, 2020. 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: Mario Costa, Executor, or Daniel L. Penetar, Jr., Esquire, 116 North Washington Avenue, Suite 2A, Scranton, PA 18503.

**RE: ESTATE OF MARILYN CRESSWELL**, late of Dalton, Lackawanna County, Pennsylvania (Died May 29, 2020). Letters of 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 estate shall make payment thereof without delay to Co-Executors, W. Scott Cresswell, 1004 Woodwind Hills Drive, Dalton, PA 18414 or Cindi Kim Steve, 231 Old Road, Dalton, PA 18414, or to James W. Reid, Esquire, Oliver, Price & Rhodes,

Attorneys for the Estate, 1212 South Abington Road, PO Box 240, Clarks Summit, PA 18411.

**ESTATE OF THEODORE F. DUGGAN**, Deceased, late of Dalton, Pennsylvania (Died July 26, 2012). All persons indebted to said Estate are required to make payment, and those having claims or demands to present the same, without delay, to Theodore D. Duggan, Executor, c/o Attorney Gregory A. Germain, 639 Jefferson Avenue, Scranton, PA 18510.

**ESTATE OF EVANGELINE R. FRANCESCHELLI** late of Dunmore, Lackawanna County, Pennsylvania (died March 25, 2020). Notice is hereby given that Letters Testamentary been issued to John A. Franceschelli, III, 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 Jule Gaige, Attorney for the Estate, 615 Clay Avenue, Third Floor, Scranton, PA 18510.

**RE: ESTATE OF JACK FRIES**, late of Vandling, Lackawanna County, Pennsylvania (died April 18, 2020). Notice is hereby given that Letters Testamentary for the Estate of Jack Fries, have been issued to J. Russell Fries, 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 Sean P. McGraw, Attorney for the Estate, 41 N. Main Street, Suite 415, Carbondale, PA 18407.

**ESTATE OF THOMAS J. HOPKINS**, late of the City of Scranton, County of Lackawanna, Commonwealth of Pennsylvania, who died on July 17, 2019. Letters Testamentary in the above estate have been granted to the undersigned, all persons indebted to said estate are requested to make prompt payment and all having claims against said estate will present them without delay to: John Naughton, Executor, c/o JAMI LAYAOU HEARN, ESQ. 181 West Tioga Street, Tunkhannock, PA 18657.

**ESTATE OF ARLENE F. JOYCE**, DECEASED, late of 900 OLD RIDGE ROAD, ARCHBALD, PA 18403, (Died February 10, 2020) Jessica Phillips, Executrix; Dante A. Cancelli, Esquire, Suite 401, 400 Spruce Street, Scranton, Pennsylvania 18503, Attorney.

**ESTATE OF THOMAS J. MCCORMICK**, late of Scranton, PA (died January 19, 2020). Letters of Administration having been granted to Lynn Weathersby. All persons knowing themselves to be indebted to said Estate will make payment immediately, and those having claims will present them for settlement to Lynn Weathersby, Executrix, or to: Tullio DeLuca, Attorney for the Estate, 381 N. 9<sup>th</sup> Avenue, Scranton, PA 18504.

**RE: ESTATE OF PAUL J. NOCELLA, JR.**, late of Dickson City, PA, who died July 30, 2019. 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: Jason J. Nocella, Executor, 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 SHARON M. PFLECKL**, Deceased, late of Peckville, Lackawanna County, Pennsylvania, 18452 who died on May 17, 2020. 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, Christine A. Pfeckl, or John P. Sanderson, III, Attorney for the Estate –

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Sanderson Building, One Terrace Drive, Olyphant, Pennsylvania 18447.

RE: **ESTATE OF SAM C. RUNCO**, late of Throop, Lackawanna County, Pennsylvania (died March 25, 2020). Notice is hereby given that Letters Testamentary for the Estate of Sam C. Runco have been issued to Justine Bechaver, 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 Sean P. McGraw, Attorney for the Estate, 41 N. Main Street, Suite 415, Carbondale, PA 18407.

**ESTATE OF DONALD TRAGER**, late of Scranton, PA (died February 24, 2019). Letters Testamentary having been granted to Judith Trager. All persons knowing themselves to be indebted to said Estate will make payment immediately, and those having claims will present them for settlement to Judith Trager, Executrix, or to: Tullio DeLuca, Attorney for the Estate, 381 N. 9<sup>th</sup> Avenue, Scranton, PA 18504.

In the **ESTATE OF CELIA WHENGREEN**, of Greenfield Township, Lackawanna County, Pennsylvania. Letters Testamentary in the above estate have been granted to the undersigned. All persons indebted to said estate are requested to make prompt payment and all having claims against said estate will present them without delay to: Diane Rusek, 6608 SR 92, Kingsley, PA 18826 or Michael Briechle, Attorney for the Estate, Briechle Law Offices, PC, 4 Chestnut Street, Montrose, PA 18801.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE JOHN P. WORMUTH**, late of Childs, Lackawanna County, Pennsylvania (died May 9, 2020). 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, Catherine Z. Felber, or John J. Lawler, Jr., Attorney for the Estate, 25 North Main Street, Suite Two, Carbondale, Pennsylvania 18407.

### FICTITIOUS NAME

An application for registration of the fictitious name **OnPoint.Boutique**, 2228 Boulevard Ave., Scranton, PA 18509 has been filed in the Department of State at Harrisburg, PA, File Date 06/07/2018 pursuant to the Fictitious Names Act, Act 1982-295. The name and address of the person who is a party to the registration is Maritza M. Villarual, 2228 Boulevard Ave., Scranton, PA 18509.

T1-7/10

### NOTICE

NOTICE OF SHERIFF'S SALE  
IN THE COURT OF COMMON PLEAS  
OF LACKAWANNA COUNTY, PENNSYLVANIA  
NO. 2019-07424

NATIONSTAR MORTGAGE LLC D/B/A CHAMPION  
MORTGAGE COMPANY

Vs.

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL  
PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST FROM OR UNDER GERARD  
P. MAUS A/K/A GERARD MAUS A/K/A GERARD PAUL  
MAUS, DECEASED, STACY MAUS, SUZI MARSICO and  
SUZI MARSICO

NOTICE TO: UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST  
FROM OR UNDER GERARD P. MAUS A/K/A GERARD  
MAUS A/K/A GERARD PAUL MAUS, DECEASED

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Being Premises: 234 NORTH CAMERON AVENUE, A/K/A  
232 234 N CAMERON AVE, SCRANTON, PA 18504-1623  
Being in SCRANTON CITY, County of LACKAWANNA,  
Commonwealth of Pennsylvania, 14412040029

Improvements consist of residential property.

Sold as the property of UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST  
FROM OR UNDER GERARD P. MAUS A/K/A GERARD  
MAUS A/K/A GERARD PAUL MAUS, DECEASED, STACY  
MAUS, SUZI MARSICO and SUZI MARSICO

Your house (real estate) at 234 NORTH CAMERON  
AVENUE, A/K/A 232 234 N CAMERON AVE, SCRANTON,  
PA 18504-1623 is scheduled to be sold at the Sheriff's Sale  
on 10/13/2020 at 10:00 AM, at the LACKAWANNA County  
Courthouse, 200 North Washington Avenue, 1st Floor,  
Scranton, PA 18503, to enforce the Court Judgment of  
\$142,636.02 obtained by, NATIONSTAR MORTGAGE LLC  
D/B/A CHAMPION MORTGAGE COMPANY (the  
mortgagee), against the above premises.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorney for Plaintiff  
T1-7/10