

LACKAWANNA JURIST

JUDICIAL OPINION

CASE NAME AND NUMBER: Joseph Ventura v. Anthony Matybel, 2019 CV 3035

DATE OF DECISION: October 10, 2019

JUDGE: Thomas J. Munley, Judge

ATTORNEYS INVOLVED:
Michael Cowley, Esq. for Plaintiff, *pro se* Defendant

SUMMARY OF OPINION:

Defendant who failed to appear at hearing, despite having been sent by Court written notice of hearing date and time, filed post trial motion claiming lack of notice. Referencing "mailbox rule", Court found that prepaid letter sent to Defendant at address supplied by Defendant reached its destination by due course of mail delivery, and denied motion.

HEADNOTE 1: Letter that was properly addressed, stamped, and deposited in the postal system is presumed to have been received by addressee.

HEADNOTE 2: Defendant in landlord/tenant civil action, facing potential eviction and financial liability, was responsible for attending scheduled Court proceeding and will not be subsequently heard to assert that the Court's scheduling Order, sent in the regular course of business by Court staff to Defendant at Defendant's residential address, was undelivered or "lost" in the postal system.

LACKAWANNA JURIST

IN RE: COURT CALENDAR MAURI B. KELLY IN THE COURT OF COMMON
FOR THE YEAR 2020 LACKAWANNA COUNTY PLEAS OF LACKAWANNA COUNTY

2019 OCT 31 : P 12:16

2020—CV—1

CLERKS OF JUDICIAL
RECORDS CIVIL DIVISION

ORDER

AND NOW, this 31st day of October, 2019, it is Ordered that the 2020
Calendar of the Court of Common Pleas, 45th Judicial District, Lackawanna County, shall be as
follows:

<u>JANUARY</u>	6	Civil and Criminal Jury Trials
	13	Civil and Criminal Jury Trials
	21	Civil and Criminal Jury Trials
	27	Miscellaneous Week

<u>FEBRUARY</u>	3	Civil and Criminal Jury Trials
	10	Civil and Criminal Jury Trials
	18	Civil and Criminal Jury Trials
	24	Miscellaneous Week

<u>MARCH</u>	2	Civil and Criminal Jury Trials
	9	Civil and Criminal Jury Trials
	16	Civil and Criminal Jury Trials
	23	Miscellaneous Week
	30	Miscellaneous Week

<u>APRIL</u>	6	Civil and Criminal Jury Trials
	13	Civil and Criminal Jury Trials
	20	Civil and Criminal Jury Trials
	27	Miscellaneous Week

<u>MAY</u>	4	Civil and Criminal Jury Trials
	11	Civil and Criminal Jury Trials
	18	Civil and Criminal Jury Trials
	26	Miscellaneous Week

LACKAWANNA JURIST

JUNE

1 Civil and Criminal Jury Trials
8 Civil and Criminal Jury Trials
15 Civil and Criminal Jury Trials
22 Miscellaneous Week
29 Miscellaneous Week

JULY

6 Miscellaneous Week
13 Civil and Criminal Jury Trials
20 Miscellaneous Week
27 Miscellaneous Week

AUGUST

3 Miscellaneous Week
10 Miscellaneous Week
17 Miscellaneous Week
24 Miscellaneous Week
31 Miscellaneous Week

SEPTEMBER

8 Civil and Criminal Jury Trials
14 Civil and Criminal Jury Trials
21 Civil and Criminal Jury Trials
28 Miscellaneous Week

OCTOBER

5 Civil and Criminal Jury Trials
13 Civil and Criminal Jury Trials
19 Civil and Criminal Jury Trials
26 Miscellaneous Week

NOVEMBER

2 Civil and Criminal Jury Trials
9 Civil and Criminal Jury Trials
16 Civil and Criminal Jury Trials
23 Miscellaneous Week
30 Civil and Criminal Jury Trials

DECEMBER

(11/30) Civil and Criminal Jury Trials
7 Civil and Criminal Jury Trials
14 Civil and Criminal Jury Trials
21 Miscellaneous Week
28 Miscellaneous Week

LACKAWANNA JURIST

CRIMINAL DIVISION

Pre-Trial Conferences are generally held every Friday at 9:00 A.M.

CIVIL DIVISION

Motion Court is held every Monday through Friday at 9:00 A.M.

On the second and last Friday of each month, Court en Banc is held in Courtroom No. 3 at 9:00 A.M. (Court Administrator's Office determines conflict dates).

Discovery Motion Court is held every Monday and Thursday at 9:30 A.M.

Sheriff Sale dates are determined by the Lackawanna County Sheriff's Office; copies may be obtained at the Sheriff's Office.

FAMILY COURT DIVISION

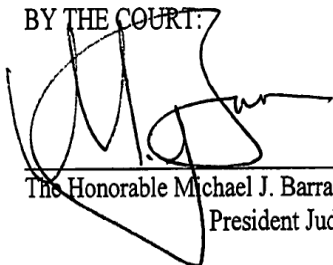
Motion Court is held every Monday through Friday at 9:00 A.M. in the Lackawanna County Government Center at The Globe, located at 123 Wyoming Avenue.

ORPHANS' COURT DIVISION

Motion Court is held every Monday, Wednesday, and Friday at 9:00 A.M. in the Main Courthouse before Judge Geroulo.

On the second and last Friday of each month, Court en Banc is held in Courtroom No. 3 at 9:00 A.M. (Court Administrator's Office determines conflict dates).

BY THE COURT:




_____, P.J.
The Honorable Michael J. Barrasse,
President Judge

LACKAWANNA JURIST

2020 LACKAWANNA COUNTY SHERIFF SALE SCHEDULE		
LAST DAY TO FILE	ADVERTISED	SALE DATE
DEADLINE 12:00 P.M.		
November 4, 2019	January 10, 2020	<i>February 4, 2020</i>
	January 17, 2020	
	January 24, 2020	
December 9, 2019	February 14, 2020	<i>March 10, 2020</i>
	February 21, 2020	
	February 28, 2020	
March 19, 2020	May 15, 2020	<i>June 9, 2020</i>
	May 22, 2020	
	May 29, 2020	
April 13, 2020	June 12, 2020	<i>July 7, 2020</i>
	June 19, 2020	
	June 26, 2020	
July 6, 2020	September 18, 2020	<i>October 13, 2020</i>
	September 25, 2020	
	October 2, 2020	
August 10, 2020	October 16, 2020	<i>November 10, 2020</i>
	October 23, 2020	
	October 30, 2020	

SCHEDULE OF DISTRIBUTION WILL BE MADE ON ALL SALES WITHIN 30 DAYS OF SALE DATE. THIS DATE WILL BE LISTED ON POSTERS AND IN THE NEWSPAPER. A DEPOSIT OF 10% OF THE BID PRICE IS TO BE PAID IN CASH, CASHIER'S CHECK OR CERTIFIED CHECK IMMEDIATELY TO THE SHERIFF AT THE TIME OF THE BID. IN THE EVENT THAT 10% IS NOT PAID IMMEDIATELY, THE PROPERTY WILL BE SOLD AGAIN AT THE END OF THE CURRENT SALE. SAID DEPOSIT WILL BE FORFEITED IN THE EVENT THE BALANCE OF THE BID PRICE IS NOT PAID BY 2 O'CLOCK ON THE AFTERNOON OF SAID DATE.

2020 ORPHANS' COURT CALENDAR			
Dates for filing ACCOUNT STATEMENTS of PROPOSED DISTRIBUTION, OBJECTIONS, and LAST DATE to SUBMIT TO COURT FOR AUDIT			
Last day for filing ACCOUNTS and STATEMENTS OF PROPOSED DISTRIBUTION	Dates for ADVERTISING	LAST DAY FOR OBJECTIONS	LAST DAY TO SUBMIT TO COURT FOR AUDIT
January 3 2020	January 17 2020 January 24 2020	February 3 2020	February 4 2020
March 6 2020	March 20 2020 March 27 2020	April 6 2020	April 7 2020
May 1 2020	May 15 2020 May 22 2020	June 1 2020	June 2 2020
July 2 2020	July 17 2020 July 24 2020	August 3 2020	August 4 2020

Last day for filing ACCOUNTS and STATEMENTS OF PROPOSED DISTRIBUTION	Dates for ADVERTISING	LAST DAY FOR OBJECTIONS	LAST DAY TO SUBMIT TO COURT FOR AUDIT
September 4 2020	September 18 2020 September 25 2020	October 5 2020	October 6 2020
November 6 2020	November 20 2020 November 27 2020	December 7 2020	December 8 2020
A certified copy of the ORDER shall be filed in the Office of the Clerk of Judicial Records and Register of Wills.			
This ORDER shall be published in the Lackawanna County Jurist			
BY THE COURT:			
 Michael J Barrasse, PJ			

ESTATES

First Notice

ESTATE OF EDWARD H. BARKOWSKI A.K.A. EDWARD BARKOWSKI, late of Clarks Summit, Pennsylvania (Died October 4, 2019). Letters Testamentary having been granted to Ann Marie Stabinski, Executrix. 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.

ESTATE OF CARMELA A. BEVILACQUA A/K/A CARMELA ANN BEVILACQUA, DECEASED, late of 921 Katherine Drive, Jessup, PA 18434, (Died September 12, 2019) Joann M. Bevilacqua Executrix; Mark G. Rudalavage, 171 Scranton-Carbondale Highway, Eynon, Pennsylvania 18403-1027, Attorney.

ESTATE OF JUNE ANN DOUGHITT, Deceased. Late of Dunmore Borough, Lackawanna County, PA. D.O.D. 7/20/19. Letters of Administration on the above Estate have been granted to the undersigned, who request 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 Angela Doughitt, Administratrix, 709 Herbert St., Bldg. 23-E, Scranton, PA 18505. Or to her Atty.: Robert Freedenberg, Skarlatos Zonarich, 320 Market Street, Ste. 600W, Harrisburg, PA 17101.

ESTATE OF JOHN V. GALDIERI, SR. A.K.A JOHN VINCENT GALDIERI, late of Clarks Summit, Pennsylvania (Died October 25, 2019). Letters Testamentary has been granted to John V. Galdieri, Jr., Executor. 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.

ESTATE OF ROSALIE GALLAGHER, Late of the City of Scranton, Commonwealth of Pennsylvania (died August 13, 2019) Administrator, JOSEPH GALLAGHER, Law Offices of Smith & Smith, P.C., Attorneys for the Estate, 10491 Ben C. Pratt Parkway, Suite 245, Ft. Myers, Florida 33966 (239) 400.5205.

The **ESTATE OF HILDA M. KINGSLEY**, late of Borough of Old Forge, County of Lackawanna, Commonwealth of Pennsylvania (died October 11, 2019). Notice is hereby given that Letters Testamentary have been granted in the Co-Executors. 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 Bolock Law, Frank J. Bolock, Jr., Esquire, 212 Front Street, Clarks Summit, PA 18411, Attorney for the Estate.

RE: ESTATE OF ESTHER LAURITO A/K/A ESTHER E. LAURITO, Late of Scott Township, Pennsylvania (died 09/07/2019). Notice is hereby given that Letters of Administration for the ESTATE OF ESTHER LAURITO A/K/A ESTHER E. LAURITO, have been issued to JOSEPH MARK LAURITO, 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 Administratrix, 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 of Administration in the **ESTATE OF LOURDES C. SCHOFIELD A/K/A LOURDES SCHOFIELD**, late of City of Scranton, Lackawanna County, Pennsylvania (Date of Death: February 24, 2019), 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: MARIE PURCELL AND LEO KELLEHER, EXECUTORS, KEVIN R. GREBAS, ESQUIRE, COLBERT & GREBAS, P.C., 210 Montage Mountain Road - Suite A, Moosic, PA 18507.

ESTATE OF MICHAEL J. STUDENSKI, DECEASED, late of Scranton, Lackawanna County, Pennsylvania, (died October 10, 2019). Letters of Administration 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.

Second Notice

ESTATE OF REGINA M. BARNOSKI, ESTATE NUMBER 35-2019-1340, DECEASED, LATE OF TAYLOR, LACKAWANNA COUNTY, PA: DIED OCTOBER 11, 2017. 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 RICHARD J. BARNOSKI, 406 LINCOLN ST., TAYLOR, PA 18517.

ESTATE OF JOAN A. BORICK, ESTATE NUMBER 35-2019-1374, DECEASED, LATE OF PECKVILLE, LACKAWANNA COUNTY, PA: DIED SEPTEMBER 25, 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 TIMOTHY BORICK, 102 VALLEY VIEW DRIVE, PECKVILLE, PA 18452.

ESTATE OF HELEN M. COSTA A/K/A HELEN COSTA, late of the Borough of Clarks Summit, Lackawanna County, Pennsylvania (died April 28, 2019). Personal Representatives are Patricia Butchko and Robert Butchko, 102 Abbey Drive, Clarks Summit, Pennsylvania. Attorney for the Estate is Nancy M. Barrasse, Esquire, 224 Adams Avenue, Scranton, Pennsylvania 18503.

ESTATE OF STEPHEN M. COSTELNICK A/K/A STEPHEN COSTELNICK, late of the Borough of Jessup, Lackawanna County, Pennsylvania (died August 31, 2019). Personal Representatives are Marianne Boos, 60 S. Main Street, Carbondale, Pennsylvania and Mark R. Boos, Sr., 215 Moosic Street, Olyphant, Pennsylvania. Attorney for the Estate is Nancy M. Barrasse, Esquire, 224 Adams Avenue, Scranton, Pennsylvania 18503.

Letters Testamentary have been granted in the **ESTATE OF CLARENCE J. DUFFY** to Mary Clare Kingsley and Kathleen A. King, Co-Executrices, or to Shrive Law, LLC, Jason A. Shrive, Esquire, 204 Wyoming Ave.-2nd Floor, Scranton, PA 18503, Attorney. All persons having claims against the Estate are requested to present them in writing and all persons indebted to the Estate are to make payment to it in care of the Attorney noted above.

LACKAWANNA JURIST

ESTATE OF NANCY SCHMITT FARKAS, late of Waverly Township, Pennsylvania (died April 29, 2018); John A. Farkas, Executor or William J. Rinaldi, Esquire, Attorney for the Estate, Suite 600, 538 Spruce Street, Scranton, PA 18503.

Notice is hereby given that Letters Testamentary have been granted in the **ESTATE OF LINDA HARTMAN A/K/A LINDA L. HARTMAN**, deceased, late of Blakely, Lackawanna County, Pennsylvania who died on October 3, 2019. All persons indebted to the estate are required to make payment and those having claims or demands are to present the same, without delay, to Debra Parry and Laurie Imbt, 427 Grove Street, Peckville, PA, Co-Executrix, or to Donald P. Dolan, Esquire, Attorney for the Estate, 436 Jefferson Avenue, Scranton, PA 18510.

ESTATE OF JANET L. HOGG, ESTATE NUMBER 35-2019-1414, DECEASED, LATE OF SCRANTON, LACKAWANNA COUNTY, PA: DIED MARCH 19, 2019. 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 RICHARD HOGG, 1133 WELLINGTON CIRCLE, LAURYS STATION, PA 18059.

ESTATE OF JOAN LOUISE OSBORNE A/K/A JOAN L. OSBORNE, late of Scranton, Pennsylvania (died September 12, 2019). Letters of Administration, C.T.A. have been issued to James Osborne, Administrator of the Estate. All those indebted to said Estate are required to make payment and those having claims to present the same without delay to the Administrator or to Patrick Walsh, Esquire, Attorney for the Estate at 715 N. State Street, Clarks Summit, PA 18411.

In Re: **ESTATE OF OTTO P. ROBINSON, JR., A.K.A OTTO P. ROBINSON, A.K.A OTTO ROBINSON**, late of the City of Scranton, died September 25, 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 the decedent shall make payments thereof, without delay to Robert C. Robinson or Holly J. Robinson, Co-Executors, 142 N. Washington Avenue, Suite 701, Scranton, PA 18503, or Attorney Robert C. Robinson, Robinson & Robinson Law, LLC, 142 N. Washington Avenue, Suite 701, Scranton, PA 18503.

ESTATE OF FRANK V. SCOPELLITI, DECEASED, late of 1 Leslie Drive, Scranton, PA 18505, (Died June 13, 2019) THERESA SCOPELLITI, Administratrix; Dante A. Cancelli, Suite 401, 400 Spruce Street, Scranton, Pennsylvania 18503, Attorney.

In re: **ESTATE OF WALTER A. STANN, JR.**, late of Archbald, Lackawanna County, PA, (died October 1, 2019). Letters Testamentary 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 the Estate Executrix, Shelley Hayden, or to Joseph S. Toczydlowski, Jr., Esquire of the Toczydlowski Law Office, 392 North Main Street, Archbald, PA 18403.

ESTATE OF CAROL FRANCES TINKLEPAUGH A/K/A CAROL TINKLEPAUGH A/K/A CAROL F. TINKLEPAUGH, late of Moscow, Lackawanna County, PA (October 6, 2019). Notice is hereby given that Letters Testamentary on the above Estate have been granted to

Karen Ann Learish. All persons indebted to the said estate are required to make payment and those having claims to present the same without delay to the Executrix named above or to Timothy B. Fisher II, Esquire, Fisher & Fisher Law Offices LLC, Attorneys for the Estate, 525 Main Street, PO Box 396, Gouldsboro, PA 18424.

ESTATE OF ROMAINE ZIELENSKI, late of Taylor, Lackawanna County, Pennsylvania, deceased (Died July 23, 2019) Letters of Testamentary have been granted to Walter Zielenski, Executor or Christopher T. Powell, Esquire, Powell Law, 527 Linden Street, Scranton, PA 18503.

ESTATE OF EDWARD J. ZUBAVICH, JR., A/K/A EDWARD ZUBAVICH, JR. A/K/A EDWARD J. ZUBAVICH A/K/A EDWARD ZUBAVICH, late of Jefferson Township, Pennsylvania, died September 23, 2019. Letters Testamentary having been granted to Patricia Tannehill, all persons having claims against the Estate or indebted to the Estate shall make payment without delay or present claims to Patricia Tannehill, Executrix, c/o John Murphy, Cipriani & Werner, P.C., attorneys for the Estate, 415 Wyoming Avenue, Scranton, PA 18503.

Third Notice

NOTICE IS HEREBY GIVEN that Letters Testamentary in the **ESTATE OF CHARLOTTE A. ABDA, A/K/A CHARLOTTE ABDA**, late of the City of Scranton, Lackawanna County, Pennsylvania (Date of Death: September 8, 2019), 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: RONALD A. ABDA, EXECUTOR, KEVIN R. GREBAS, ESQUIRE, COLBERT & GREBAS, P.C., 210 Montage Mountain Road - Suite A, Moosic, PA 18507.

ESTATE OF BARBARA A. FERGUSON A/K/A BARBARA ANNE FERGUSON, late of Scranton, PA (died September 14, 2019) Letters Testamentary were granted to Judith P. Goffer, Executrix. Elaine C. Geroulo, Esq., Attorney for the Estate 411 Jefferson Avenue, Scranton, PA 18510.

ESTATE OF ELIZABETH HOVENCAMP A/K/A ELIZABETH R. HOVENCAMP, RN, Deceased, late of 10 Washington Street, Carbondale, PA 18407, (Died August 28, 2018) Katie Elizabeth Hovencamp, Executrix; Mark G. Rudalavage, 171 Scranton-Carbondale Highway, Eynon, Pennsylvania 18403-1027, Attorney.

RE: **ESTATE OF JESSIE MACKEY**, late of Newton Township, PA, who died June 21, 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: Richard W. Mackey or Dale James Reese, Co-Executors, or Daniel L. Penetar, Jr., Esquire, 116 North Washington Avenue, Suite 2A, Scranton, PA 18503.

FICTITIOUS NAME

Notice is hereby given that (Brandon Robbins), (811 Walker Street Dickson City PA 18519), filed with the Secretary of the Commonwealth of Pennsylvania on (10/7/19), an application for Registration of the Fictitious Name, "(B&S Refinishing)". The principal place of business is located at (811 Walker Street Dickson City PA 18519).

T1-11/15

LACKAWANNA JURIST

NOTICE

Notice is hereby given that a Petition for a Change of Name was filed in the Court of Common Pleas of Lackawanna County by Kirt Stanley to change their name from Kirt Stanley to Kaitlynn Stanley. A hearing on such Petition has been scheduled before the Lackawanna County Court of Common Pleas in Courtroom No. 3 on December 19, 2019 at 9:00 a.m.
T1-11/15

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 Monday, the 2nd of December, 2019.

The accounts will be filed by the clerk, with the Court for adjudication and confirmation on Tuesday, the 3rd of December, 2019. Distribution may be ordered or authorized without further notice if no objections are filed prior to that date.

35-2014-571	First & Final Account
Florence Gillespie Brown Trust	PNC Bank National Association Trustee
	J. Frederick Rohrbeck Esq.

35-2016-661	First & Final Account
Betsy Simmons Deceased	Rebecca Empet, Executrix
	Roger Mattes Jr, Esq.

35-2018-193	First & Final Account
Vivienne W. Yaggi Deceased	Janet M. Tigue
	& Karen R. Tigue. Executors
	Stephanie Tigue, Esq.

T2-11/22

NOTICE

TO JOSEPH MINOR of CARBONDALE, PA:

NOTICE IS HEREBY GIVEN that a Petition has been filed in the Court of Common Pleas of Lackawanna County seeking a name change of your minor child S.R.M. to S. R.A. A hearing on the Petition will be heard on the 13th day of December, 2019 at 9:00 o'clock a.m. in Courtroom No. 3 at the Lackawanna County Courthouse 200 N. Washington Avenue, Scranton, PA 18503, at which time you as well as any persons interested may attend and show cause, if any, why the Petition should not be granted.

BY: Catherine A. Gallagher, Esq.
Attorney for the Petitioner
416 Jefferson Avenue
Scranton, PA 18510

T1-11/15

NOTICE

Lackawanna County
Court of Common Pleas
Number: 19 CV 6041
Notice of Action in Mortgage Foreclosure

American Advisors Group,
Plaintiff

v.

Ann Marie Amadio Known Surviving Heir of Madelyn Homets, Mary Ann Iyob Known Surviving Heir of Madelyn Homets, Diane Nevins Known Surviving Heir of Madelyn Homets, Frank S. Homets Known Surviving Heir of Madelyn Homets, and Unknown Surviving Heirs of Madelyn Homets, Defendants

TO: Unknown Surviving Heirs of Madelyn Homets.
Premises subject to foreclosure: 109 Farview Street,
Carbondale, Pennsylvania 18407.

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
T1-11/15

LACKAWANNA JURIST

NOTICE

NOTICE OF ACTION IN MORTGAGE FORECLOSURE
IN THE COURT OF COMMON PLEAS OF LACKAWANNA COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW
No. 19-CV-5994

DITECH FINANCIAL LLC

Plaintiff

vs.

GLORIA BROUSSARD, in her capacity as Administratrix and Heir of the

Estate of WALTER SAAVEDRA A/K/A WALTER A. SAAVEDRA

TANIA SAAVEDRA, in her capacity as Heir of the Estate of WALTER SAAVEDRA A/K/A WALTER A. SAAVEDRA

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE
OR INTEREST FROM OR UNDER WALTER SAAVEDRA A/K/A WALTER A. SAAVEDRA, DECEASED

Defendants

NOTICE

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

You are hereby notified that on October 9, 2019, 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. 19-CV-5994. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 121 FERDINAND STREET, SCRANTON, PA 18508-1967 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

T1-11/15