

LACKAWANNA JURIST

JUDICIAL OPINION

CASE NAME AND NUMBER: Gearhart v. Geisinger Health, et al. - 2026
WL 1639379 (Lacka. Co. 2026)

DATE OF DECISION: June 5, 2026

JUDGE: Terrence R. Nealon

ATTORNEYS INVOLVED: Andrew Marth, Esquire,
Counsel for Plaintiffs

Frank J. Brier, Esquire and Frederick J.
Lokuta, Esquire, *Counsel for Defendants*

SUMMARY OF OPINION:

Mifflin County plaintiffs instituted this medical negligence action against a Mifflin County podiatrist and nurse practitioner, a Union County physician assistant, a Mifflin County hospital, and their employer and corporate parent that are both headquartered in Montour County. The health care providers, their employer, and the corporate parent sought to transfer venue to Mifflin County pursuant to Pa.R.Civ.P. 1006(d)(1) on the *forum non conveniens* grounds that the litigation and trial of this case in Lackawanna County would be oppressive for them and their witnesses and that the parties, treatment, and claims had no connection with Lackawanna County where no sources of proof were located.

The deposition testimony, affidavits, and exhibits submitted by the parties reflected that the trial of this matter in Lackawanna County, which was more than 130 miles from the sites of the primarily actionable treatment and associated evidence, would be unduly burdensome for the podiatrist, nurse practitioner, and physician assistant and impose considerable hardships relating to their professional and familial responsibilities. Mifflin County would provide far easier access to material witnesses possessing pertinent information and other sources of proof regarding the claimed malpractice and damages. Based upon the totality of the relevant circumstances, Lackawanna County was deemed to be an oppressive forum for the continued adjudication of this malpractice action, and the motion seeking to transfer venue to the Court of Common Pleas of Mifflin County was granted pursuant to Pa.R.Civ.P. 1006(d)(1).

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ESTATE

First Notice

ESTATE OF JAMES F. BUTLER, ESTATE NO. 35-21-00343, late of Dunmore, Lackawanna County, PA (died March 18, 2020). Notice is hereby given that Letters of Administration for the Estate of James F. Butler have been issued to Thomas King, 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: Executor Thomas King, c/o Atty. Stephanie Lynne Tighe, O'BRIEN LEGAL, 72 Glenmaura National Boulevard, Suite 104, Moosic PA 18507.

ESTATE OF MARY ELIZABETH BUTLER, ESTATE NO. 35-26-00818, late of Dunmore, Lackawanna County, PA (died October 12, 2007). Notice is hereby given that Letters Testamentary for the Estate of Mary Elizabeth Butler have been issued to Thomas King, 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: Executor Thomas King, c/o Atty. Stephanie Lynne Tighe, O'BRIEN LEGAL, 72 Glenmaura National Boulevard, Suite 104, Moosic PA 18507.

NOTICE IS HEREBY GIVEN that Letters Testamentary in the **ESTATE OF MARY ANN COGGINS**, late of Old Forge, 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: GERARD COGGINS, EXECUTOR BRENDA D. COLBERT, Esquire COLBERT & GREBAS, P.C. 210 Montage Mountain Road – Suite A Moosic, PA 18507. Date of Death: January 14, 2026.

ESTATE OF EUGENE W. CONNOR a/k/a EUGENE CONNOR, late of Carbondale, Pennsylvania (died May 06, 2026). Notice is hereby given that Letters of Administration on the above Estate have been granted to Eugene S. Connor, of Dunmore, PA. All persons indebted to the said Estate are required to make payment and those who have 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.

NOTICE is hereby given that Letters Testamentary have been given in the **ESTATE OF MARY LUCILLE CZYZYK**, late of Scranton, Lackawanna County, Pennsylvania, who died April 13, 2026. 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 Executor, Joseph S. Czyzyk, c/o Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704.

ESTATE OF MARGARET M. DISKIN, late of Moosic, died May 23, 2026. Letters of Testamentary granted to Lynn Webster, Catherine A. Gallagher, Attorney for the Estate, 416 Jefferson Avenue, Scranton, PA 18510. Notice is hereby given that Letters of Testamentary 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 Executrix name.

Notice is hereby given that Letters Testamentary have been granted in the **ESTATE OF ROBERT R. DUDICK**, deceased. All persons indebted to said Estate are required to make payments, and those having claims or demands to present the same, without delay, to Diane Grambo, Executrix, c/o Needle Law, P.C., 240 Penn Avenue, Scranton, PA 18503.

ESTATE OF JEAN M. EDWARDS a/k/a JEAN EDWARDS, late of Jefferson Twp., Pennsylvania (died March 14, 2026). Notice is hereby given that Letters of Administration on the above Estate have been granted to Scott Edwards, of Dunmore, PA. All persons indebted to the said Estate are required to make payment and those who have 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.

ESTATE OF CHARLOTTE HASER, late of Jermyn, Lackawanna County, Pennsylvania (died June 9, 2026). Notice is hereby given that Letters of Testamentary for the Estate have been issued to GLENN P. HASER, 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, or to John J. McGovern, Jr., Attorney for the Estate, 321 Spruce Street - Suite 201, Scranton, PA 18503.

ESTATE OF MARYROSE LENIHAN, Deceased, late of 1622 Quincy Ave., Dunmore, PA 18509, (Died August 12, 2025). Daniel Lenihan, Executor; Dante A. Cancelli, Suite 260, 125 North Washington Ave., Scranton, Pennsylvania 18503, Attorney.

In the **ESTATE OF BECKY LEE MURRAY a/k/a BECKY MURRAY**, of Susquehanna County, Pennsylvania. Letters Testamentary in the above Estate have been granted to David John Murray. 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: Michael Brieche, Esquire, Brieche Law Offices, P.C., 1015 N. Main Street, P.O. Box 157, Forest City, PA 18421, Attorney for the Estate.

NOTICE IS HEREBY GIVEN that Letters Testamentary in the **ESTATE OF LOUISE NYKAZA**, late of Old Forge, 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: KARISSA DOLAN, EXECUTRIX BRENDA D. COLBERT, Esquire COLBERT & GREBAS, P.C. 210 Montage Mountain Road – Suite A Moosic, PA 18507. Date of Death: January 20, 2026.

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ESTATE OF TONI MARIA RECUPERO, Deceased, late of Scranton, Pennsylvania (Died June 8, 2026). All persons indebted to said Estate are required to make payment, and those having claims or demands to present the same, without delay, to Ann Hunter Williams, Executrix, c/o Attorney Joseph F. Gaughan, 1107 Oram Street, Scranton, PA 18504.

ESTATE OF VIRGIO SEBASTIANELLI, late of South Abington Township, Lackawanna County, Pennsylvania (died July 16, 2026). Notice is hereby given that Letters Administration for the Estate have been issued to Rose Sebastianelli-Cimini, 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 John J. McGovern, Jr., Attorney for the Estate, 321 Biden Street - Suite 201, Scranton, PA 18503.

ESTATE OF NANCY V. SOUDER, Late of Scranton. Letters Testamentary on the above estate 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 Carol L. Farrell, 2152 Mill Valley Ln., Quakertown, PA 18951, Donna K. Krahling, PO Box 1023, Buffalo, NY 14240, Executrices, or their attorney, Elizabeth M. Wetzel, Esquire, Landis, Hunsberger, Gingrich & Weik, LLP, 114 East Broad Street, P.O. Box 769, Souderton, Pennsylvania 18964.

ESTATE OF CAROL ANN TALERICO aka, CAROL D. TALERICO aka CAROLINE TALERICO, late of the city of Scranton, died 03/27/2026. Letters of Testamentary granted to Wendy Letoski, Terrence V. Gallagher, Attorney for the Estate, 416 Jefferson Avenue, Scranton, PA 18510. Notice is hereby given that Letters of Testamentary 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 Executrix name.

Notice is hereby given that Letters Testamentary have been granted in the **ESTATE OF CATHERINE VANNAN** late of Clarks Summit, Lackawanna County, Commonwealth of Pennsylvania (died April 13, 2026). All persons indebted to the Estate are requested to make payments and all those having claims or demands are to present same, without delay to Joan Roche, Executrix of the Estate or Sean P. McGraw, Esquire, Attorney for the Estate, 41 N. Main Street, 4th Floor, Carbondale, PA 18407.

Notice is hereby given that Letters of Administration have been granted in the **ESTATE OF SALLY ANN WALSH** late of Scranton, Lackawanna County, Commonwealth of Pennsylvania (died April 4, 2026). All persons indebted to the Estate are requested to make payments and all those having claims or demands are to present same, without delay to Jeanne Walsh Smith, Administratrix of the Estate or Sean P. McGraw, Esquire, Attorney for the Estate, 41 N. Main Street, 4th Floor, Carbondale, PA 18407.

ESTATE OF LUKE DAVID ZORECHAK, ESTATE NO. 35-25-1572, late of 306 Hitchcock Road, Jefferson Township, PA 18436, (died 4/9/2025). Joseph Zorechak, Executor. Elaine C. Geroulo, Esquire, Attorney for the Estate.

Second Notice

NORMA JANE AHLERS, late of Scranton, Lackawanna County, Pennsylvania, who died June 6, 2026, Letters Testamentary in the above Estate having been granted to William Ahlers. 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 William Ahlers, Executor, c/o Attorney Jill E. Durkin, Durkin Law, LLC, 401 Marshbrook Road, Factoryville, Pennsylvania 18419.

ESTATE OF MIRIAM E. GIORDANO, late of the Borough of Dunmore, Lackawanna County, Pennsylvania, died on June 9, 2026. Letters Testamentary having been granted to Ellen Christman. Creditors shall make demands and debtors shall make payment without delay to Marjorie DeSanto Barlow, Esq., Attorney for the Estate, DeSanto Barlow Law, P.C., 327 N. Washington Ave., Ste. 400, Scranton, PA 18503.

GAIL P. MELUCCI, late of Dickson City, Lackawanna County, Pennsylvania, who died November 25, 2025, Letters Testamentary in the above Estate having been granted to Karen Kresge. 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 Karen Kresge, Executrix, c/o Attorney Jill E. Durkin, Durkin Law, LLC, 401 Marshbrook Road, Factoryville, Pennsylvania 18419.

ESTATE OF JAMES WALTER SWANICK, late of Dunmore, Pennsylvania (died January 4, 2008). Notice is hereby given that Letters of Administration for the Estate of James Walter Swanick have been issued to James W. Swanick, Jr., 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 at 401 Keystone Street, Hawley, PA 18428 or to Kris E. Fendrock, Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Biden Street, Suite 200, Scranton, PA 18503.

Third Notice

ESTATE OF DAVID J. AVVISATO, late of Old Forge, Pennsylvania (died January 9, 2022). Letters Testamentary in the above estate 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 estate shall make payment thereof without delay to Nicole Olivier, Executrix, 102 Seneca Drive, Old Forge, PA 18518; or to Paul D. Horgor, Oliver, Price & Rhodes, LLP, Attorney for the Estate, 1212 South Abington Road, Clarks Summit, Pennsylvania 18411.

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NOTICE IS HEREBY GIVEN that Letters of Administration have been granted in the **ESTATE OF CLARE MARY KOPA, a/k/a CLARE KOPA**, Deceased, 21 Maple Street, Jermyn, Lackawanna County, Pennsylvania 18433, who died on January 15, 2005. All persons indebted to the Estate are requested to make payment and those having claims or demands are to present the same, without delay, to the Administrator, Gary Kopa, or Michael N. Krisa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted to Max Louis Miller of Brooklyn, New York, in the **ESTATE OF ELLA J. MCNAMARA**, deceased, who died on May 2, 2026, late of Thornhurst, Lackawanna County, Pennsylvania. All creditors are requested to present their claims and all persons indebted to the decedent are requested to make payment to the above Executor of his Attorney, Kevin M. Walsh, Esquire, 297-299 Pierce Street, Kingston, Pennsylvania 18704, Phone: (570) 283-3041.

ESTATE OF JOHN D. NELSON, JR., Deceased, late of the City of Scranton, Lackawanna County, Pennsylvania, (died June 4, 2026). Letters Testamentary having been granted, creditors shall make demand and debtors shall make payment to Nicole Nelson, 1642 E. Elm St., Scranton, PA, 18505 or to Stephen J. Evers, Esq., Attorney for the Estate, 213 R. North State Street, Clarks Summit, PA 18411.

ESTATE OF JOHN J. PIFCHO late of the City of Scranton, Lackawanna County, Pennsylvania (died May 24, 2024). 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 payment; and those having claims or demands are to present the same without delay to Kathleen Wagner, 4706 West Nicholson Road, Tunkhannock, PA 18657 and counsel for the Estate, Nancy M. Barrasse, Esquire, 224 Adams Avenue, Scranton, Pennsylvania 18503.

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted in the **ESTATE OF ROBERT J. ROSIECKI**, deceased, late of South Abington Township, Lackawanna County, Pennsylvania, 18411, who died on March 6, 2026. 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 Administratrix, Ann Marie Rosiecki or Scott R. Sanderson, Attorney for the Estate – 1 Terrace Drive, Olyphant, Pennsylvania 18447.

ESTATE OF RUTH SIMRELL, late of Scranton, Pennsylvania, (Died: August 1, 2022). Notice is hereby given that Letters Administration on the above Estate have been granted to Lawrence A. Durkin, Administrator. All persons indebted to the said Estate are required to make payment and those having claims to present the same without delay to the Administrator named herein, or to Lawrence A. Durkin, Esquire, Durkin MacDonald, LLC, Attorney for this Estate, 536 East Drinker Street, Dunmore, Pennsylvania 18512.

Articles of Incorporation

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed on July 24, 2026 and approved by the Pennsylvania Department of State Bureau of Corporations and Charitable Organizations on July 27, 2026 in accordance with the provisions of the Business Corporation Law of December 21, 1988, as amended, for the incorporation of **Saint Pius X Seminary**.

Certificate of Organization

Notice is hereby given that a Certificate of Organization of a Domestic Limited Liability Company named **"1501 E. Lackawanna Ave., LLC"** was filed with and approved by the Pennsylvania Department of State on April 27, 2026 in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988.

Notice is hereby given that a Certificate of Organization of a Domestic Limited Liability Company named **"Vaults, LLC"** was filed with and approved by the Pennsylvania Department of State on July 22, 2026 in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988.

Change of Name

Notice is hereby given that **Winny Reyes** filed a Petition in the Court of Common Pleas of Lackawanna County to change the name of the minor child, **W.I.B.M** born in 2023. to **W.I.B.R**. A hearing has been scheduled for October 2, 2026 at 1:30 PM in Courtroom A of the Lackawanna County Government Center, 123 Wyoming Avenue Scranton, PA.

LACKAWANNA JURIST

IN THE COURT OF
COMMON PLEAS OF
LACKAWANNA COUNTY
PENNSYLVANIA
CIVIL ACTION-
LAW NO. 2026-CV-2197

ROLAND ORIS & JASON HEIMRICH VS. SAM DAMARO

ACTION TO QUIET TITLE

TO: SAM DAMARO, Defendant

You have been sued in court. An Action to Quiet Title has been instituted against you by the Plaintiffs, ROLAND ORIS & JASON HEIMRICH, to resolve or extinguish any remaining claims of title, right, possession, mortgage, lien or interests you may have with respect to the premises located at 439 Hudson Street, Jermyn, PA 18433, Archbald Boro, Lackawanna County, Pennsylvania, Tax Map# 07417020021.

HEARING DATE: November 5, 2026, 9:30am,
200 N Washington Ave, Scranton, PA 18503, Courtroom 3

NOTICE

You are hereby notified that if you wish to defend against the claims set forth, you must take action within twenty (20) days after this 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 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 INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

LAWYER REFERRAL SERVICE
LACKAWANNA BAR ASSOCIATION
233 PENN AVENUE
SCRANTON, PA 18503
TELEPHONE: 570-969-9161

Roland Oris
248 Greenbrier Drive
Clarks Green, PA 18411
215-333-2233

LACKAWANNA JURIST

IN THE COMMONWEALTH OF PENNSYLVANIA	
IN RE: CONDEMNATION BY THE COMMONWEALTH OF PENNSYLVANIA, DEPARTMENT OF TRANSPORTATION, OF RIGHT-OF- WAY FOR STATE ROUTE 6011, SECTION 252, IN THE CITY OF SCRANTON	IN THE COURT OF COMMON PLEAS OF LACKAWANNA COUNTY EMINENT DOMAIN – IN REM No. 2026-CV-2136

TO: JOHN REAP, and his Heirs, Successors, Assigns, Grantees, Mortgagees, Personal Representatives, Devisees, and any Other Persons, Firms, or Entities claiming by, from under and through the same.

You are hereby notified that the Tax Claim Bureau of Lackawanna County, Pennsylvania presented a petition for distribution pursuant to 26 Pa. C.S.A. § 522 to the Court of Common Pleas of Lackawanna County on July 24, 2026. The Court has issued a Rule to Show Cause directing that a response to the Tax Claim Bureau's petition be filed by September 7, 2026, and scheduling a hearing on the Tax Claim Bureau's petition for October 7, 2026 at 10:30 a.m. in Courtroom No. 6 of the Lackawanna County Courthouse.

LACKAWANNA JURIST

O

STEVEN N. SCHWARTZ

Plaintiff,

vs.

SHARESS SCHWARTZ

Defendant

: IN THE COURT OF COMMON
: PLEAS OF LACKAWANNA
: COUNTY

: CIVIL ACTION—
: LAW IN DIVORCE

: 26 FC 40980

NOTICE TO DEFEND AND CLAIM RIGHTS

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, then you must take prompt action. You are warned that if you fail to do so, then the case may proceed without you and a decree of divorce or annulment may be entered against you by the court. A judgment may also be entered against you for any other claim or relief requested in these papers by the plaintiff. You may lose money or property or other rights important to you, including custody or visitation of your children.

IF YOU DO NOT FILE A CLAIM FOR ALIMONY, DIVISION OF PROPERTY, ATTORNEY'S FEES OR EXPENSES BEFORE A DIVORCE OR ANNULMENT IS GRANTED, THEN YOU MAY LOSE THE RIGHT TO CLAIM ANY OF THEM.

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

North Penn Legal Services, Inc.
33 N. Main St., Suite 200
Pittston, PA 18640
(580)299-4100

Lawyer Referral Service
338 N. Washington Ave., 3rd floor
Scranton, PA 18503
(570)-969-9600

LACKAWANNA JURIST

Robert Flacco, Esq. (325024)
Nicole Francese (332253)
FRIEDMAN VARTOLO LLP
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
T: (212) 471-5100
F: (212) 471-5150
Attorneys for Plaintiff
Firm Case No.: 234336-4

IN THE COURT OF COMMON PLEAS OF LACKAWANNA COUNTY, PENNSYLVANIA

US BANK TRUST NATIONAL ASSOCIATION,
NOT IN ITS INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE FOR VRMTG
ASSET TRUST,
vs.
Plaintiff

CASE NO.: 2024-02192

CIVIL ACTION

JENNIFER J. BENFANTE, KNOWN HEIR OF
MARY M. KIMBLE, DECEASED; FRANCIS J.
JEZORWSKI, KNOWN HEIR OF MARY M.
KIMBLE, DECEASED; UNKNOWN HEIRS
SUCCESSORS ASSIGNS, AND ALL PERSONS,
FIRMS OR ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR UNDER MARY
M. KIMBLE, DECEASED,

MORTGAGE FORECLOSURE

Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

TO: Jennifer J. Benfante, Known Heir of Mary M. Kimble, Deceased at 1421 Division Street, Scranton, PA, 18504; Francis J. Jezorwski, Known Heir of Mary M. Kimble, Deceased at 1421 Division Street, Scranton, PA 18504; Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Mary M. Kimble, Deceased at 1421 Division Street, Scranton, PA 18504; and all other Interested Persons or Parties

PLEASE TAKE NOTICE that the real estate located at 1421 Division Street, Scranton, PA 18504, owned by Mary Kimble, Deceased, scheduled to be sold at Sheriff's Sale on **June 5, 2026** at 10:00am, prevailing time, in the Lackawanna County Courthouse, 200 North Washington Avenue, Scranton, PA 18503 to enforce the court judgment of \$78,706.09, plus fees, costs and other charges obtained by NewRez LLC d/b/a Shellpoint Mortgage Servicing against Jennifer J. Benfante, Known Heir of Mary M. Kimble, Deceased; Francis J. Jezorwski, Known Heir of Mary M. Kimble, Deceased; Unknown Heirs Successors Assigns, and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Mary M. Kimble, Deceased.

LACKAWANNA JURIST

NOTICE OF OWNER'S RIGHTS **YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be cancelled if you pay to NewRez LLC d/b/a Shellpoint Mortgage Servicing, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, please call our office at 212-471-5100 and/or email to pafigures@friedmanvartolo.com.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.
4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney).

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES NOT TAKE PLACE.

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the bid price by calling 212-471-5100.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 212-471-5100.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

**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 LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

Lackawanna County Lawyer Referral Service Northern
Pennsylvania Legal Services,
507 Linden Street
3rd Floor Scranton,
PA 18503
570-342-0184

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