

LACKAWANNA JURIST

JUDICIAL OPINION

CASE NAME AND NUMBER: Walter Sands v. John Hamilton and County of Lackawanna County Transit System
a/k/a d/b/a COLTS, 2013-CV-55 (Lacka. Co. 2018)

DATE OF DECISION: November 5, 2018

JUDGE: Julia K. Munley

ATTORNEYS INVOLVED:

Thomas W. Munley, Esquire for Plaintiff Walter Sands

William J. McPartland, Esquire for Defendant County of Lackawanna Transit System

SUMMARY OF OPINION:

Defendant municipal bus company filed motions in limine seeking to preclude evidence and testimony related to negligent supervision, negligent training, and negligent retention of the bus driver, arguing such evidence did not relate to the "operation" of a motor vehicle under the statutory exception to government immunity, 42 Pa.C.S. § 8542(b)(1). Defendant also sought to preclude evidence of the bus driver's non-compliance with internal policies and procedures on the same grounds.

Defendant's motions were denied. The Court determined that the legal questions involved were addressed by a judge of coordinate jurisdiction and that the resolution of these questions in favor of plaintiff was not clearly erroneous or manifestly unjust. Evidence of negligent supervision, negligent training, and negligent retention and evidence of internal policies and procedures could be introduced at trial.

As recently redefined by the Pennsylvania Supreme Court, "operation" reflects a continuum of activity and the decision-making process that is attendant to moving the vehicle. Further, the term "operation" also encompasses negligent acts related to the operation of a vehicle, including whether a driver should be driving a particular vehicle in the first place. A plaintiff is not automatically barred by governmental immunity considerations from presenting evidence of policies and procedures and evidence in support of claims for negligent supervision, negligent training, and negligent retention so long as the evidence is relevant and related to the operation of a vehicle.

ESTATES

First Notice

Notice is hereby given that letters of administration have been granted in the **ESTATE OF MARY BASALYGA**, late of Scranton, Lackawanna County, PA (died March 7, 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: Stephanie Edwards, PO Box 63, Fleetville, PA 18420 or John J. Brier, Atty., 50 Marys Lane, Springbrook Twp., PA 18444.

ESTATE OF FREDERICK HAROLD BUTTNER A/K/A FREDERICK H. BUTTNER, late of 1517 Brook Street, Scranton, Lackawanna County, Pennsylvania (died September 19, 2018). Letters Testamentary having been granted, all persons having claims or demands against estate of decedent shall make them known and present them, and all persons indebted to said decedent shall make payment thereof without delay to Frederick G. Buttner, Executor 1424 East Locust Street, Scranton, PA 18505, and Paul C. Buttner, Executor, 1415 Cherry Street, Scranton, PA 18505, or to Jenna Kraycer Tuzze, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, P.O. Box 240, Clarks Summit, PA 18411.

IN RE: **ANTHONY N. LEO**, Deceased, late of City of Carbondale, Lackawanna County, Pennsylvania, who died September 13, 2018. Letters Testamentary having been granted in said Estate, all persons indebted to thereto shall make payment and all creditors shall present their claims without delay to Walker & Walker, P.C., Michael D. Walker, Esquire, Attorney for the Estate, P.O. Box 747, 364 Hamlin Highway, Hamlin, Pennsylvania 18427.

Second Notice

ESTATE OF RONALD J. ALLEGRUCCI A/K/A RONALD J. ALLEGRUCCI, JR., late of 1648 Layton Road, Scott Township, Pennsylvania (died October 4, 2018). Letters Testamentary having been granted, all persons having claims or demands against estate of decedent shall make them known and present them, and all persons indebted to said decedent shall make payment thereof without delay to Magee C. Allegrucci, 6 Fairmont Circle, Clarks Summit, PA 18411, Executor, or to Jenna Kraycer Tuzze, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, P.O. Box 240, Clarks Summit, PA 18411.

ESTATE OF DORIS DEMPSEY, late of South Abington Township, Pennsylvania, (died October 5, 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 Fred M. Dempsey, 1001 Colony Lane, S. Abington Township, PA 18411 or Barbara L. Mark, 162 Cummings Road, Dallas, PA 18612, or Patrick J. Lavelle, Esq., 715 North State Street, Clarks Summit, PA 18411.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF ELIZABETH L. FLOOD AKA ELIZABETH LOUISE FLOOD**, late of Carbondale, Lackawanna County, Pennsylvania (died August 2, 2017). All persons indebted to the Estate are requested to make payment, and those having claims or demands are to present same, without delay, to Executrix,

Anne Flood Bianco, or John J. Lawler, Jr., Attorney for the Estate, 25 North Main Street, Suite Two, Carbondale, Pennsylvania 18407.

ESTATE OF TERRENCE F. GALLAGHER, JR., late of City of Scranton, Pennsylvania, (died January 18, 2018). Notice is hereby given that Letters Testamentary on the above Estate have been granted to Francine Gallagher, of Clarks Summit, PA. 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 Nicholas D. Tellie, Esquire, Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

ESTATE OF ROBERT GOLDEN A/K/A ROBERT J. GOLDEN, late of Scranton, Lackawanna County, PA, (died June 20, 2018) Letters of Administration were granted to William F. Golden. Creditors present claims and debtors make payment to the Administrator, or to Kim A. Giombetti, Esq., The Ritz Building, 222 Wyoming Avenue, Scranton, PA 18503, Attorney for the Estate.

ESTATE OF JOSEPH B. JOYCE late of Scranton, Lackawanna County, Pennsylvania (died October 26, 2018). Notice is hereby given that Letters Testamentary for the Estate of JOSEPH B. JOYCE have been issued to Kathleen J. Scott, 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 KATHLEEN J. SCOTT, c/o Jule Gaige, Attorney for the Estate, 615 Clay Avenue, Third Floor, Scranton, PA 18510. 570-350-5225.

ESTATE OF JOHN E. KONISZEWSKI, Peckville, Pennsylvania (died December 20, 2003), Joseph Koniszewski, Administrator, C.T.A., PAUL SOTAK, Attorney, 410 Jefferson Avenue, Scranton, Pennsylvania 18510. NOTICE IS HEREBY GIVEN THAT Letters of Administration C.T.A. have been granted in the following Estate. All persons indebted to said estate are required to make payment, and those having claims or demands to present the same without delay to the Administrator, C.T.A. named.

ESTATE OF THERESA KONISZEWSKI A/K/A THERESA MARIE KONISZEWSKI, Peckville, Pennsylvania (died July 16, 2018), Joseph Koniszewski, Administrator, C.T.A., PAUL SOTAK, Attorney, 410 Jefferson Avenue, Scranton, Pennsylvania 18510. NOTICE IS HEREBY GIVEN THAT Letters of Administration C.T.A. have been granted in the following Estate. All persons indebted to said estate are required to make payment, and those having claims or demands to present the same without delay to the Administrator, C.T.A. named.

RE: **ESTATE OF ARTHUR F. MCCONNELL SENIOR**, late of Scranton, PA (deceased August 27, 2018). Letters Testamentary in the above estate having been granted, creditors shall make demand and debtors shall make payment to Linda Jensen, 220 Linden Street, Apartment 207, Scranton, PA 18503, Executrix, or to Jordan Mazzoni, Esquire, Munley Law, Attorney for the Estate, 227 Penn Avenue, Scranton, PA 18503.

RE: **ESTATE OF JEROME M. MASKAL**, late of Jermy, PA (deceased October 19, 2018). Letters Testamentary in the above estate having been granted, creditors shall make demand and debtors shall make payment to Melanie Richter, 735 Madison Avenue, Jermy, PA 18433, Executrix, or to Jordan Mazzoni, Esquire, Munley Law, Attorney for the Estate, 227 Penn Avenue, Scranton, PA 18503.

ESTATE OF FLEURETTE MARIE OBAROSKI, late of Moscow, Pennsylvania, (Died: September 13, 2018). Notice is hereby given that Letters Testamentary on the above Estate have been granted to Kathy Obaroski, Executrix. All persons indebted to the said Estate are required to make payment and

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those having claims to present the same without delay to the Executrix named herein, or to Lawrence A. Durkin, Esquire, Durkin MacDonald, LLC, Attorney for the Estate, 536 East Drinker Street, Dunmore, Pennsylvania 18512.

ESTATE OF MARY ELLEN PERRAULT A/K/A MARY F. PERRAULT, late of Jermyrn, PA (died August 8, 2018). Notice is hereby given that Letters Testamentary for the Estate of Mary Ellen Perrault have been issued to Susan E. Conway, Executrix of the Estate. All those having claims or demands against the Estate shall present claims or remit payment without delay to Mark J. Conway, Attorney for the Estate, 502 South Blakely Street, Dunmore, Pennsylvania 18512.

Notice is hereby given that a Grant of Letter of Administration of the **ESTATE OF ROBERT C. RIDDLE**, late of the Borough of Taylor County of Lackawanna, Commonwealth of Pennsylvania, who died on April 16, 2016. All persons who are indebted to the Estate are required to make payment, and all those persons having claims against the Estate are to present them without delay to the Administrator, Richard Milazzo Jr., and his attorney, George E. Seig, Esquire, 3317 Birney Avenue, Moosic, Pennsylvania, 18507.

ESTATE OF LORETTA R. THOMPSON, late of Clarks Summit Borough, Pennsylvania, (died September 12, 2018). Letters of Administration 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 Richard C. Thompson, 1714 Falls Road, Clarks Summit, PA 18411, or to Patrick J. Lavelle, Esquire, 715 North State Street, Clarks Summit, PA 18411.

ESTATE OF IRENE ZUCHLEWSKI A/K/A IRENE AMELIA ZUCHLEWSKI, late of Taylor/Moosic, PA (died 10/19/2018), Letters Testamentary in the above estate having been granted, all creditors shall make demand and all debtors shall make payment without delay to Alice Kovalski, Executrix, or John E.V. Pieski, Attorney for the Estate, 610 Maplewood Drive, Olyphant Post Office, Dickson City, PA 18447.

Third Notice

ESTATE OF JOHN THORNE BLAKE, late of Madrid, Spain, died on January 7, 2018. Notice is hereby given that Letters Testamentary have been granted to Rosemary Murray Blake, who requests that 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 Executor named herein or to Executor c/o Daniel D. Stofko, Esquire, 415 Wyoming Avenue, Scranton, PA 18503.

ESTATE OF DIANA STELLA DAVIS, ESTATE NUMBER 35-2018-407, DECEASED LATE OF ELMHURST TOWNSHIP, LACKAWANNA COUNTY, PA: DIED JANUARY 7, 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 DIANA LEE WITKOWSKI 115 BIRFELDT LANE ELMHURST TOWNSHIP PA 18444 & MARK KEVIN DAVIS 107 BIEFELDT LANE ELMHURST TOWNSHIP PA 18444.

ESTATE OF KATHERINE JULIA DRAKE, ESTATE NUMBER 35-2018-1211, DECEASED LATE OF CLARKS SUMMIT, LACKAWANNA COUNTY, PA: DIED OCTOBER

1, 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 DARRELL A DRAKE 4205 SW 185TH AVE MIRAMAR FL 33029.

ESTATE OF AMIA T. GREENE AKA AMIA TASLIYM GREENE, LATE OF DUNMORE, COUNTY OF LACKAWANNA, AND COMMONWEALTH OF PENNSYLVANIA, DECEASED. WHEREAS, Letters Testamentary in the above-named estate have been granted to Chaundelle D. Woolley, Administrator of the Estate of Amia T. Greene aka Tasliym Greene. All persons indebted to the said estate are requested to make immediate payment, and those having claims or demands to present the same without delay to: Chaundelle D. Woolley, Administrator c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045-5227.

ESTATE OF FRANK KSZASTEK A/K/A FRANK KROSTEK OR FRANK KRASTEK, late of Mayfield, Lackawanna County, Pennsylvania. Any person or persons having claim against or indebted to estate present same to: Marilyn Krastek Prybicien 832 Laurel Street, Mayfield, Pennsylvania 18433; Attorney for the Estate: Stephen Jennings, Esquire, 303 Tenth Street, Honesdale, Pennsylvania 18431.

Notice is hereby given that Testamentary Letters have been granted to Helen J. Dharmarajah, 10 Sandi Ct., N. Mankato, MN 56003-1537, in the **ESTATE OF JOSEPH E. LENA**, late of Dickson City, Lackawanna County, PA, who passed away November 10, 2017. All persons indebted to said Estate are requested to make payment and those having claims or demands to present the same without delay to the Executrix named or to the attorney for said estate: Patrick A. Kane, 960 Scranton-Carbondale Hwy., Archbald, PA 18403.

NOTICE IS HEREBY GIVEN that Letters Testamentary were granted to Michael J. Mariani, in the **ESTATE OF ANN MARIE MARIANI**, late of Scranton, Lackawanna County, Pennsylvania, who died on October 3, 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 the estate's counsel named below: Edwin A. Abrahamsen, Esquire, Abrahamsen, Conaboy & Abrahamsen, P.C., 1006 Pittston Avenue, Scranton, PA 18505.

ESTATE OF HELEN M. MOONEY, ESTATE, NUMBER 35-2018-1278 DECEASED, LATE OF OLYPHANT, LACKAWANNA COUNTY, PA: DIED OCTOBER 15 2018. NOTICE IS HEREBY GIVEN THAT LETTERS TESTAMENTARY HAVE BEEN GRANTED IN THE ABOVE ESTATE. ALL PERSONS INDEBTED TO SAID ESTATE ARE REQUIRED TO MAKE PAYMENTS, AND THOSE HAVING CLAIMS OR DEMANDS ARE TO PRESENT THE SAME WITHOUT DELAY TO MARYBETH M. BRODERICK 818 WETHERILL LANE WAYNE PA 19087.

RE: **ESTATE OF MARGARET M. NEWMAN**, late of Scranton, Lackawanna County, PA (died March 11, 2015), 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 the same, and all persons indebted to the Decedent to make payment without delay to: Mary Lou Newman, Executrix, or to her attorney: Thomas J. Jones, Jr., Esquire, 410 Spruce Street, Suite 301, Scranton, Pennsylvania 18503.

In the **ESTATE OF CHRISTOPHER JOHN SHARPE**, late of Lackawanna County, Pennsylvania: Letters of Administration have been granted to Elizabeth Sharpe in the

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above captioned estate. All persons indebted to said estate are to make prompt payment and all having claims against said estate will present them without delay to: C/O Marissa McAndrew, Esquire, Brieche Law Offices, PC, 707 Main Street, PO Box 157, Forest City, PA 18421. (570)785-3232. Attorney for the Estate.

ESTATE OF KENNETH M. SHEPARD, ESTATE NUMBER 35-2018-1190, DECEASED LATE OF CLARKS SUMMIT, LACKAWANNA COUNTY, PA: DIED SEPTEMBER 5, 2014. NOTICE IS HEREBY GIVEN THAT LETTERS ADMINISTRATION HAVE BEEN GRANTED IN THE ABOVE ESTATE. ALL PERSONS INDEBTED TO SAID ESTATE ARE REQUIRED TO MAKE PAYMENTS, AND THOSE HAVING CLAIMS OR DEMANDS ARE TO PRESENT THE SAME WITHOUT DELAY TO TONYA SHEPARD 314 HIGHLAND AVE CLARKS SUMMIT PA 18411.

RE: **ESTATE OF RUTH J. SIRGANY** late of the City of Scranton, Lackawanna County, Pennsylvania (died September 5, 2018). Notice is hereby given that Letters Testamentary for the Estate of Ruth J. Sirgany have been issued to Karin A. Mille, 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 at 11 Academy Court, Bedminster, NJ 07921 or to Kristen M. 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 Administration have been issued to Ann Walker and Shanna W. Williamson, Administrators of the **ESTATE OF GREGORY C. WALKER**, deceased who died on August 24, 2015, late of Archbald, 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 Administrators in care of the undersigned. Bregman & Lantz, LLC, 1205 Wyoming Avenue, Forty Fort, PA 18704.

ARTICLES OF INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Pennsylvania Department of State Bureau of Corporations and Charitable Organizations on November 9, 2018, in accordance with the provisions of the Pennsylvania Business Corporation Law of December 21, 1988, as Amended, for incorporation of **WEST SCRANTON COMMUNITY DEVELOPMENT, INC.**, as a Pennsylvania Domestic Nonprofit Corporation. The charitable purpose of this not for profit corporation is to form, administer, and operate a community center and all lawful business purposes.

Jason A. Shrive, Esquire
SHRIVE LAW, LLC
204 Wyoming Ave.-2nd Floor
Scranton, PA 18503

ARTICLES OF INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Pennsylvania Department of State Bureau of Corporations and Charitable Organizations on November 9, 2018, in accordance with the provisions of the Pennsylvania Business Corporation Law of December 21, 1988, as Amended, for incorporation of **ELECTRIC CITY YOUTH FLAG FOOTBALL, INC.**, as a Pennsylvania Domestic Nonprofit Corporation. The charitable purpose of this not for profit corporation is to form, administer, and operate an athletic youth football league and all lawful business purposes.

Jason A. Shrive, Esquire
SHRIVE LAW, LLC
204 Wyoming Ave.-2nd Floor
Scranton, PA 18503

NOTICE

NOTICE OF PROPOSED PRIVATE SALE

On November 5, 2018, the Lackawanna County Tax Claim Bureau received and approved a private sale offer to purchase the property identified as tax map No. 06407-030-009 located at 175 Center Street, Carbondale Township, Pennsylvania 18407 pursuant to the terms and conditions of Section 5860.613 of the Real Estate Tax Sale Law, 72 P.S. § 5860.613, for \$5,000.00 free and clear of all tax claims and tax judgements. An interested party, or a person interested in purchasing the property may, if not satisfied that the sale price approved by the Bureau is sufficient, within forty-five (45) days after notice of the proposed sale, petition the Court of Common Pleas of Lackawanna County to disapprove the sale.

Joseph J. Joyce, III, Acting Director
Lackawanna County Tax Claim Bureau

T1-11/23

NOTICE

Notice is hereby given of a Petition of Petitioner, Sister Ellen Maroney, IHM, for Appointment of a Trustee for the Estate of Sister Angela Miller, IHM. Hearing to be held on December 19, 2018 at 9:30 a.m. before the Honorable Vito P. Geroulo of the Lackawanna County Court of Common Pleas.

Jane M Carlonas, Esq.
Joseph A. O'Brien, Esq.
Jenna Kraycer Tuzze, Esq.
Oliver, Price & Rhodes
1212 South Abington Road
P.O. Box 240
Clarks Summit, PA 18411
Phone: (570) 585-1200
Fax: (570) 585-5100
T2-11/30

LACKAWANNA JURIST

NOTICE

Court of Common Pleas
Lackawanna County, Pennsylvania
Civil Action-Law
No. 2018-05289
Notice of Action in Mortgage Foreclosure

Nationstar Mortgage LLC d/b/a Mr. Cooper,
Plaintiff
vs.

Unknown Heirs, Successors, Assigns and All Persons, Firms
or Associations claiming right, Title or Interest from or under
Roseanne M. Balsavage, Deceased and Walter Balsavage,
Known Heir of Roseanne M. Balsavage, Deceased,
Defendant(s)

To the Defendant(s), Unknown Heirs, Successors, Assigns
and All Persons, Firms or Associations claiming right, Title or
Interest from or under Roseanne M. Balsavage,
Deceased: TAKE NOTICE THAT THE Plaintiff, Nationstar
Mortgage LLC d/b/a Mr. Cooper, has filed an action Mortgage
Foreclosure, as captioned above.

NOTICE:

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN
APPEARANCE PERSONALLY OR BY ATTORNEY AND
FILE YOUR DEFENSES OR OBJECTIONS 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.

Lackawanna County Lawyer Referral Service
/North Penn Legal Services,
33 N. Main St., Ste. 200,
Pittston, PA 18640.

Christopher A. DeNardo, Kristen D. Little, Kevin S. Frankel,
Samantha Gable, Nicole B. LaBletta, Leslie J. Rase, Alison H.
Tulio & Katherine M. Wolf, Attys. for Plaintiff, Shapiro &
DeNardo, LLC, 3600 Horizon Dr., Ste. 150, King of Prussia,
PA 19406, 610-278-6800.

T1-11/23

NOTICE

IN THE COURT OF COMMON PLEAS
OF LACKAWANNA COUNTY
MORTGAGE FORECLOSURE
No. 18-CV-4691

PENNSTAR BANK, a division of NBT BANK, NA, now by
assignment CNB REALTY TRUST,
Plaintiff

v.
ARTHUR J. ALT and
ROSEMARY ALT,
Defendants

TO: Arthur J. Alt
Rosemary Alt

A complaint in mortgage foreclosure has been filed against
you on August 27, 2018 regarding the above captioned
action.

NOTICE

If you wish to defend, you must enter a written appearance
personally or by attorney and file 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 the 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 OR
CANNOT AFFORD ONE, GO TO OR TELEPHONE THE
OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU
CAN GET LEGAL HELP.

NORTH PENN LEGAL SERVICES
33 NORTH MAIN STREET
SUITE 200
PITTSSTON, PA 18640
(570) 299-4100

-or-

LAWYER REFERRAL SERVICE
LACKAWANNA BAR ASSOCIATION
233 PENN AVENUE
SCRANTON, PA 18503
570-969-9600

-or-

PENNSYLVANIA LAWYERS REFERRAL SERVICE
P.O. Box 1086, 100 South Street
Harrisburg, PA 17108
(Pennsylvania residents phone:
1-800-692-7375; out-of-state
residents phone: 1-717-238-6715)

HOURLIGAN, KLUGER & QUINN, PC
T1-11/23

LACKAWANNA JURIST

NOTICE

Court of Common Pleas
Lackawanna County, Pennsylvania
Civil Action-Law
No. 2018-03604
Notice of Action in Mortgage Foreclosure

JPMorgan Chase Bank, National Association,
Plaintiff

vs.

Mary Ann Murray, Known Heir of Joseph Murray, Deceased, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations claiming right, Title or Interest from or under Joseph Murray, Deceased, Ann Marie Sabia a/k/a Annmarie Sabia, Known heir to Joseph Murray, Deceased and Kimberly Kuehner, Known Heir to Joseph Murray, Deceased,
Defendants

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Joseph Murray, Deceased, Defendant(s), whose last known address is 949 Paul Avenue, Scranton, PA 18510.
Your house (real estate) at: 949 Paul Avenue, Scranton, PA 18510, 15706070023, is scheduled to be sold at Sheriff's Sale on 3/12/19, at 10:00 AM, at Lackawanna County Sheriff's Office, 200 N. Washington Ave., Scranton, PA 18503, to enforce the court judgment of \$99,483.48, obtained by JPMorgan Chase Bank, National Association against you.

- 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 back to JPMorgan Chase Bank, National Association, the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call 610.278.6800. 2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause. 3. You may 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 TAKE PLACE - 5. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 610.278.6800. 6. 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. 7. 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 570.963.6719. 8. 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. 9. 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. 10. 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 no later than thirty days after the Sheriff Sale. This schedule will state who will be receiving the 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 date of filing of said schedule. 11. 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/North Penn Legal Services,
33 N. Main St., Ste. 200, Pittston, PA 18640,
570.299.4100.

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Christopher A. DeNardo, Kristen D. Little,
Kevin S. Frankel, Samantha Gable,
Leslie J. Rase, Alison H. Tulio & Katherine M. Wolf,
Attys. for Plaintiff, Shapiro & DeNardo, LLC,
3600 Horizon Dr., Ste. 150,
King of Prussia, PA 19406, 610-278-6800.
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LACKAWANNA JURIST

NOTICE

Court of Common Pleas
Lackawanna County, Pennsylvania
Civil Action-Law
No. 2018-02047
Notice of Action in Mortgage Foreclosure

CIT Bank, N.A.,
Plaintiff
vs.

Terry Hosie, Known Heir of Francis T. Conserette a/k/a Francis Conserette, deceased, Francis Conserette, Jr., Known Heir of Francis T. Conserette a/k/a Francis Conserette, deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations claiming right, Title or Interest from or under Francis T. Conserette a/k/a Francis Conserette, deceased, Defendants

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Francis T. Conserette a/k/a Francis Conserette, Deceased, Defendant(s), whose last known address is 311 Spring Street, Archbald, PA 18403.

Your house (real estate) at: 311 Spring Street, Archbald, PA 18403, 09517040005, is scheduled to be sold at Sheriff's Sale on 3/12/19, at 10:00 AM, at Lackawanna County Sheriff's Office, 200 N. Washington Ave., Scranton, PA 18503, to enforce the court judgment of \$105,352.20, obtained by CIT Bank, N.A. against you.

- 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 back to CIT Bank, N.A., the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call 610.278.6800. 2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause. 3. You may 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 TAKE PLACE - 5. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 610.278.6800. 6. 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. 7. 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 570.963.6719. 8. 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. 9. 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. 10. 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 no later than thirty days after the Sheriff Sale. This schedule will state who will be receiving the 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 date of filing of said schedule. 11. 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/North Penn Legal Services,
33 N. Main St., Ste. 200, Pittston, PA 18640,
570.299.4100.

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Christopher A. DeNardo, Kristen D. Little,
Kevin S. Frankel, Samantha Gable, Leslie J. Rase,
Alison H. Tulio & Katherine M. Wolf,
Attys. for Plaintiff, Shapiro & DeNardo, LLC,
3600 Horizon Dr., Ste. 150,
King of Prussia, PA 19406, 610-278-6800.

T11-21/23