

## LACKAWANNA JURIST

### JUDICIAL OPINION

**CASE NAME AND NUMBER:** Kinlaw v. Pennsylvania American Water, 2020 WL 5541366 (Lacka. Co. 2020)

**DATE OF DECISION:** September 15, 2020

**JUDGE:** Terrence R. Nealon

**ATTORNEYS INVOLVED:**

Ardis Kinlaw, Self-Represented  
Maureen A. Jordan, Esquire, Counsel for Defendants

**SUMMARY OF OPINION:**

An employee of an independent contractor security service filed this slip-and-fall action against the owner of the Elmhurst Dam and the general contractor for a restoration project there after the employee fell as she exited her car while working as a security guard at the Dam. The landowner and general contractor filed motions for summary judgment on the grounds that they could not be liable for the negligence of an independent contractor or its employee. To state a viable claim under the "retained control" exception to that general rule of nonliability, the owner must retain control over the manner in which the work is performed to such a degree that the independent contractor is not entirely free to do the work in its own way. Alternatively, liability may be imposed under the "peculiar risk" doctrine if the risk was foreseeable to the landowner because it possessed superior knowledge of a "special danger" on the premises, and that "peculiar risk" was different from the usual and ordinary risk associated with the general type of work performed. Since the record was devoid of any evidence that conceivably created a triable issue of fact regarding the application of the "retained control" exception or the "peculiar risk" doctrine, the landowner and general contractor were entitled to summary judgment in their favor.

### JUDICIAL OPINION

**CASE NAME AND NUMBER:** LBM Scranton v. Richardson, 2020 WL 5550052 (Lacka. Co. 2020)

**DATE OF DECISION:** September 16, 2020

**JUDGE:** Terrence R. Nealon

**ATTORNEYS INVOLVED:**

Armand E. Olivetti, Jr., Esquire, Jonathan Olivetti, Esquire, Counsel for Plaintiff  
Joseph A. O'Brien, Esquire, Counsel for Defendants

**SUMMARY OF OPINION:**

After plaintiff acquired title to property at a judicial tax sale, but the former owners refused to vacate that property upon which a bar was located, plaintiff filed an ejectment and trespass action against both defendants. One defendant died two years later and the other defendant eventually vacated the property after an ejectment judgment was entered against her and she was served with a writ of possession. A bench trial was conducted with respect to plaintiff's trespass and compensatory damages claims for the more than three year period that defendants failed to surrender possession of the property and continued to operate a bar on it without paying rent. Based upon the credible evidence presented, it was determined that defendants individually or collectively trespassed upon plaintiff's property from 8/28/14 to 10/3/17, and that plaintiff was entitled to recover compensatory damages in the aggregate amount of \$105,333.76 comprised of property taxes paid by plaintiff during defendants' continued occupancy and the fair rental value of the property for that same trespass period.

## LACKAWANNA JURIST

### ESTATES

#### First Notice

**ESTATE OF RICHARD J. BELL**, late of Clarks Summit, Lackawanna County, Pennsylvania (died September 19, 2020). Personal Representative is Richard J. Bell, Jr., 1632 Brighton Bluff Court, Fleming Island, FL 32003. Attorney for the Estate is Nancy M. Barrasse, Esquire, 224 Adams Avenue, Scranton, Pennsylvania 18503.

**ESTATE OF MARGARET DEE A/K/A MARGARET J. DEE**, deceased on August 20, 2020, late of Dunmore, Lackawanna County, Pennsylvania. Letters of Administration have been granted to the individual named below, who requests all persons having claims or demands against the Estate of the Decedent to make known the same, and all person indebted to the Decedent to make payments without delay to: Michael Hayes, c/o Robert C. Trichilo, Esquire, Trichilo Law Firm, LLC, 117 W. Drinker Street, Dunmore, PA 18512.

**ESTATE OF GERTRUDE GAMBUCCI A/K/A GERTRUDE K. GAMBUCCI**, late of Eynon, Lackawanna County, Pennsylvania (died July 25, 2020). 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 Anthony J. Gangemi, Jr., Executor, 620 Dunmore Street, Throop, Pennsylvania 18512 or to James J. Gillotti, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, PO Box 240, Clarks Summit, PA 18411.

NOTICE IS HEREBY GIVEN that Letters Testamentary in the **ESTATE OF THERESA M. IVES ALSO SOMETIMES KNOWN AS THERESA IVES ALSO SOMETIMES KNOWN AS THERESA MARY IVES**, (date of death: May 15, 2020) late of Moscow, 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: CARL IVES, EXECUTOR, KEVIN R. GREBAS, Esquire, COLBERT & GREBAS, P.C., 210 Montage Mountain Road – Suite A, Moosic, PA 18507.

**ESTATE OF WALTER T. KIESELOWSKY A/K/A WALTER KIESELOWSKY A/K/A WALTER THOMAS KIESELOWSKY**, late of Covington Township, Lackawanna County, PA. Karen Kieselowsky, 279 Union Mill Road, Covington Township, PA 18444, Executrix; Nicholas A. Barna, 207 Tenth Street, Honesdale, PA 18431, Attorney.

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted in the **ESTATE OF ROBERT KLESZYK**, Deceased, late of 70 Kraky Road, Scott Township, Lackawanna County, Pennsylvania 18447, who died on September 7, 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 Administrator, Victor Kleszyk, or Michael N. Krisa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447.

**ESTATE OF JOHN LANE**, DECEASED (died on 09/16/2020). Late of 118 Cherry Street, Archbald, Lackawanna County, PA. Letters Testamentary have been granted and all creditors shall make demand and all debtors shall make payment without delay to Maureen Dolon,

Testatrix or BRIGID E. CAREY, ESQUIRE, PO Box 4466, Scranton, PA 18505-6466.

**ESTATE OF HARRY M. MURPHY, A/K/A, HARRY MURPHY, A/K/A HENRY M. MURPHY, JR.**, late of South Abington Township, Lackawanna County, Pennsylvania, Deceased. Letters of Testamentary on the above estate having been granted to the undersigned, all persons indebted to the estate are requested to make payment, and those having claims to present the same, without delay, to: Regina M. Pollock, Administratrix, c/o Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602 or to their Attorney: Nancy Mayer Hughes, Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602

Notice is hereby given that Letters Testamentary have been granted in the **ESTATE OF DORIS PARRY**, late of Clarks Summit, Lackawanna County, (died August 14, 2020) to Susan M. Bitterman, Personal Representative. Kevin J. Dempsey, Esquire, Attorney for the Estate, 114-116 North Abington Road, Clarks Green, PA 18411. 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 Personal Representative named above.

**ESTATE OF ROBERT C. SHUTTA**, late of the Borough of Dunmore, Pennsylvania, (died September 22, 2020). Notice is hereby given that Letters of Testamentary on the above Estate have been granted to Rudolph J. Shutta, Jr., of Sunland, CA. 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 Nicholas D. Tellie, Esquire, Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

#### Second Notice

Notice is hereby given that Letters Testamentary have been granted to Carole Ann Ryan in the **ESTATE OF VALERIE T. BLANCH**, late of Moscow, Pennsylvania, who died on March 13, 2020. 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 Carole Ann Ryan, Executrix c/o John P. Finnerty, Esquire, 75 Glenmaura National Boulevard, Moosic, Pennsylvania 18507.

**ESTATE OF MARGARET DEE, A/K/A, MARGARET J. DEE**, deceased on August 20, 2020, late of Dunmore, Lackawanna County, Pennsylvania. Letters of Administration have been granted to the individual named below, who requests all persons having claims or demands against the Estate of the Decedent to make known the same, and all person indebted to the Decedent to make payments without delay to: Michael Hayes, c/o Robert C. Trichilo, Esquire, TRICHILLO LAW FIRM, LLC, 117 W. Drinker St., Dunmore, PA 18512.

IN RE: **ESTATE OF THERESA R. GUIDA, A/K/A THERESA GUIDA**, late of Pechville, Pennsylvania, died January 14, 2020. Notice is hereby given that Letters Testamentary, on the above estate have been granted to Mary Theresa Santarelli. 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.

## LACKAWANNA JURIST

**ESTATE OF ALFRED MALINOWSKI**, late of Scranton, PA (died 08/24/2020). Letters Testamentary in the above estate having been granted, all creditors shall make demand and all debtors shall make payment without delay to Jane Kupchak and Stephen Malinowski, Co-Executors, of John E.V. Pieski, Attorney for the Estate, 610 Maplewood Drive, Olyphant Post Office, Dickson City, PA 18447.

**ESTATE OF FREDRICK ALLEN MURTY A/K/A FRED MURTY**, late of Scranton, PA. (Died September 13, 2020) Notice is hereby given that Letters Testamentary have been granted to Joan J. Murty. All creditors are requested to present their claims and all persons indebted to said estate will make payments to the aforesaid Executrix c/o Edward A. Monsky, Esq., Munley Law PC, 227 Penn Avenue, Scranton, PA 18503.

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted in the **ESTATE OF LORA ROHAN A/K/A LORA MARY ROHAN**, Deceased, late of 118 Shields Road, Scott Township, Lackawanna County, Pennsylvania 18447, who died on September 11, 2015. 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 Administrator, Thomas Rohan, or Michael N. Krisa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447.

**RE: ESTATE OF JOHN P. SCHIELD**, late of Taylor, Lackawanna County, Pennsylvania (died March 19, 2020). Notice is hereby given that Letters of Administration for the Estate have been issued to Dorothy Schield, Administratrix 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 John J. McGovern, Jr., Attorney for the Estate, 321 Spruce Street-Suite 201, Scranton, PA 18503.

**ESTATE OF ANTHONY SCHUSTER A/K/A ANTHONY W. SCHUSTER A/K/A ANTHONY WALTER SCHUSTER**, DECEASED, late of 616 First St., Eynon, PA 18403. (Died March 20, 2020) **TIM CAWLEY**, Executor; Dante A. Cancelli, Suite 401, 400 Spruce Street, Scranton, Pennsylvania 18503, Attorney.

Notice is hereby given that, in the estate of the decedent set forth below, the Register of Wills has granted letters testamentary to the person named. All persons having claims against said estate are requested to make known the same to his or her attorneys and all persons indebted to said decedent are requested to make payment without delay to the executor named below. **ESTATE OF ELIZABETH A. TOMASSETTI**, Deceased Late of: Covington Township; Executor: Anthony Tomassetti c/o 1250 Germantown Pike, Suite 203, Plymouth Meeting, PA 19462; Attorney: James S. Bainbridge, Esquire, The Bainbridge Law Firm, LLC, 1250 Germantown Pike, Suite 203, Plymouth Meeting, PA 19462.

### Third Notice

**RE: ESTATE OF MARY ANN AESCHBACH**, late of Throop, PA, who died July 25, 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:

John Aeschbach, Administrator, or Daniel L. Penetar, Jr., Esquire, 116 North Washington Avenue, Suite 2A, Scranton, PA 18503.

**RE: ESTATE OF CAROL J. ASHMAN**, late of Jermyn, Lackawanna County, Pennsylvania (died June 7, 2020). Notice is hereby given that Letters Testamentary for the Estate of Carol J. Ashman have been issued to Karen Jani, 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 JOHN J. BARKOWSKI**, Late of Eynon, Pennsylvania (Died May 20, 2020). Letters of Administration has been granted to Elaine Stoback, Administratrix. All persons having claims against the Estate of 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 ARLENE J. BIEMULLER**, DECEASED, late of Scranton, Lackawanna County, Pennsylvania, (died September 12, 2020). Letters Testamentary 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.

**RE: ESTATE OF RICHIE CLARKSON A/K/A RICHARD FRANCIS CLARKSON**, late of Archbald, Lackawanna County, Pennsylvania (died October 9, 2019). Notice is hereby given that Letters Testamentary for the Estate of Richie Clarkson a/k/a Richard Francis Clarkson have been issued to Eric Clarkson, 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 James Christopher Munley, Attorney for the Estate, 227 Penn Avenue, Scranton PA 18503.

**ESTATE OF CRAIG DRUCTOR**, late of Clarks Summit, Pennsylvania, died August 9, 2020. All persons having claims against the Estate shall present same to Administrator, Steven Dructor, c/o Donald W. Jensen, Esquire, 538 Spruce Street, Suite 730, Scranton, Pennsylvania 18503.

Notice is hereby given that Letters of Administration C.T.A. have been granted to Clifton See Dy, Administrator of the **ESTATE OF BALDWIN SEE DY A/K/A BALDWIN DY**, late of Roaring Brook Township, who died on August 14, 2020. All persons indebted to Estate are required to make payment and those having claims or demands are to present the same without delay to the Administrator or to Raymond C. Rinaldi, II, Esquire, Rinaldi & Poveromo, P.C., P.O. Box 826, Scranton, PA, 18501.

**ESTATE OF EDWINA HODOROWSKI**, late of Olyphant Borough, Lackawanna County, PA. Jeffrey Napolitano, P.O. Box 32168, Raleigh, NC 27622, Administrator; Nicholas A. Barna, 207 Tenth Street, Honesdale, PA 18431, Attorney.

Notice is hereby given that Letters Testamentary in the **ESTATE OF KARA L. HORN** (died March 30, 2020) late of the City of Scranton, Lackawanna County, Pennsylvania, have been granted to Karen K. Horn. All persons indebted to said estate are requested to make payment and those having claims are directed to present same without further delay to the personal representative, c/o CASALE & BONNER, P.C., James D. Casale, Esquire, 331 Elmira Street, Williamsport, PA 17701.

## LACKAWANNA JURIST

**ESTATE OF HELEN KOVATCH AKA HELEN M. KOVATCH** ESTATE NUMBER 35-2020-31 DECEASED, LATE OF SCRANTON, LACKAWANNA COUNTY, PA: DIED AUGUST 8 2019. 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 GLORIA KOVATCH PHILLIPS 448 COBBLESTONE WAY, DOYLESTOWN, PA 18901.

IN RE: **ESTATE OF FILOMENA MEAD A/K/A MINNIE MEAD**, deceased, late of the City of Scranton, Lackawanna County, Pennsylvania (June 29, 2020). Notice is hereby given that Letters Testamentary on the above estate have been granted to Kenneth Warren Mead and Joan Matsui-Mead. All persons indebted to the said estate are required to make payment and those having claims to present the same without delay to the Co-Executors named above or to James M. Tressler, Esquire, Tressler Law, LLC, 220 Penn Avenue, 3<sup>rd</sup> Floor, Scranton, PA 18503.

**ESTATE OF LINDAL L. MONETTA**, late of N. Abington Twp., Pennsylvania (died November 28, 2019). Letters of Administration have been issued to Joseph J. Monetta, 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 for the Estate or to Patrick A. Walsh, Esquire, at 715 N. State Street, Clarks Summit, PA 18411.

**ESTATE OF LORRAINE CUSICK MORGAN A/K/A LORRAINE A. MORGAN** deceased October 11, 2018, late of Scranton, Lackawanna County, Pennsylvania. Letters Testamentary in the above-named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment and those having claims are directed to present the same without delay to the undersigned or their attorney within four (4) months from the date hereof and to file with the Clerk of the Court of Common Pleas of Lackawanna County, Orphans' Court Division, a particular statement of claim, duly Court Division, a particular statement of claim, duly verified by an affidavit setting forth an address within the county where notice may be given to claimant. ELLEN SWARTZ AND PAUL MORGAN, Co-Executors, 628 Terrace Street, Dunmore, PA 18512. John J. McGee, Esq., Ste 302, 400 Spruce Street, Scranton PA 18503.

**ESTATE OF JEAN E. NEUMAN**, late of Scranton Borough, Lackawanna County, Pennsylvania. Beth Ann Pollock, 16 West Waynewood Drive, McVeytown, PA 17051, Personal Representative. Douglas C. Lovinsky, Esquire, 1500 West College Avenue, State College PA 16801, Attorney.

IN RE: **ESTATE OF WILLIAM M. PISECHKO**, deceased, late of the Borough of Throop, Lackawanna County, Pennsylvania (March 7, 2014). Notice is hereby given that Letters of Administration on the above estate have been granted to James M. Tressler. All persons indebted to the said estate are required to make payment and those having claims to present the same without delay to James M. Tressler, Esquire, Tressler Law, LLC, 220 Penn Avenue, 3<sup>rd</sup> Floor, Scranton, PA 18503.

**ESTATE OF LORETTA ROSSI AKA LORRI ROSSI** ESTATE NUMBER 35-2020-899 DECEASED, LATE OF DUNMORE, LACKAWANNA COUNTY, PA: DIED JULY 4 2020. 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 JOSEPH ROSSI 409 DEER RUN DRIVE, ARCHBALD, PA 18403.

**ESTATE OF HELEN TUCKY A/K/A HELEN A. TUCKY**, late of Peckville, Lackawanna County, Pennsylvania (died August 14, 2020). 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 Walter A. Tucky, Executor, 708 Grassy Island Avenue, Jessup, Pennsylvania 18434 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 DAVID L. ZARNOWSKI**, late of Archbald, Lackawanna County, Pennsylvania (date of death: July 4, 2020) Administratrix: Debora A. Brown, Attorneys: Needle Law, P.C., 240 Penn Avenue – Suite 202, Scranton, PA 18503. P. Timothy Kelly, Esquire.

## ARTICLES OF INCORPORATION

**Rosado Theater, Inc** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

T1-10/23

## ARTICLES OF INCORPORATION

**Milford Theater, Inc** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

T1-10/23

## FICTITIOUS NAME

Notice is hereby given, pursuant to the provisions of the Fictitious Names Act of Pennsylvania (54 Pa.C.S. Section 301 et. seq.), that an application for registration of a Fictitious Name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the Fictitious Name of **N2L Fitness**, with its principal office or place of business at 200 Monica Drive, Archbald, PA 18403. The names and addresses of all persons who are parties to the registration are: Dorene Castelline, 200 Monica Drive Archbald, PA 18403.

T1-10/23

## LACKAWANNA JURIST

### FICTITIOUS NAME

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on September 18, 2020 for **Mike Burke's Plumbing & Heating**, at 9 Gabriella Lane, Scott Township, PA 18411. The name and address of each individual interested in the business is Richard Ettinger, 9 Gabriella Lane, Scott Township, PA 18411. This was filed in accordance with 54 PaC.S. 311.

T1-10/23

### FICTITIOUS NAME

NOTICE IS HEREBY GIVEN THAT Alaska Company, Inc. has filed, and was approved by the Department of State on September 14, 2020, an application to conduct business under the assumed or fictitious name of **Glowing Embers**. The principal place of business is 601 Route 6, Scranton-Carbondale Highway, Mayfield, Pennsylvania 18433.

RINALDI & POVEROMO, P.C.  
Fred P. Rinaldi, Esquire T1-10/23

### CHANGE OF NAME

Notice is given that a Petition has been filed in the Court of Common Pleas, Orphans' Court Division, Lackawanna County, Pennsylvania, seeking to change the name of Dionne April Ferguson (maiden: Twilley) to Dionne Cowsill Ferguson. A hearing will be held on November 24<sup>th</sup>, 2020 at 1:30 pm before the Honorable Judge Geroulo at the Lackawanna County Courthouse via Zoom.

T1-10/23

### CERTIFICATE OF ORGANIZATION

CERTIFICATE OF ORGANIZATION NOTICE IS HEREBY GIVEN THAT a Certificate of Organization for **Greenbrier and Company, LLC**, a Pennsylvania limited liability company, has been filed and approved by the Department of State of the Commonwealth of Pennsylvania on September 25, 2020 in accordance with the provisions of the Commonwealth of Pennsylvania Limited Liability Company Law of 1994, 15 Pa. C.S.A. Section 8901, as amended.

T1-10/23

**LACKAWANNA JURIST**

**NOTICE**

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. Walter  
Balsavage, known Heir of Roseanne M. Balsavage,  
Deceased

DEFENDANTS  
COURT OF COMMON PLEAS  
CIVIL DIVISION  
LACKAWANNA COUNTY  
NO: 2018-05289

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 Roseanne M. Balsavage, Deceased.  
217 Vine Street  
Old Forge, PA 18518  
Your house (real estate) at:  
217 Vine Street, Old Forge, PA 18518  
1751205005004  
is scheduled to be sold at Sheriff's Sale on February 5, 2021  
at:  
Lackawanna County Sheriff's Office  
200 North Washington Avenue  
Scranton, PA 18503  
at 10:00AM to enforce the court judgment of \$41,226.75  
obtained by Nationstar Mortgage LLC d/b/a Mr. Cooper  
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  
Nationstar Mortgage LLC d/b/a Mr. Cooper 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 on page two of 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 Street, Suite 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.  
18-060641

SHAPIRO & DeNARDO, LLC  
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447  
KRISTEN D. LITTLE, PA I.D. NO. 79992  
ALISON H. TULLO, PA I.D. NO. 87075  
3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610) 278-6800  
E-MAIL: PAHELP@LOGS.COM  
S&D FILE NO. 18-060641