

# LACKAWANNA JURIST

## JUDICIAL OPINION

**CASE NAME AND NUMBER:** Huchenski v. Alexander, 2019 WL 6313050 (Lacka. Co. 2019)

**DATE OF DECISION:** November 20, 2019

**JUDGE:** Terrence R. Nealon

**ATTORNEYS INVOLVED:**

Susan Huchenski, Self-represented  
Jillian Eisner, Esquire, Counsel for Defendant

**SUMMARY OF OPINION:**

Defendant filed a motion for summary judgment in a negligence action seeking to recover damages for property damage to a vehicle from an automobile accident, and argued that the damages for the "diminished value" of the vehicle were "speculative and cannot form a basis for recovery." The record reflected that the vehicle sustained \$5,599.75 in property damage repairs that were paid by defendant's insurer, and plaintiff secured a post-repair appraisal indicating that although the average retail value of the vehicle was \$21,125.00, the "current actual cash value" following the completion of the repairs was only \$14,750.00.

In cases involving claims of diminished value to vehicles or chattel, Pennsylvania has adopted the Restatement (Second) of Torts § 928 which allows for the recovery of damages representing "the difference between the value of the chattel before the harm and the value after the harm with due allowance for any difference between the original value and the value after repairs." For almost 100 years, Pennsylvania common law has recognized the diminished value of a vehicle following repairs as an appropriate measure of damages. Therefore, based upon the evidence contained in the record, the "diminished value" claim was not premised upon "impermissible speculation," as a result of which the motion for summary judgment was denied.

## JUDICIAL OPINION

**CASE NAME AND NUMBER:** Palmiter v. Commonwealth Health Systems, Inc., 2019 WL 6248350 (Lacka. Co. 2019)

**DATE OF DECISION:** November 22, 2019

**JUDGE:** Terrence R. Nealon

**ATTORNEYS INVOLVED:**

Cynthia L. Pollick, Esquire, Counsel for Plaintiff  
Sidney R. Steinberg, Esquire, Kayleen Egan, Esquire, Counsel for Defendants

**SUMMARY OF OPINION:**

An employee, who was medically certified to use medical marijuana and allegedly discharged from employment on that basis, filed a wrongful termination action against her employer based upon Section 2103(b)(1) of the Medical Marijuana Act ("MMA"), 35 P.S. § 10231.2103(b)(1), which states that "[n]o employer may discharge...or otherwise discriminate or retaliate against an employee...solely on the basis of such employee's status as an individual who is certified to use medical marijuana." The employer filed a demurrer and argued that the Department of Health has exclusive authority to enforce the MMA's provisions, such that the employee's sole remedy for her firing was to seek the assessment of a civil penalty by the Department on the employer.

The MMA grants broad administrative power to the Department with respect to certified medical marijuana users, registered physicians, medical marijuana organizations, independent testing laboratories, health care medical marijuana organizations, academic clinical research centers, and clinical registrants, and reflects a legislative intent to empower the Department to exercise regulatory control over those people and entities that have opted to participate in Pennsylvania's "medical marijuana program" and thereby submit to the administrative oversight of the Department. However, nothing in the MMA or the promulgated regulations vests the Department or any other state agency with the authority to enforce Section 2103(b)(1) against private employers that have not chosen to voluntarily take part in that program. Furthermore, the anti-discrimination provisions of the MMA would be rendered meaningless if an aggrieved employee could not pursue a private cause of action and seek to recover compensatory damages from an employer that violates Section 2103(b)(1). Recognition of an implied right of action under Section 2103(b)(1) is consistent with the MMA's stated purpose of providing safe and effective access to medical marijuana for eligible patients, while simultaneously protecting them from adverse employment treatment. Consequently, an implied private cause of action was found to exist under Section 2103(b)(1), and the employer's demurrer was overruled.

LACKAWANNA JURIST

Catherine A. Gallagher, Esq.  
I.D. No. 206436  
Solicitor, Lackawanna County Clerk of Judicial Records  
416 Jefferson Avenue  
Scranton, PA 18510  
570-347-9816




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IN RE: : IN THE COURT OF COMMON PLEAS  
: OF LACKAWANNA COUNTY  
FEE INCREASE :  
: :  
LACKAWANNA COUNTY CLERK :  
OF JUDICIAL RECORDS :  
: :  
: No. 2019 CV |

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**ORDER**

NOW, this 16 day of December, 2019, pursuant to 42 P.S. §21071.1, it is hereby ORDERED, ADJUDGED, and DECREED that the following listed fees, attached hereto, are approved as a fee schedule chargeable by the Lackawanna County Clerk of Judicial Records Office, Criminal Division, effective January 1, 2020.

BY THE COURT,  
  
\_\_\_\_\_, P.J.  
MICHAEL J. BARRASSE  
PRESIDENT JUDGE

LACKAWANNA JURIST

FEE SCHEDULE – CRIMINAL COURTS

<u>TYPE OF FILING</u>	<u>TOTAL DUE</u>
Copies	\$ .25
Certifications	\$ 9.50
Summary Appeals ((\$40.00 plus \$5.00 automation fee)	\$ 50.00
Subpoenas (Including Nunc Pro Tunc Petition)	\$ 4.00
Appeals	\$ 147.25 (\$ 90.25 payable to Superior Court) (\$ 57.00 payable to Clerk of Judicial Records)
Constable Petition/Bonds	\$ 16.50
Private Detective (individual)	\$ 339.50
Private Detective (Corporation)	\$ 452.50
Bail Bondsman – Initial Bond	\$ 113.00
Bail Bondsman – Renewal	\$ 67.00
Criminal Record Search (Not to include copies)	\$ 16.50
Expungement Petition – Miscellaneous	\$ 148.50
Expungement For Limited Access	\$ 137.50
Bail Preparation (Nonrefundable)	\$ 22.50
Bail Poundage:	Poundage on bail will be taken on the full amount of bail assessed by Judge 3% on first \$1,000.00; 1% thereafter EXAMPLE: \$10,000 BAIL 3% on first \$1,000.00 = \$30.00 1% on \$9,000.00 = \$ 90.00 Total Poundage: \$120.00

LACKAWANNA JURIST

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NOV 17 2019  
LACKAWANNA COUNTY

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IN RE: : IN THE COURT OF COMMON PLEAS  
: OF LACKAWANNA COUNTY  
FEE INCREASE :  
: LACKAWANNA COUNTY CLERK  
OF JUDICIAL RECORDS :  
: No. 2019 CV |

---

**ORDER**

NOW, this 16<sup>th</sup> day of December, 2019, pursuant to 42 P.S. §21071.1, it is hereby ORDERED, ADJUDGED, and DECREED that the following listed fees, attached hereto, are approved as a fee schedule chargeable by the Lackawanna County Clerk of Judicial Records Office, Civil Division, effective January 1, 2020.

BY THE COURT,

  
\_\_\_\_\_, P.J.  
MICHAEL J. BARRASSE  
PRESIDENT JUDGE

LACKAWANNA JURIST

FEE SCHEDULE EFFECTIVE 1/01/2020

<u>TYPE OF FILING</u>	<u>TOTAL DUE</u>	
Acknowledgement Sheriff Deed	\$ 10.00	
<b><u>APPEALS</u></b>		
Appeals to Appellate Court:	\$ 176.25	
To Higher Court – Commonwealth/Superior	\$ 90.25	Payable to: Commonwealth or Superior Court
To Clerk of Lackawanna County	\$ 86.00	Payable to: Lackawanna County Clerk of Judicial Records
Appeal Arbitration	\$ 628.00	
Appeal – District Justice	\$ 192.00	
Auditor’s Reports	\$ 42.00	
Insurance Statement	\$ 42.00	
Financial Statement	\$ 42.00	
Special Trial Master	\$ 136.50	
<b><u>BUILDING STIPULATIONS/MECHANICS LIENS</u></b>		
Waivers/Stipulations/Mechanics Liens	\$ 40.00	
<b><u>CERTIFICATE OF READINESS FOR TRIAL</u></b>		
	\$ 35.50	
<b><u>COMMENCEMENT OF ANY ACTION</u></b>		
Action at Law or Equity	\$ 192.50	
Writ of Summons	\$ 192.50	
Confession of Judgment	\$ 192.50	
Appeal of Assessment/Zoning	\$ 192.50	
Misc. Civil Filing:	\$ 81.00	
Appeals: License and Registration		
Judicial Tax Sale		
Name Change - Individually		
Petition for Minor’s Compromise		
Retitle Motor Vehicle		
Custody	\$ 201.50	
Petition to Modify Custody	\$ 35.00	

**LACKAWANNA JURIST****DIVORCE**

Divorce – 1 count	\$ 220.50
Additional Counts	\$ 45.50
Custody Count in Divorce Action	\$ 9.00
Master Appointment of Divorce or Partition Master	\$ 35.00
Divorce Decree	\$ 10.00
Reinstate/Reissue Any Action	\$ 17.00
Retake Maiden Name -1 Certified Copy	\$ 20.00
Discontinue/Withdraw Divorce	\$ 10.00
Certified Copy of Divorce Decree	\$ 10.00

**DISCONTINUANCE/SATISFACTION/DISMISS**

**VACATE/WITHDRAW Matter\*** \$ 10.00

\*(2017 Cases Forward)

The Initial Fee Does Not Include a Sat/Disc/Release Fee

**COPIES**

	<b><u>TOTAL DUE</u></b>
Computer Printout Per Page	\$ 0.25
Computer Docket Per Page	\$ 0.25
Computer Printout Per Mail	\$ 5.50
Photocopy by Clerk Per Page	\$ 0.25
Certified Copy (not previously listed)	\$ 5.50

**EXEMPLIFIED RECORD** \$ 29.50

**JUDGMENTS**

Default/Non Pros/Demurrer	\$ 20.00
District Justice	\$ 51.00
Final Judgment or Decree	\$ 20.50
Open/Strike	\$ 185.00
Foreign Judgments	\$ 47.50
Lis Pendes	\$ 36.00
Motor/Vehicle Judgments	\$ 20.50
Notes/Bonds, etc.	\$ 47.50
Release of Judgment/Satisfaction	\$ 10.00

**LETTER OF ATTORNEY** \$ 35.00

## LACKAWANNA JURIST

Subpoena to Attend and Testify	\$ 4.50
Subpoena to Produce Documents	\$ 4.50

### WRITS

Possession	\$ 34.50
Execution	\$ 34.50
Seizure	\$ 34.50
Scire Facias	\$ 34.50

### LIENS

Municipal	\$ 53.00
Federal/Commonwealth	\$ 53.00
Averments	\$ 21.00
Satisfaction/Discontinuance/Dismiss/Strike/ Vacate/Withdraw Per Case	\$ 10.00

### NATURALIZATION FEE

Per Person	\$ 25.00
Microfilm e-mail/transmittal fee per page	\$ 1.00

### NOTARY PUBLIC

Notary Flag	\$ 4.50
Notary signature	\$ 4.50

### PROTECTION FROM ABUSE

PFA Costs – by Consent – No Hearing	\$ 227.00
PFA Costs – Hearing on the Merits	\$ 340.50
(Assessed by the Court after proceeding)	

### REVIVALS

Writ of Revival	\$ 51.50
Agreement of Revive	\$ 41.50

The office reserves the right to determine time to retrieve files.

If voluminous in nature, the Chief Archivist will respond to your request in writing.

**OFFICE HOURS: MONDAY THROUGH FRIDAY: 9AM -- 4PM**  
**FILINGS ACCEPTED DURING BUSINESS HOURS ONLY**

**ESTATES**

**First Notice**

**ESTATE OF THOMAS JOHN DEVINE**, late of Scranton, Pennsylvania (Died August 5, 2018). Letters of Administration having been granted to Michele Devine, Administratrix. All persons having claims against the Estate or indebted to the Estate shall make payment or present claims to the estate's counsel: Frederick J. Lokuta, Esq., Burns White LLC, 575 Pierce Street, Suite 202, Kingston, PA 18704.

**ESTATE OF FRANCIS GILGALLON A/K/A FRANK GILGALLON**, Deceased, late of 172 Spruce Street, Archbald, PA 18403, (Died September 7, 2019) Martin Gilgallon, Executor; Mark G. Rudalavage, 171 Scranton-Carbondale Highway, Eynon, Pennsylvania 18403-1027, Attorney.

**ESTATE OF Russell Angelo Roscioli**, DECEASED (died on 07/03/2019). Late of 528 Minooka Avenue, Moosic, Lackawanna County, PA. Letters Testamentary have been granted and all creditors shall make demand and all debtors shall make payment without delay to Deborah Decker, EXECUTRIX or BRIGID E. CAREY, ESQUIRE, PO Box 4466, Scranton, PA 18505-6466.

IN RE: **ESTATE OF JOSEPH M. VAVRICK**, late of Dunmore, (died 11/09/2015) Notice is hereby given that Letters of Administration on the above Estate have been granted to Adrienne Vavrick. All persons indebted to the said Estate are required to make payments and all having claims against the Estate will present them without delay to the Administrator named above or to Robert J. Murphy, Esq., 208 Chestnut Street, Dunmore, PA 18512.

**Second Notice**

**ESTATE OF DAVID J. BROJACK**, late of Scott Twp., Pennsylvania, died November 15, 2019. All persons having claims against the Estate shall present same to Executor, William J. Brojack, c/o Donald W. Jensen, Esquire, 538 Spruce Street, Suite 730, Scranton, Pennsylvania 18503.

Notice is hereby given that Letters Testamentary have been granted to Karen Valenches and Carolyn Connolly, Executrices of the **ESTATE OF JOHN J. CONNOLLY**, late of the City of Scranton, Lackawanna County, Pennsylvania, who died on October 2, 2019. All persons indebted to said Estate are required to make payment and those having claims or demands to present the same to the Executrices c/o Anthony G. Ross, Esquire, Law Offices of Tony Ross, 126 Main Street, Pittston, PA 18640.

RE: **ESTATE OF SHERYL S. MOORE**, late of Waverly, Lackawanna County, Pennsylvania (died November 7, 2019). Notice is hereby given that Letters Testamentary for the Estate of Sheryl S. Moore have been issued to Christine J. Bonczek and Stephen D. Moore, Co-Executors 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 Co-Executors at 1121 Audubon Drive, Clarks Summit, PA 18411 or to Kristen M. Clark, Esquire, Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Spruce Street, Suite 200, Scranton, PA 18503.

**ESTATE OF SHIRLEY O'CONNOR**, late of the Borough of Archbald, Lackawanna County, PA. (Died November 25, 2019). Notice is hereby given that the Letters of Administration in the above Estate have been granted to Gerard J. O'Connor, Jr., 108 Park Street, Archbald, PA.

18403, Administrator, on December 20, 2019. All persons indebted to the above Estate are required to make payment, and all those having claims or demands are to present same without delay, to the Administrator named herein of to James J. O'Connor, Esquire, Attorney for the Estate, 496 North Main Street, Archbald, PA 18403.

**ESTATE OF ROSE M. RINALDI**, late of Dunmore, Lackawanna County, PA (died November 26, 2019). 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 Mary F. Rinaldi, Co-Executor, 715 Terrace Street, Dunmore, PA 18512, or to Jane M. Carbonas, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 S. Abington Road, PO Box 240, Clarks Summit, PA 18411.

RE: **ESTATE OF DOLORES V. ROSS**, late of Scranton, PA, who died November 11, 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: Patricia Marie Rose, Executrix, or Daniel L. Penetar, Jr., Esquire, 116 North Washington Avenue, Suite 2A, Scranton, PA 18503.

**Third Notice**

In re: **ESTATE OF FRED J. CHAMBERLAIN, III; A/K/A FRED JAMES CHAMBERLAIN, III; FRED CHAMBERLAIN, III; A/K/A FRED J. CHAMBERLAIN; AND A/K/A FRED J. CHAMBERLAIN, JR.** late of Scott Township, Pennsylvania, 11/28/2019. Letters 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 Priscilla M. Chamberlain, Personal Representative, or to Joseph S. Toczylowski, Jr., Esquire of the Toczylowski Law Office, 392 North Main Street, Archbald, PA 18403.

**ESTATE OF ELLEN ANN COOKE**, late of Simpson, Pennsylvania, (died October 24, 2019). Notice is hereby given that Letters of Testamentary on the above estate have been granted to John L. Kelly, of Trinity, Florida, Executor. 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 Patrick N. Coleman, Esquire, Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

**ESTATE OF ANN EIBACH**, late of Scranton, Lackawanna County, Pennsylvania. (died October 6, 2019). Notice is hereby given that Letters Testamentary have been issued to William Eibach and Susan Valdez, Co-Executors of the Estate. MARIANNE M. STIVALA, ESQUIRE, BRIAN J. CALI & ASSOCIATES, 103 EAST DRINKER STREET, DUNMORE, PENNSYLVANIA 18512.

**ESTATE OF FLORENCE K. GENETT**, late of Dunmore, PA (died September 25, 2019). Notice is hereby given that Letters of Administration for the Estate of Florence K. Genett have been issued to Ann Genett, Administratrix 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.



## LACKAWANNA JURIST

**ESTATE OF HARRIETT S. MAGNOT A/K/A HARRIETT SUE MAGNOT**, late of 15 Webster Drive, Dunmore, Lackawanna County, Pennsylvania (died October 11, 2019). 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 Wayne Magnot, 616 Timber Lane, Clarks Summit, Pennsylvania 18411 and/or Gloria S. Summa, 415 Foote Street, Dunmore, Pennsylvania 18512, Co-Executors, or to James J. Gillotti, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, PO Box 240, Clarks Summit, PA 18411.

**ESTATE OF ERIK R. NESTER**, late of Scranton, Pennsylvania (Died October 21, 2019). Letters Testamentary having been granted to Doreen Robertshaw, Administratrix. 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 JOSEPHINE A. VALENCIA**, late of the Borough of Old Forge, Lackawanna County, Pennsylvania, (died November 12, 2019). Letters Testamentary were granted to Joseph F. Valencia. Creditors present claims and debtors make payments to John P. Pesota, Esquire, Suite 402 SNB Plaza, 108 North Washington Avenue, Scranton, PA 18503.

### **NOTICE**

Carbondale Area School District  
vs.  
Homestead United Real Estate  
-No. 2017-51953 -  
Court of Common Pleas of Lackawanna County, PA.

Notice is given that the above was named as Defendant in a civil action by Plaintiff to recover 2016 and 2017 real estate taxes for property located at 3 Hospital Street, Carbondale, PA, PIN No. 04513-030-011. A Writ of Scire Facias for \$868.27 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered. 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 Plaintiff. You may lose money, 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 OFFICES SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Northeastern PA Legal Services,  
33 N. Main St., Ste. 200, Pittston, PA 18640,  
570.299.4100.

Portnoff Law Assoc., Ltd.,  
P.O. Box 391, Norristown, PA 19404,  
866.211.9466. t2- 1/10

### **NOTICE**

Carbondale Area School District  
vs.  
Homestead United Real Estate  
-No. 2018-51237 -  
Court of Common Pleas of Lackawanna County, PA.

Notice is given that the above was named as Defendant in a civil action by Plaintiff to recover 2017 real estate taxes for property located at 61 Fallbrook Street, Carbondale, PA, PIN No. 04513-030-001. A Writ of Scire Facias for \$5,573.79 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered. 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 Plaintiff. You may lose money, 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 OFFICES SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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Portnoff Law Assoc., Ltd.,  
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### **NOTICE**

Carbondale Area School District  
vs.  
Aidone Management, L.L.C.  
- No. 2017-51916 -  
Court of Common Pleas of Lackawanna County, PA.

Notice is given that the above was named as Defendant in a civil action by Plaintiff to recover 2016 real estate taxes for property located at 33 River Street, Carbondale, PA, PIN No. 04577-010-010. An Amended Writ of Scire Facias for \$2,270.71 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered. 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 Plaintiff. You may lose money, 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 OFFICES SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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# LACKAWANNA JURIST

## NOTICE

Carbondale Area School District  
vs.  
Pioneer Estate Management, L.L.C.  
- No. 2017-52667 –  
Court of Common Pleas of Lackawanna County, PA.

Notice is given that the above was named as Defendant in a civil action by Plaintiff to recover 2016 and 2017 real estate taxes for property located at 164 S. Main Street, Carbondale, PA, PIN No. 05509-010-014. An Amended Writ of Scire Facias for \$24,501.00 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered. 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 Plaintiff. You may lose money, 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 OFFICES SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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## NOTICE

Abington Heights School District  
vs.  
Jennifer J. Clark  
- No. 2018-51162 –  
Court of Common Pleas of Lackawanna County, PA.

Notice is given that the above was named as Defendant in a civil action by Plaintiff to recover 2017 real estate taxes for property located at Rear T. 433 Stone Road, Parce, N. Abington Township, PA, PIN No. 07002-050-00202. A Writ of Scire Facias for \$4,428.71 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered. 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 Plaintiff. You may lose money, 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 OFFICES SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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## NOTICE

Abington Heights School District  
vs.  
Paul Morvan  
- No. 2017-5 2574 –  
Court of Common Pleas of Lackawanna County, PA.

Notice is given that the above was named as Defendant in a civil action by Plaintiff to recover 2016 and 2017 real estate taxes for property located at 2225 Cherry Hill Road, Newton Township, PA, PIN No. 13002-010-00602. An Amended Writ of Scire Facias for \$5,677.37 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered. 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 Plaintiff. You may lose money, 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 OFFICES SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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## NOTICE

Jefferson Township Sewer Authority  
vs.  
Bernard Ford Hyland  
- No. 2015-50511 –  
Court of Common Pleas of Lackawanna County, PA.

Notice is given that the above was named as Defendant in a civil action by Plaintiff to recover 2005-2014 sewer fees for property located at 53 East Shore Drive, Jefferson Township, PA, PIN No. 13802-030-012. A Writ of Scire Facias for \$6,296.31 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered. 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 Plaintiff. You may lose money, 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 OFFICES SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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## LACKAWANNA JURIST

### **NOTICE**

Abington Heights School District  
vs.  
Laurea Gnall, Trustee of the Bourbeau Family Trust  
- No. 2018-51309 –  
Court of Common Pleas of Lackawanna County, PA.

Notice is given that the above was named as Defendant in a civil action by Plaintiff to recover 2017 real estate taxes for property located at 1083 Skyline Drive, Ransom Township, PA, PIN No. 15401-020-001. A Writ of Scire Facias for \$2,835.39 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered. 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 Plaintiff. You may lose money, 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 OFFICES SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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P.O. Box 391, Norristown, PA 19404,  
866.211.9466. t2- 1/10

### **NOTICE**

North Pocono School District  
vs.

Hurricane Realty, Inc. & McDan, Inc. d/b/a Deerfield Acres,  
A Joint Venture  
- No. 2016-52295 –  
Court of Common Pleas of Lackawanna County, PA.

Notice is given that the above were named as Defendants in a civil action by Plaintiff to recover 2015-2017 real estate taxes for property located at Greenbriar Drive, Spring Brook Tp, PA, PIN No. 20401-010-04303. An Amended Writ of Scire Facias for \$12,254.59 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered. 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 Plaintiff. You may lose money, 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 OFFICES SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Northeastern PA Legal Services,  
33 N. Main St., Ste. 200, Pittston, PA 18640,  
570.299.4100.

Portnoff Law Assoc., Ltd.,  
P.O. Box 391, Norristown, PA 19404,  
866.211.9466. t2- 1/10

### **NOTICE**

North Pocono School District  
vs.  
Prince Zahi El, Trustee of the Prince Zahi El Trust  
- No. 2017-51772 –  
Court of Common Pleas of Lackawanna County, PA.

Notice is given that the above was named as Defendant in a civil action by Plaintiff to recover 2016-2017 real estate taxes for property located at Thornhurst Ctry Club L-196, Thornhurst Township, PA, PIN No. 24601-030-039. A Writ of Scire Facias for \$2,901.12 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered. 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 Plaintiff. You may lose money, 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 OFFICES SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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33 N. Main St., Ste. 200, Pittston, PA 18640,  
570.299.4100.

Portnoff Law Assoc., Ltd.,  
P.O. Box 391, Norristown, PA 19404,  
866.211.9466. t2- 1/10

**LACKAWANNA JURIST**

**NOTICE**

IN THE COURT OF COMMON PLEAS OF LACKAWANNA COUNTY, PA  
CIVIL ACTION-LAW  
ACTION IN MORTGAGE FORECLOSURE  
NO. 2019-CV-5637

THE FIDELITY DEPOSIT AND  
DISCOUNT BANK

Plaintiff

vs.

PAUL SLATER, Deceased Mortgagor  
and Real Owner, and all his unknown  
heirs, successors, assigns, and all  
unknown individuals, persons or entities  
claiming any rights, title or interests from  
or under PAUL SLATER, Deceased  
Mortgagor and Real Owner  
Defendants

**NOTICE**

TO: PAUL SLATER, Deceased Mortgagor and Real Owner, and all his unknown heirs, successors, assigns, and all unknown individuals, persons or entities claiming any rights, title or interests from or under PAUL SLATER, Deceased Mortgagor and Real Owner.

You have been sued in Court and you have been named as Defendants in the above-captioned Mortgage Foreclosure Action.

You are hereby notified that the Plaintiff, The Fidelity Deposit and Discount Bank, has commenced a Mortgage Foreclosure Action in this matter to foreclose its Mortgage upon the Mortgaged Premises located at 531 N. Hyde Park Avenue, Scranton, PA 18504, assigned property identification number 14514-050-02401, and extinguish any and all interests and/or rights that you may have in said Mortgaged Premises.

**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 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.

Northeastern Pennsylvania Legal Services  
33 N. Main Street, Suite 200  
Pittston, PA 18640  
Telephone (570) 299-4100  
and  
Lawyer Referral Service  
Lackawanna Bar Association  
233 Penn Avenue  
Scranton, PA 18503  
Telephone (570) 969-9600

T1-1/3

# LACKAWANNA JURIST

## NOTICE

AND NOW this 10<sup>th</sup> day of December, A rule is hereby issued upon the parties in the below listed Landlord-Tenant cases, to show cause, if there be any, why delinquent monies held by the Clerk Of Judicial Records relative to the below listed cases should not be provided to the Landlord in compliance with Pa MDJRCPC 1008 and/or escheat to the Commonwealth of Pennsylvania.

HEARING AND RULE RETURNABLE on the 28<sup>th</sup> day of January, 2020 at 2:30 p.m. in the Lackawanna County Government Center, 123 Wyoming Avenue, Scranton, PA 18503 in Courtroom #D.

All interested parties must attend.

BY THE COURT:  
TRISH CORBETT  
JUDGE

<u>PLAINTIFF</u>	<u>DEFENDANT</u>	<u>NUMBER</u>
Housing Authority of Lackawanna County	Ronald Vancosky	2005-CV-2772
Roy Sherman	Kayla Sherman/Rodney D'Agostino	2016-CV-03635
Wanda Urias	Sandra Vought	2013-CV-01344
UMH Properties	Colleen Joyce	2013-CV-01749
Skyview Park	Lillie M. Burley	2007-CV-5459
Mark Canavan	Tina Burns	2007-CV-2664
Brian Foley	Brittany Huzzard	2016-CV-4797
UMH Properties	Johanna Perez	2011-CV-2656
John Strasburger	Laquita Barnes	2011-CV-2403
Donato Iannielli	Rudy Miles	20. 14-CV-2489
Summit Garden Apartments	Jennifer Omillian	2014-CV-06535
Mikhail Plaskin	Sandra Jimenez	2016-CV-04983
Stanley Chimel	Tania Gresell	2009-CV-06815
Warren Jagggers, Sr.	Stanislaw J. Dudek, et al.	2009-CV-4682
Stonemill Property Management	Steve and Pamela King, et al.	2009-CV-3857
ASH 904, LLC.	Elvira Stevenson	2010-CV-5430
Margie Ann and Sam Pagliamente	Karen Ann Musso	2011-FC-5599
Tall Trees Apartments	Kenneth Arnovitz	2010-FC-0811

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## NOTICE

### NOTICE OF ADMINISTRATIVE SUSPENSION

Notice is hereby given that **Regina Marie Blewitt of Lackawanna County** has been **Administratively Suspended** by Order of the Supreme Court of Pennsylvania dated November 20, 2019, pursuant to Rule 111(b), Pa.R.C.L.E., which requires that every active lawyer shall annually complete, during the compliance period for which he or she is assigned, the continuing legal education required by the Continuing Legal Education Board. The Order became effective December 20, 2019 for Compliance Group 1.

Suzanne E. Price  
Attorney Registrar  
The Disciplinary Board of  
the Supreme Court of Pennsylvania

T1-1/3