

LACKAWANNA JURIST
JUDICIAL OPINION

CASE NAME AND NUMBER: Horst v. Union Carbide Corp., 2017 WL 4541262 (Oct. 11, 2017)

DATE OF DECISION: October 11, 2017

JUDGE: Terrence R. Nealon

ATTORNEYS INVOLVED: Steve Baron, Esq., Chad Cotten, Esq., Kathryn Pryor, Esq., J. Christopher Munley, Esq., Daniel Munley, Esq., Counsel for Plaintiffs, I. Robert Horst, Jr. and Diane Horst, Timothy McGowan, Esq., Bruce Bishop, Esq., Eric D. Cook, Esq., Counsel for Defendant, Union Carbide Corporation
Daniel J. Ryan, Jr., Esq., Michael Brown, Esq., Katherine Lawler, Esq., Counsel for Defendants, Trane US, Inc. f/k/a American Standard, Inc., and Kaiser Gypsum Company, Inc.
M. Douglas Eisler, Esq., James F. Tate, Esq., Counsel for Defendant, Burnham, LLC
Kim J. Woodie, Esq., Knight S. Anderson, Esq., Counsel for Defendant, Carrier Corporation
Christina A. Gonzales, Esq., Jason James Irvin, Esq., Counsel for Defendant, Hajoca Corporation
John A. Fitzpatrick, Esq., Counsel for Defendant, Lennox Industries, Inc.
Peter Swayze, Esq., Martha E. Drouet, Esq., Counsel for Defendant, The Marley-Wylain Company d/b/a Weil-McLain, Jack Delany, III, Esq., Ariana Seidel, Esq., Counsel for Defendant, Peerless Industries, Inc., Gregory Stokes, Esq., David C. Marshall, Esq., Counsel for Defendant, Rheem Manufacturing Company, A. Kai Seelaus, Esq., Elizabeth L. Phifer, Esq., Counsel for Defendant, York International Corp.

SUMMARY OF OPINION:

After counsel for the parties had represented to the court that the trial of this matter would last three weeks, and an Order was issued on December 20, 2016, scheduling this case for a jury trial during the three week period from October 30, 2017, through November 17, 2017, defendants suddenly disclosed on August 9, 2017, that four trial weeks or twenty trial days would be required "for Defendants' case only." Although the ability to present an opening statement and a closing argument is part of the constitutional right to representation by an attorney in civil cases, Pa.R.C.P. 223(3) vests trial courts with the authority to issue orders "regulating the number and length of addresses to the jury or to the court." Under Rule 223(2), trial courts also may implement orders limiting the number of attorneys representing the same group of parties who may examine witnesses during the trial. Consequently, in order to ensure that the trial was concluded within the allotted time period, counsel for the twelve defendants were assigned an aggregate period of 180 minutes within which to present all their opening statements, and a comparable collective period of 180 minutes within which to deliver their closing arguments for all defendants. Additionally, defendants were required to designate one counsel to conduct on behalf of all defendants the cross-examination of plaintiffs' witnesses, with the exception of any expert witnesses who would proffer opinions on liability as to more than one defendant.

JUDICIAL OPINION

CASE NAME AND NUMBER: Wells Fargo Bank v. Insite Dunmore, 2017 WL 47120986 (Lacka. Co. 2017)

DATE OF DECISION: October 19, 2017

JUDGE: Terrence R. Nealon

ATTORNEYS INVOLVED: Rudolph J. DiMassa, Jr., Esquire, Walter W. Gouldsbury, III, Esquire, Sommer L. Ross, Esquire, Counsel for Plaintiff, David P. Heim, Esquire, Counsel for Defendant

SUMMARY OF OPINION:

The original mortgagee's assignee filed a motion for summary judgment in this mortgage foreclosure action against a commercial borrower that defaulted on its monthly note and mortgage payment obligations, as a result of which the assignee thereafter accelerated the loan debt in accordance with the note and mortgage provisions. To secure summary judgment, the assignee was required to establish that there were no genuine issues of material fact that (1) the commercial borrower was in default and failed to pay interest on the obligation, (2) the recorded mortgage was in the stated amount of the underlying note, and (3) the assignee owned or held the note and owned the mortgage by virtue of a duly recorded assignment. Even when the record was viewed in the light most favorable to the commercial borrower as the nonmoving party, it reflected no genuine issue of material fact with regard to the default, the recorded mortgage, the assignee's ownership and possession of the original note, and the assignee's ownership of the mortgage via a properly recorded assignment§. Therefore, the assignee was entitled to judgment in its favor as a matter of law, and its motion for summary judgment was granted in the amount of \$9,166,404.76.

LACKAWANNA JURIST

ESTATES

First Notice

ESTATE NOTICE Re: **PEARL VERONICA BOHENEK**, late of Throop, Lackawanna County, Pennsylvania, who died February 20, 2017. 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: Paul John Bohenek, Executor, c/o Paul J. LaBelle, Esquire, Paul J. LaBelle & Associates, 3703 Birney Avenue, Moosic, Pennsylvania 18507.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted to LeRoy G. Demuth, II and Richard J. Demuth, Co-Executors of the **ESTATE OF LEROY G. DEMUTH** late of Scranton, Lackawanna County, Pennsylvania, who died on November 26, 2017. All persons indebted to said Estate are required to make payment and those having claims to present the same without delay to the Co-Executors or to Michael F. Cosgrove of Haggerty Hinton & Cosgrove LLP, 203 Franklin Avenue, Scranton, PA 18503.

ESTATE OF STEVEN J. FARINOLA, late of South Abington Township, Lackawanna County, Pennsylvania (died August 30, 2017). Personal Representative is Conrad Farinola, 1201 Laurel Drive, South Abington Township Pennsylvania 18411. Attorney for the Estate is Nancy M. Barrasse, Esquire, 224 Adams Avenue, Scranton, Pennsylvania 18503.

ESTATE OF JAMES P. HILL, late of Clarks Summit Borough, PA (died October 29, 2017) Margaret Zosulis, Executrix, David A. Howell, Attorney, 336 South State Street, Clarks Summit, PA 18411.

NOTICE IS HEREBY GIVEN that Letters Testamentary in the **ESTATE OF HELEN KLEHA**, late of the City of Scranton, Lackawanna County, Pennsylvania (Date of Death: February 26, 2017), 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: KEVIN J. GREBAS EXECUTOR, BRENDA D. COLBERT, Esquire, COLBERT & GREBAS, P.C., 210 Montage Mountain Road – Suite A, Moosic, PA 18507.

In the **ESTATE OF EDELTRUD MAKOWSKI, ALSO KNOWN AS EDELTRUDE MAKOWSKI**, late of Scranton, Lackawanna County, Pennsylvania: Letters Testamentary in the above estate having been granted to the undersigned, all persons indebted to said estate are requested to make prompt payment and all having claims against the estate will present them without delay to: Paul K. Kipar, Executor of the Estate, 5680 State Route 267, Meshoppen, PA 18630. Michael J. Giangrieco, Esquire, Attorney for the Estate, Giangrieco Law, PC, P.O. Box 126, Montrose, PA 18801.

ESTATE OF JEROME R. PATRICK, JR., Late of Clarks Summit Borough, PA (DIED May 27, 2017), Christine L. Patrick, Executrix, or to Donald J. Frederickson, Jr., KOBAL & FREDERICKSON, Attorneys for the Estate, 435 Main Street, Moosic, PA 18507-1017.

ESTATE OF MARJORIE O. SCHOFIELD, A/K/A MARJORIE SCHOFIELD, late of Carbondale City, Lackawanna County, PA. Gary M. Flood, 107 Terrace Heights, Honesdale, PA 18431, Executor; Nicholas A. Barna, 831 Court Street, Honesdale, PA 18431, Attorney.

RE: **ESTATE OF STEPHEN SHAFFER**, late of Scranton, Lackawanna County, and State of Pennsylvania, deceased, who died on the 14th day of September 25, 2017. Letters of Administration having been granted, all persons having claims or demands against the estate of the decedent shall make them known and present them, and all persons indebted to the decedent shall make payment thereof without delay to the Administrator, Mark B. Phillips, 543 Clay Avenue, Scranton, PA 18510, or to Mattes & Mattes, P.C., 324 N. Washington Ave., Scranton, PA 18503.

Second Notice

RE: **ESTATE OF JOSEPH BAIDUK**, late of Taylor, Lackawanna County, Pennsylvania (died September 20, 2017). Notice is hereby given that Letters of Administration for the Estate of Joseph Baiduk have been issued to Sharon Smith, 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 GERTRUDE BLIER A/K/A GERTRUDE M. BLIER, late of 1101 Vine Street, Scranton, Lackawanna County, Pennsylvania (died October 19, 2017). 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 Elizabeth Connerly, Executor, 928 Grandview Street, Scranton, Pennsylvania 18509, or to James J. Gillotti of Oliver, Price & Rhodes, Attorney for the Estate, 1212 S. Abington Road, PO Box 240, Clarks Summit, PA 18411.

ESTATE OF JOAN CHELLINO, ESTATE NUMBER 35-2017-1344 Deceased late of Carbondale, PA, Lackawanna County, PA: died November 4, 2017. 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 Michelle Chellino, 1123 Church St., Jessup, PA 18434.

Notice is hereby given that Letters Testamentary have been granted in the **ESTATE OF JOSEPH FISNE, SR., A/K/A JOSEPH F. FISNE A/K/A JOSEPH FISNE**, late of the Township of Ransom, Pennsylvania, (died September 18, 2017) to Joseph B. Fisne, executor. 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 Joseph B. Fisne or to Levene Gouldin & Thompson, LLP, attorneys for the estate, P.O. Box f-1706, Binghamton, NY 13902-0106.

RE: **ESTATE OF NANCY FLANNERY**, late of South Abington Township, PA, who died October 16, 2017. 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: Susan Zalesky, Executrix or to Daniel L. Penetar, Jr., Esquire, 116 North Washington Avenue, Suite 2A, Scranton, PA 18503.

RE: **ESTATE OF ANN JAMES** late of South Abington Township, Lackawanna County, Pennsylvania (died November 3, 2017). Notice is hereby given that Letters Testamentary for the Estate of Ann James have been issued to David W. James, Executor of the Estate. All those having claims or demands against the Estate or indebtedness owed

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to the Estate shall present claims or remit payment without delay to the Executor at 106 Stone Crest Circle, South Abington Township, PA 18411 or to Robert T. Kelly, Jr., Esquire, Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Spruce Street, Suite 200, Scranton, PA 18503.

ESTATE OF EDWARD B. KOWALYK, SR., Late of Scranton, Lackawanna County, PA died NOVEMBER 16, 2017. Notice is hereby given that Letters of Administration on the above estate have been granted to EDWARD B. KOWALYK, JR. as Administrator. All persons indebted to this Estate are required to make payment and those having claims to present the same without delay to the Administrator named herein or to BARRETT LAW, LLC, 345 Wyoming Avenue, Suite 215, Scranton, PA 18503.

ESTATE OF KATHRYN KRAPPA, late of Old Forge, Pennsylvania (died April 22, 2017). Notice is hereby given that Letters of Administration have been granted to David Krappa. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to Kevin M. Smith, Esquire, The Law Offices of Kevin M. Smith, P.C., Attorney for the Estate, 409 North State Street, Clarks Summit, PA 18411.

ESTATE OF PAUL NOONE, (A/K/A PAUL J. NOONE), late of the City of Scranton, Lackawanna County, Pennsylvania (died November 19, 2017). Personal Representative is Julie Bent, 3301 Southern Avenue, Baltimore MD 21214. Attorney for the Estate is Nancy M. Barrasse, Esquire, 224 Adams Avenue, Scranton, Pennsylvania 18503.

ESTATE OF KENNETH C. SANTARELLI, DECEASED, late of 600 HILLTOP ROAD, PECKVILLE, PA 18452, (Died NOVEMBER 14, 2017) MARYANN VENO, Executrix; Dante A. Cancelli, Esquire, Suite 401, 400 Spruce Street, Scranton, Pennsylvania 18503, Attorney.

Letters Testamentary have been granted on the **ESTATE OF DANIEL SETZER** to Todd Setzer. Make all claims and pay all debts to this representative without delay, care of the estate attorney, Attorney John J. Mercuri PO Box 310, Moscow, PA 18444.

ESTATE OF JAMES STALLO, ESTATE NUMBER 35-2017-1315 Deceased late of Old Forge, Lackawanna County, PA; died September 19, 2017. 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 Pamela Neiper-Redo, 46 W Cape May Ave, Box 256, Ocean Gate, NJ 08740

ESTATE OF JOHN TOVCIMAK, JR., Late of Borough of Moscow, Lackawanna County, Deceased, Letters Testamentary on the above Estate have been granted to the undersigned. All persons indebted to said Estate are requested to make immediate payment, and those having legal claims, to present the same without delay to: Lucille A. Przywara c/o Jennifer Hall, Esquire, Elliott Greenleaf, P.C., 925 Harvest Drive, Suite 300, Blue Bell, PA 19422.

ESTATE OF CLAIRE R. UTZ, ESTATE NUMBER 35-2017-1308 Deceased late of Clarks Summit, Lackawanna County, PA; died October 6, 2017. Notice is hereby given that Letters of Administration have been granted in the above Estate. All persons indebted to said Estate are required to make payments, and those having claims or demands are to present the same without delay to Jerry Notarianni, 321 Lemon St., Scranton, PA 18508.

ESTATE OF WILLIAM P WALTERS SR., ESTATE NUMBER 35-2017-1231 Deceased late of Scranton, Lackawanna County, PA; died April 2, 2017. 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 with without delay to Debora A. Smith, 2024 Jackson St., Scranton, PA 18504.

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted to Jill Ann Woytach, Administratrix of the **ESTATE OF MARY LOUISE WOYTACH A/K/A MARY LOU WOYTACH**, late of the Dunmore, Lackawanna County, Pennsylvania, date of death April 23rd, 2008. Creditors are to present claims and debtors are to make payments to Anne Marie Howells, Esquire (Attorney for Estate), 307 West Market Street, Suite #1, Scranton, PA 18508-2783. (570)344-1088.

NOTICE IS HEREBY GIVEN that Letters of Testamentary in the **ESTATE OF MARY H. YEVICS**, late of Moscow, Lackawanna County, Pennsylvania, who died on October 22, 2017, have been granted to Robert Haddock. All persons indebted to said Estate are requested to make payment and those having claims or demands are requested to present the same without delay to: Robert Haddock, Executor, c/o Jerry B. Chariton, Esquire, Chariton, Schwager & Malak, 138 South Main Street, P.O. Box 910, Wilkes-Barre, PA 18703-0910.

ESTATE OF JANET A. ZELNA A/K/A JANET ANN ZELNA, DECEASED, late of 279 MAIN STREET, EYNON, PA 18403, (Died NOVEMBER 2, 2017) ALFRED ZELNA, Executor; Mark G. Rudalavage, 171 Scranton-Carbondale Highway, Eynon, Pennsylvania 18403-1027, Attorney.

Third Notice

RE: ESTATE OF MILDRED J. CHMIEL, late of Scranton, PA, who died November 2, 2017. 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: Robert G. Chmiele, Executor, or to Daniel L. Penetar, Jr., Esquire, 116 North Washington Avenue, Suite 2A, Scranton, PA 18503.

ESTATE OF ANTHONY DESANDO, late of Dunmore, PA (died April 6, 2014). Notice is hereby given that Letters of Testamentary for the Estate of Anthony DeSando have been issued to Donald Nowalk, Executor 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.

RE: ESTATE OF FLORENCE GLOVER A/K/A FLORENCE S. GLOVER, Deceased, (died September 13, 2017) late of Scranton, Pennsylvania, Lackawanna County. Letters Testamentary having been granted, creditors shall make demand and debtors shall make payment to J. Frederick Rohrbeck, Esquire, Kreder Brooks Hallstone LLP, 220 Penn Avenue, Suite 200, Scranton, Pennsylvania, 18503.

Notice is hereby given that Letters Testamentary have been granted in the following Estate. All persons indebted to the Estate are required to make payment and those having claims or demands are required to present the same without delay to the Executors named below: **ESTATE OF NANCY C. HILL**, late of Scott Township, Pennsylvania, Died October 26, 2017, Judith C. Vescovi, Dorrien Hill Togher and David J. Hill, III, Executors; Joseph G. Price, Esquire, Attorney for the Estate, 75 Glenmaura National Boulevard, Moosic, PA 18507.

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NOTICE is hereby given that Letters of Administration have been granted in the **ESTATE OF JEAN O'NEILL**, late of Dunmore, Lackawanna County (died June 12, 2017), to Kate Lynn O'Neill, Executrix, John D. Lalley, Esquire, 709 N. State Street, Clarks Summit, PA 18411. All persons indebted to the said Estate are required to make payment, and those having claims or demands are to present same without delay to the Executrix named above.

NOTICE is hereby given that Letters of Administration have been granted in the **ESTATE OF MICHAEL O'NEILL**, late of Dunmore, Lackawanna County (died June 19, 2016), to Kate Lynn O'Neill, Executrix, John D. Lalley, Esquire, 709 N. State Street, Clarks Summit, PA 18411. All persons indebted to the said Estate are required to make payment, and those having claims or demands are to present same without delay to the Executrix named above.

ESTATE OF CLARA PELUCACCI A/K/A CLARA ANN PELUCACCI A/K/A CLARA SCUBELEK PELUCACCI, late of Madison Township, PA (died October 11, 2017) Letters Testamentary were granted to Renee Anglin, Executrix. Elaine C. Geroulo, Esq., Attorney for the Estate, 411 Jefferson Avenue, Scranton, PA 18510.

RE: **ESTATE OF ANTHONY TROJANOWICZ**, late of Peckville, Pennsylvania (died November 3, 2017). Notice is hereby given that Letters Testamentary for the Estate of Anthony Trojanowicz have been issued to Donna Perechinsky, 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 10 Margaret Avenue, Archbald, PA 18403 or to Robert T. Kelly, Jr., Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Spruce Street, Suite 200, Scranton, PA 18503.

FICTITIOUS NAME

Notice is hereby given that Slice Slice Baby LLC, 329 Northern Boulevard, South Abington Township, Pennsylvania, had filed with the Secretary of the Commonwealth of Pennsylvania on November 20, 2017, the Registration of the Fictitious Name: **Armetta's Pizza**. The principal place of business is 329 Northern Boulevard, South Abington Township, Pennsylvania.

Oliver Price & Rhodes
Alfred J. Weinschenk, Esq.
T1- Dec 15

NOTICE

Court of Common Pleas
Lackawanna County, Pennsylvania
Civil Action-Law
No. 2017-05627

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 Joseph D. Jones, Deceased, Matthew J. Jones, Known Heir to Joseph D. Jones, deceased and United States of America
– Internal Revenue Service, Department of Treasury,
Defendants

To the Defendants, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations claiming right, Title or Interest from or under Joseph D. Jones, Deceased, Matthew J. Jones, Known Heir to Joseph D. Jones, deceased and United States of America – Internal Revenue Service, Department of Treasury: 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 Street, Suite 200
Pittston, PA 18640
570.299.4100.

Christopher A. DeNardo, Kristen D. Little, Kevin S. Frankel,
Samantha Gable, Daniel T. Lutz, 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- Dec 15

LACKAWANNA JURIST

NOTICE

IN THE COURT OF COMMON PLEAS OF
LACKAWANNA COUNTY, PENNSYLVANIA
CIVIL ACTION-LAW
NO. 17 CV 3550

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

Wells Fargo Bank, National Association as Trustee for ABFC 2006-OPT3 Trust, Asset Backed Funding Corporation Asset-Backed Certificates, Series 2006-OPT3, c/o Ocwen Loan Servicing, LLC,
Plaintiff

vs.

Geraldine Healey, Individually and as a Known Heir of Leo Healey, Kathleen J. Healey a/k/a Kathy Healey, Known Heir of Leo Healey, Krista Healey, Known Heir of Leo Healey and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Leo Healey,
Defendant(s)

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Leo Healey, Defendant(s), whose last known address is 513 North Irving Avenue, Scranton, PA 18510.

AMENDED COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, Wells Fargo Bank, National Association as Trustee for ABFC 2006-OPT3 Trust, Asset Backed Funding Corporation Asset-Backed Certificates, Series 2006-OPT3, c/o Ocwen Loan Servicing, LLC, has filed an Amended Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Lackawanna County, Pennsylvania, docketed to NO. 17 CV 3550, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 513 North Irving Avenue, Scranton, PA 18510, whereupon your property would be sold by the Sheriff of Lackawanna County.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the notice above, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH THE 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.

LAWYERS REFERRAL SERVICE,
Northern PA Legal Services, Inc.,
33 N. Main Street, Suite 200,
Pittston, PA 18640,
570.299.4100.

Lackawanna Bar Assn.,
233 Penn Ave.,
Scranton, PA 18503,
570.969.9600.

Udren Law Offices, P.C.,
Attys. for Plaintiff,
111 Woodcrest Rd., Ste. 200,
Cherry Hill, NJ 08003,
856.669.5400.
T1- Dec 15

LACKAWANNA JURIST

NOTICE

In The Court of Common Pleas
Lackawanna County
Civil Action – Law
No. 2017-04463

Notice of Action in Mortgage Foreclosure

JPMorgan Chase Bank, National Association,
Plaintiff
vs.

Gloria Cottrell, Solely in Her Capacity as Heir of Kenneth Hawley, Deceased, The Unknown Heirs of Kenneth Hawley, Deceased, Kenneth Hawley, Jr., Solely in His Capacity as Heir of Kenneth Hawley, Deceased, Lisa A. Stravinsky, Individually and in Her Capacity as Heir of Kenneth Hawley Deceased & Joseph M Stravinsky,
Mortgagor and Real Owner,
Defendants

To: The Unknown Heirs of Kenneth Hawley, Deceased and Lisa A. Stravinsky, Individually and in Her Capacity as Heir of Kenneth Hawley, Deceased, Mortgagor and Real Owner, Defendant(s), whose last known address is 1106 South Abington Road, Clarks Summit, PA 18411.

This firm is a debt collector and we are attempting to collect a debt owed to our client. Any information obtained from you will be used for the purpose of collecting the debt. You are hereby notified that Plaintiff, JPMorgan Chase Bank, National Association, has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Lackawanna County, PA, docketed to No. 2017-04463, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 1106 South Abington Road, Clarks Summit, PA 18411, whereupon your property will be sold by the Sheriff of Lackawanna County. Notice: You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after the Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, 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 PA Legal Services,
33 N. Main St., Ste. 200,
Pittston, PA 18640,
570.299.4100.

Rebecca A. Solarz,
Atty. for Plaintiff,
KML Law Group, P.C.,
Ste. 5000, Mellon Independence Center,
701 Market St., Phila., PA 19106-1532,
215.627.1322.
T1- Dec 15