

LACKAWANNA JURIST

JUDICIAL OPINION

CASE NAME AND NUMBER: Geisinger Clinic v. Rogan, 2022 WL 2775224 (Lacka. Co. 2022)
DATE OF DECISION: July 15, 2022
JUDGE: Terrence R. Nealon
ATTORNEYS INVOLVED: Nicholas F. Kravitz, Esquire, Myers, Brier & Kelly, LLP, counsel for Plaintiff
Sarah R. Lloyd, Esquire, Cognetti & Cimini, counsel for Defendant

SUMMARY OF OPINION:

Geisinger Health System's Physician Group Practice commenced this action against a formerly employed physician seeking compensatory damages and an accounting under Pa.R.Civ.P. 1021(a) based upon his alleged violation of a covenant not to compete. The physician filed preliminary objections in the nature of a demurrer asserting that the employer had not identified a legitimate business interest warranting protection by the restrictive covenant, that the employer did not satisfy a condition precedent to the applicability of the non-competition provision by offering the physician a pre-termination "opportunity for review" of the reasons for his discharge, and that the parties' contractual relationship did not create a duty upon the physician to provide an accounting. The physician alternatively challenged the employer's capacity to sue and asserted the "nonjoinder of a necessary party" under Pa.R.Civ.P. 1028(a)(5), and sought to strike the employer's damages claims pursuant to Pa.R.Civ.P. 1028(a)(3) for allegedly neglecting to aver sufficient facts.

A health care employer's existing patient relationships and the investment it makes to generate its patient referral base are recognized as valid, protectable business interests, and the parties' contract expressly stated that the covenant not to compete was necessary to protect the time and money that the employer invested in recruiting the physician and assisting him in developing and maintaining his patient base. The contract reflected that the restrictive covenant became operative upon the physician's acceptance of employment and was broadly triggered by any cessation of employment, regardless of whether it resulted from disqualification, withdrawal, or termination by either the employer or the physician, and the agreement only entitled the physician to a prospective review of the justification for his termination if he was fired. The parties' contract did not state that the before the non-competition clause became applicable, the employed physician must be afforded such a review, and a court may not insert a condition precedent into a contract if the parties did not include such a provision. Therefore, the physician's demurrers alleging the absence of a legitimate, protectable business of the employer and the failure to fulfill a condition precedent were overruled.

To state a demand for a legal accounting attendant to a breach of contract claim, the contract at issue must impose a legal obligation upon the physician to account to the employer for monies received, or establish a relationship creating such a duty, and since the parties' contract did neither, the physician's demurrer to the request for an accounting was sustained. The factual averments in the third amended complaint indicated that the employer had standing to enforce the restrictive covenant and that the joinder of some other "necessary party" was not warranted, as a result of which the physician's preliminary objection under Rule 1028(a)(5) was overruled. Last, inasmuch as the employer's allegations adequately apprised the physician of the damages claims being asserted and summarized the material supporting facts, the preliminary objection disputing the factual specificity of the employer's averments also was overruled.

JUDICIAL OPINION

CASE NAME AND NUMBER: Community Bank, N.A. v. Moran, 2022 WL 2870347 (Lacka. Co. 2022)
DATE OF DECISION: July 20, 2022
JUDGE: Terrence R. Nealon
ATTORNEYS INVOLVED: James T. Shoemaker, Esquire, Hourigan, Kluger & Quinn, counsel for Plaintiff
James J. Powell, III, Esquire, Powell, Zero & Mundy, counsel for Defendants

SUMMARY OF OPINION:

The lender in this mortgage foreclosure action filed a motion for summary judgment to which the borrowers did not respond. The entry of summary judgment is proper in a mortgage foreclosure proceeding if the borrowers admit that (1) the mortgage is in default, (2) they have failed to pay on the obligation, and (3) the recorded mortgage is in the specified amount. Summary judgment should be entered even if the borrowers have not admitted the total amount of the indebtedness in their pleadings. If the lender asserts the borrowers' default in a motion for summary judgment and the borrowers do not dispute that assertion in response to the motion for summary judgment, the borrowers are deemed to admit that the mortgage is in default for purposes of summary judgment.

The lender's submissions established that it loaned the borrowers \$374,400.00, that the borrowers executed and delivered to the lender a mortgage on the subject property, that the borrowers subsequently defaulted on the mortgage by failing to make payments, that the lender furnished the borrowers with the required notices under Act 6 and Act 91, and that the requested sum is due for principal, interest, late charges, and fees. Based upon the documentary evidence and the borrowers' failure to answer or dispute the lender's summary judgment assertions, there was no genuine issue of material fact that the subject mortgage was in default, that the borrowers had failed to pay on the obligation, and that the recorded mortgage was in the amount of \$374,400.00. Consequently, the lender was entitled to *in rem* judgment in its favor as a matter of law, and the motion for summary judgment in the amount of \$321,573.89 was granted.

LACKAWANNA JURIST

ESTATES

First Notice

ESTATE OF RICHARD C. BROXTON, a/k/a RICHARD C. BROXTON, SR., late of 836 Laconia Circle, South Abington Township, Pennsylvania, deceased. Date of Death: September 22, 2022. NOTICE is hereby given that Letters Testamentary in the above named estate have been granted to Brian J. Broxton and Jennifer Krist, to whom all persons owing said estate are requested to make payment, and those having claims or demands against it make known the same without delay at Kreisher, Marshall & Associates, LLC., 401 S. Market Street, Bloomsburg, Pennsylvania 17815. Brian J. Broxton & Jennifer Krist, Co-Executors.

Notice is hereby given that Letters Testamentary have been granted to Joseph D. Kaub and Michael Kaub, Co-Executors in the **ESTATE OF JOSEPH A. KAUB**, late of Scranton, Pennsylvania, who died on November 6, 2022. 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 Joseph D. Kaub and Michael Kaub, Co-Executors c/o John P. Finnerty, Esquire, 75 Glenmaura National Boulevard, Moosic, Pennsylvania 18507.

NOTICE IS HEREBY GIVEN that Letters of Administration in the **ESTATE OF SHARON L. EDWARDS**, late of the Township of Clifton, Lackawanna County, Pennsylvania, who died on April 26, 2019, have been granted to Ellis Scott, Administrator. 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: David E. Schwager, Esquire, 183 Market Street, Suite 100, Kingston, PA 18704-5444.

DEBORAH J. KOSIK, late of South Abington Township, Lackawanna County, Pennsylvania, (died January 1, 2023). Notice is hereby given that Letters of Administration have been issued to David F. Kosik, Administrator. **MARIANNE M. STIVALA, ESQUIRE, BRIAN J. CALI & ASSOCIATES, 103 EAST DRINKER STREET, DUNMORE, PENNSYLVANIA 18512.**

ESTATE OF DONALD A. LOVE late of Scranton, Lackawanna County, PA (died November 16, 2022). 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 Jennifer L. Shea, Executrix of the Estate, 1425 Cherry Street, Scranton, PA 18505 or to Jane M. Carolonas, Esquire, 1212 S. Abington Road, Clarks Summit, PA 18411.

ESTATE OF GLEN R. SUTTER, late of Ransom Township, Pennsylvania, died on November 24, 2022. All persons having claims against the Estate shall present same to Executrix, Pamela Neidrich, c/o Donald W. Jensen, Esquire, 538 Biden Street, Suite 730, Scranton, Pennsylvania 18503.

RE: Estate of THOMAS SWINICK, late of Dunmore, Lackawanna County, Pennsylvania (died November 15, 2021). Notice is hereby given that Letters of Administration for the Estate have been issued to GERALYN SWINICK, Administrator of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to the ADMINISTRATOR, or to John J. McGovern, Jr., Attorney for the Estate, 321 Spruce Street - Suite 201, Scranton, PA 18503.

RE: Estate of SALVATORE VALENZA, late of Dunmore, Lackawanna County, Pennsylvania (died November 26, 2022). Notice is hereby given that Letters of Testamentary for the Estate have been issued to DARLENE VALENZA, Executor of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to the EXECUTOR, or to John J. McGovern, Jr., Attorney for the Estate, 321 Spruce Street - Suite 201, Scranton, PA 18503.

ESTATE OF ANTHONY WALSH, late of the City of Scranton died 12/27/2022, Letters of Testamentary granted to Joseph Walsh and Frederick Lidle, Terrence V. Gallagher Attorney for the Estate, 416 Jefferson Avenue, Scranton, PA 18510. Notice is hereby given that Letters of Testamentary have been granted. All persons indebted to the said estate are required to make payment, and those having claims or demands are to present the same without delay to the Executors' name.

Second Notice

ESTATE OF MARY ANN M. BOLINSKI, DECEASED, late of 1405 FROUDE AVE., SCRANTON, PA 18505, (Died NOVEMBER 29, 2022). MARK T. BOLINSKI, Administrator; Dante A. Cancelli, Suite 260, 125 North Washington Ave., Scranton, Pennsylvania 18503, Attorney. DANTE A. CANCELLI, ESQUIRE

ESTATE OF SARAH LINDA CHRISTIANSON a/k/a LINDA H. CHRISTIANSON a/k/a SARAH LINDA HANKIN CHRISTIANSON, DECEASED, late of 103 WILCREST RD., ROARING BROOK TWP., PA 18444, (Died NOVEMBER 7, 2022) TRACY McHALE, Executrix; Dante A. Cancelli, Esquire, Suite 260, 125 North Washington Ave., Scranton, Pennsylvania 18503, Attorney. DANTE A. CANCELLI, ESQUIRE

ESTATE OF FRANK M. CHROBAK, JR., late of the City of Scranton died 8/17/2022, Letters of Administration granted to Michael Bloom, Terrence V. Gallagher Attorney for the Estate, 416 Jefferson Avenue, Scranton, PA 18510. Notice is hereby given that Letters of Administration have been granted. All persons indebted to the said estate are required to make payment, and those having claims or demands are to present the same without delay to the Administrators' name.

ESTATE OF NINA M. CONTE, DECEASED, late of 1101 VINE ST., SCRANTON, PA 18510, (Died NOVEMBER 16, 2022) MARIANNE DAVIS, Executrix; Dante A. Cancelli, Esquire, Suite 260, 125 North Washington Ave., Scranton, Pennsylvania 18503, Attorney. DANTE A. CANCELLI, ESQUIRE

ESTATE OF ROBERT E. McGUIRE, Late of Scranton, Lackawanna County, Pennsylvania. Letters of Administration on the above estate having been granted to Colleen McGuire, all persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to her c/o Joseph Kosierowski, Esq. 400 Broad Street, Milford, Pennsylvania 18337.

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Notice is hereby given that Letters Testamentary have been granted to Kathleen Murray in the **ESTATE OF DOROTHY M. MURRAY**, late of Scranton, Pennsylvania, who died on November 30th, 2022. 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 Kathleen Murray, Executrix c/o John P. Finnerty, Esquire, 75 Glenmaura National Boulevard, Moosic, Pennsylvania, 18507.

ESTATE OF JACALIN J. NICHOLS, late of Scott Twp., Lackawanna County, Pennsylvania (died December 26, 2022). Letters Testamentary granted to Joyce Nichols; all persons indebted thereto shall make payment and all creditors shall present their claims without delay to Paul Keeler, Esq., 415 S. State St., Clarks Summit, Pennsylvania, 18411. Paul Keeler, Esquire, KEELER LEGAL, LLC, Attorney

ESTATE OF KATHLEEN K. O'HARA, LATE OF THE CITY OF SCRANTON, LACKAWANNA COUNTY, PA (DIED December 13, 2022), Kelly Cullen, Administratrix, or to Donald J. Frederickson, Jr., Esquire, KOBAL & FREDERICKSON, Attorneys for the Estate, 435 Main Street, Moosic, PA. 18507-1017.

ESTATE OF BRIAN K. PRICE, Estate of Brian K. Price, Deceased. Late of Olyphant Borough, Lackawanna County, PA. D.O.D. 9/29/20. Letters of Administration on the above Estate have been granted to the undersigned, who request 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 Robert Price and Jean Kucharski, Administrators, c/o Kristen L. Behrens, Esq., 1500 Market St., Ste. 3500E, Phila., PA 19102. Or to their Atty.: Kristen L. Behrens, Dilworth Paxson LLP, 1500 Market St., Ste. 3500E, Phila., PA 19102.

NOTICE is hereby given that Letters Testamentary have been given in the **ESTATE OF MICHAEL P. SANDONE**, late of North Abington Township, Lackawanna County, Pennsylvania, who died December 11, 2022. All persons indebted to said Estate are required to make payment, and those having claims or demands, to present the same without delay to the Executor, Richard M. Williams, c/o Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704.

ESTATE OF JOSEPH SMAGULA of Eynon, Pennsylvania (died December 16, 2022). All persons indebted to the estate shall make payment and those having claims or demands are to present same without delay to the Executrix, Mary Duprey, or Richard A. Fanucci, Attorney for the Estate, 1711 Main Street, Blakely, PA 18447. RICHARD A. FANUCCI, ESQ.

OTIS JOHN SPENCER, Deceased. Late of Lackawanna County, PA. Letters of Administration on the above Estate having been granted to the Administrator, Brian F. Levine, all persons indebted to the Estate are requested to make payment, and those having claims to present same without delay, to Brian F. Levine, Esquire. Brian F. Levine, Esquire Levine Law, LLC, Attorney for the Administrator, 22 E Grant St., New Castle, PA 16101-2279

IN RE: ESTATE OF HAROLD W. WOLFER, aka HAROLD WOLFER, late of Gouldsboro, Lackawanna County, Pennsylvania, (died August 2, 2022). Letters Testamentary 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 Evelyn Wolfer, Personal Representative, or to Joseph S. Toczydlowski, Jr., Esquire of the Toczydlowski Law Office, 723 North Main Street, Archbald, PA 18403.

ESTATE OF WILSON YOUNG, DECEASED, late of 33 STEINBECK DR., MOOSIC, PA 18507 (Died NOVEMBER 16, 2022) BONNIE TONG YOUNG, Executrix; Dante A. Cancelli, Esquire, Suite 260, 125 North Washington Ave., Scranton, Pennsylvania 18503, Attorney. DANTE A. CANCELLI, ESQUIRE

ESTATE OF GERALDINE ZELINSKI, late of the Borough of Eynon & Factoryville died 11/10/2022, Letters of Administration granted to Melissa Zelinski, Terrence V. Gallagher Attorney for the Estate, 416 Jefferson Avenue, Scranton, PA 18510. Notice is hereby given that Letters of Administration have been granted. All persons indebted to the said estate are required to make payment, and those having claims or demands are to present the same without delay the Executors' name.

Third Notice

RE: ESTATE OF CATHERINE M. BISHOP, late of Archbald, PA, who died December 4, 2022. 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: Cathy Jones, Executrix, or Daniel L. Penetar, Jr., Esquire, 753 East Drinker Street, Dunmore, PA 18512.

ESTATE OF JAMES DERMODY, late of Blakely, Lackawanna County, died September 2, 2022. 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: KELLY VITUSZYNSKI, Administrator, 1214 Breaker Creek Road, Dickson City, PA 18519.

ESTATE OF MARY CATHERINE DIBBLE, a/k/a CATHERINE DIBBLE, of Thornhurst, PA (died December 16, 2022), Patricia McLain and Charles E. Dibble, III, Co-Executors.

RE: Estate of KEVIN HARCHAR, late of Moosic, Lackawanna County, Pennsylvania (died December 23, 2022). Notice is hereby given that Letters of Administration for the Estate have been issued to ALISON M. HARCHAR, Administrator of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to the ADMINISTRATOR, or to John J. McGovern, Jr., Attorney for the Estate, 321 Spruce Street - Suite 201, Scranton, PA 18503.

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RE: ESTATE OF JOSEPH J. MULROONEY, late of Roaring Brook Township, Pennsylvania (died November 19, 2022). Notice is hereby given that Letters Testamentary for the Estate of Joseph J. Mulrooney have been issued to Linda M. Mulrooney, 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 103 Birch Drive, Roaring Brook Township, PA 18444 or to Robert T. Kelly, Jr., Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Biden Street, Suite 200, Scranton, PA 18503.

DEBORA A. ONOFREY, late of Peckville, Lackawanna County, Pennsylvania, who died October 19, 2022, 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 Michael Shivietz, Executor, c/o Attorney Scott Lynett, The Law Office of Scott Lynett, 310 Penn Avenue, Scranton, Pennsylvania 18503.

GARY ONOFREY, late of Peckville, Lackawanna County, Pennsylvania, who died October 25, 2022, 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 Michael Shivietz, Executor, c/o Attorney Scott Lynett, The Law Office of Scott Lynett, 310 Penn Avenue, Scranton, Pennsylvania 18503.

ESTATE OF KENNETH CLARKE RICHARDS, a/k/a KENNETH C. RICHARDS, late of the Borough of Moosic, Pennsylvania (died December 11, 2022). Notice is hereby given that Letters of Testamentary on the above Estate have been granted to Suzanne Richards, of Moosic, PA, Daniel W. Richards, of South Abington Township, PA, and Ann Millan, of Tunkhannock, 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 Personal Representatives named herein, or to Nicholas D. Tellie, Esquire, Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

ESTATE OF BERNADINE SIBIO, a/k/a BERNADINE A. SIBIO, late of the Borough of Dunmore, Pennsylvania (died October 25, 2022). Notice is hereby given that Letters of Testamentary on the above Estate have been granted to Robert J. Sibio and Albert MJ Sibio both of Dunmore, PA and David J Sibio, of Scranton, 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 Personal Representatives named herein, or to Nicholas D. Tellie, Esquire, Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

ESTATE OF ROSE ROSSI, late of the Borough of Archbald (Eynon), Lackawanna County, Pennsylvania, 18403 (died, November 23, 2022). Letters Testamentary were granted to JOHN P. PESOTA. Creditors present claims and debtors make payments to John P. Pesota, Esquire, Suite 402 SNB Plaza, 108 North Washington Avenue. Scranton, Pa. 18503.

ESTATE OF GERARD L. TIERNEY, late of Lackawanna County, Pennsylvania, deceased. 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 his/her attorney within four month from the date hereof and to file with the Clerk of the Court of Common Pleas of Monroe County, Forty-third Judicial District, a particular statement of claim duly verified by an affidavit setting forth an address within the County where notice may be given to claimant. C/O Bobbie Jo Sands, 8 Elavar Drive, Forest City, PA 18421. Connie J. Merwine, Esquire, 501 New Brodheadsville Blvd N., Brodheadsville, PA 18322.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF ROGER P. WALKER**, Deceased, 4859 SR 438, Dalton, Lackawanna County, Pennsylvania 18414, who died on December 6, 2022. 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 Executor, Daniel Walker, or Michael N. Krisa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447. Michael N. Krisa, Esquire, KRISA & KRISA, P.C.

Notice is hereby given that Letters Testamentary 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 Executrix named. **ESTATE OF KATHRYN C. WISNESKI**, Scranton, PA. Dana Venslosky, Executrix; Christopher J. Szewczyk, Esquire, Attorney, 321 Biden Street, Suite 201, Scranton, PA 18503. CHRISTOPHER J. SZEWCZYK, ESQUIRE, ATTORNEY FOR THE ESTATE

ARTICLES OF INCORPORATION

NONPROFIT - NOTICE IS HEREBY GIVEN THAT Articles of Inc. were filed with the PA Dept. of State on 12/1/22 for the Commonwealth Dental Care Initiative pursuant to the provisions of the PA Nonprofit Corp. Law of 1988. The Corp. is organized exclusively for charitable, literary, scientific, religious and educational purposes, including assessing and improving the dental care and dental education needs of Eastern and Central PA. MYERS, BRIER, & KELLY LLP, Solicitors, 425 Biden St., Ste. 200, Scranton, PA 18503. T-1

CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on the 20th day of January 2023, the Petition of Isabella Marie Witkowski was filed in Lackawanna County Court of Common Pleas at No. A 49-2022, seeking adoption and to change her name from Isabella Marie Witkowski to Isabella Marie Camoni. The Court has fixed Monday, February 27, 2023 at 1:30p.m., via zoom teleconference hearing from the Lackawanna County Courthouse as the date for hearing of the Petition. All persons interested in the proposed change of name may appear and show cause, if any they have, why the prayer of the Petitioner should not be granted. Please contact Lackawanna County Court Administration for a link to the Zoom teleconference hearing.

THE MATTIOLI LAW FIRM
Michael J. Ossont, Esquire T-1

LACKAWANNA JURIST

CHANGE OF NAME

Notice is hereby given that on December 20, 2022, a Petition for Change of Name, filed by the Petitioner, Nicole Donato was filed to Docket 2022 CV 4050 for a change of name for her daughter known as Lily Margaret Mascia to Leo Magnus Mascia. A hearing will be held on February 17, 2023, at 1:30 pm before the Honorable Mary Walsh Dempsey at the Lackawanna County Government Center, 123 Wyoming Avenue, Scranton, PA. T-1

NOTICE

American Advisors Group
PLAINTIFF
VS.

Michael Scaturro, Known Heir of Michael J. Scaturro, Deceased and Joseph Scaturro, Known Heir of Michael J. Scaturro, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Michael J. Scaturro, deceased and
DEFENDANTS COURT OF COMMON PLEAS
CIVIL DIVISION
LACKAWANNA COUNTY

NO: 2021-04167

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 Michael J. Scaturro, deceased
1318 North Washington Avenue
Scranton, PA 18509

Your house (real estate) at:

1318 North Washington Avenue, Scranton, PA 18509

Parcel ID: 14609040038

is scheduled to be sold at Sheriff's Sale at Lackawanna County Sheriff's Office
200 North Washington Avenue
Scranton, PA 18503 on March 10, 2023 at 10:00AM to enforce the court judgment of \$78,037.77 obtained by American Advisors Group 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:

The sale will be cancelled if you pay back to American Advisors Group 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: LOGS Legal Group LLC, (610) 278-6800.

PLEASE NOTE a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 20 days after the filing of the schedule. T-1

LACKAWANNA JURIST

NOTICE

Foley Law Firm

A Professional Corporation
By: Michael J. Foley, Esquire
I.D. # 39855
538 Biden St. Ste. 200 - P.O. Box 1108
Scranton, Pennsylvania, 18501-1108
(570) 342-8194
MikeF@FoleyLawFirm.com

Attorney for Plaintiffs

GLADYS MALDONADO,	:	IN THE COURT OF COMMON PLEAS
	:	OF LACKAWANNA COUNTY
Plaintiffs	:	CIVIL ACTION
	:	
vs.	:	
	:	
	:	JURY TRIAL DEMANDED
DENISE BRODI	:	
	:	
AND	:	
	:	
NICHOLAS TRUCKING, INC.	:	
Defendants	:	2022-CV-2367

NOTICE TO DEFEND

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take certain action within twenty (20) days after this Complaint and Notice are served by entering a written appearance personally or by an 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Northern PA Legal Services
33 N. Main Street
Suite 200
Pittston, PA 18640
Phone: 1-570-299-4100

Pennsylvania Lawyer Referral Service
Lackawanna Bar Association
233 Penn Avenue
Scranton, PA 18503
Phone: 1-570-969-9161 T-1