

## LACKAWANNA JURIST

### JUDICIAL OPINION

**CASE NAME AND NUMBER:** Delguercio v. Tio, 2020 WL 6736421 (Lacka. Co. 2020)

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

**JUDGE:** Terrence R. Nealon

**ATTORNEYS INVOLVED:**

Andrew S. Youman, Esquire, Heather K. D'Onofrio, Esquire, Counsel for Plaintiffs  
Johnathan E. Weiss, Esquire, Counsel for Defendants, Vincent Tio, D.O. and Pennsylvania Physicians Services, LLC  
Stuart T. O'Neal, Esquire, Courtney C. Barbacane, Esquire, Amy Redington Riley, Esquire, Counsel for Defendants, Scranton  
Quincy Hospital Company, LLC d/b/a Moses Taylor Hospital

**SUMMARY OF OPINION:**

The plaintiff in this malpractice action filed a motion to compel production of the "templates and macros" used by the defendant-emergency room physician in creating the electronic medical record ("EMR") for plaintiff. Forensic discovery of the EMR revealed four different versions of the physician's ER note, and in explaining the post-treatment additions to and deletions from plaintiff's EMR, the physician blamed the templates and macros and his need to populate or redact them. In response to plaintiff's discovery request, the physician produced a heavily redacted list of his templates and macros. With the advent of EMRs, requests for discovery of metadata and audit trails have been granted subject to reasonable limitations. Unredacted copies of the physician's templates and macros were submitted for an *in camera* review, and based upon that review, the physician was ordered to produce specific templates and macros that were relevant to the specific medical issues raised in the case.

### JUDICIAL OPINION

**CASE NAME AND NUMBER:** Langan v. Lackawanna County Board of Prisons, 2020 WL 7012604 (Lacka. Co. 2020)

**DATE OF DECISION:** November 19, 2020

**JUDGE:** Terrence R. Nealon

**ATTORNEYS INVOLVED:**

Michael Murphy, Esquire, Benjamin Salvina, Esquire, Counsel for Plaintiff  
Joseph J. Joyce, III, Esquire, Matthew J. Carmody, Esquire, Jennifer Menichini, Esquire, Counsel for Defendant

**SUMMARY OF OPINION:**

The former deputy warden of the county prison filed an action alleging violations by the county prison board of the open meeting provisions of the Sunshine Act, and asserted that prison board members privately discussed and decided the restructure and reorganization of the county prison, including his removal as deputy warden. He claimed that the prison board's privately determined reconstitution of the prison system constituted "official action" that could be conducted only "at a meeting open to the public." Arguing in rebuttal that a Sunshine Act violation may be cured by addressing and deciding agency business at a subsequent public meeting, the prison board filed a demurrer challenging the legal sufficiency of the claim on the grounds that the "restructuring" and "rebranding" of the prison and the accompanying removal of the deputy warden were discussed and approved during later public meetings. In support of those factual representations, the prison board attached exhibits to its brief ostensibly representing the minutes of those public meetings. The prison board did not establish that its policy decisions to restructure the prison system in progressive phases did not qualify as "official action" that had to be addressed at a public meeting. With respect to its primary argument that it cured any Sunshine Act violations, the scope of judicial review governing preliminary objections requires the court to address the legal issues based solely on the averments contained in the complaint and any exhibits attached to it, and prohibits the court from considering any facts or evidence outside that pleading. Therefore, based upon the governing scope of review, the prison board did not demonstrate with the requisite certainty that the former deputy warden was unable to establish a possible Sunshine Act violation. As a result, the demurrer was overruled without prejudice to the right of the prison board to renew its argument via a motion for judgment on the pleadings or a motion for summary judgment.

## LACKAWANNA JURIST

BY VIRTUE OF CERTAIN WRITS OF EXECUTION ISSUED OUT OF THE COURTS OF COMMON PLEAS OF LACKAWANNA COUNTY, THE SHERIFF WILL EXPOSE AT PUBLIC SALE, BY VENUE OR OUTCRY, ALL THE RIGHT, TITLE AND INTEREST OF THE DESCRIBED LOTS, PIECES OR PARCELS OF LAND TO THE HIGHEST AND BEST BIDDER FOR CASH OR CERTIFIED FUNDS (SUBJECT TO PAYMENT OF ANY UNPAID TAXES) AT THE COURTHOUSE IN THE CITY OF SCRANTON, COUNTY OF LACKAWANNA, AND STATE OF PENNSYLVANIA, ON FRIDAY, **MARCH 12, 2021** AT TEN O'CLOCK IN THE FORENOON OF SAID DAY.

**A DEPOSIT OF 10% OF THE BID PRICE IS TO BE PAID IN CASH, CASHIER'S CHECK OR CERTIFIED CHECK IMMEDIATELY TO THE SHERIFF AT THE TIME OF THE BID. IN THE EVENT THAT 10% IS NOT PAID IMMEDIATELY, THE PROPERTY WILL BE SOLD AGAIN AT THE END OF THE CURRENT SALE. SAID DEPOSIT WILL BE FORFEITED IN THE EVENT THE BALANCE OF THE BID PRICE IS NOT PAID BY 2 O'CLOCK ON THE AFTERNOON OF SAID DATE. FULL COMPLIANCE OF THE TOTAL AMOUNT IS DUE BY TWO O'CLOCK ON THE AFTERNOON OF THE SAID DATE.**

### SALE 1

BY VIRTUE of a Writ of Execution filed to No. 2020-01052 PENNSYLVANIA HOUSING FINANCE AGENCY Vs. NICOLLE A. BODNER.

Real Estate: 559 LAKELAND DRIVE, SCOTT TOWNSHIP, PA 18447

Municipality: TOWNSHIP OF SCOTT Lackawanna County, Pennsylvania

Dimensions: 203 X 119 X 200 X 150

See Instrument: 201317105

Assessment Map #: 08302-020-011

Assessed Value: \$13,500

Improvements thereon: A residential dwelling house

Attorney: Leon P. Haller, Esquire Purcell, Krug & Haller

Sheriff to collect: \$100,645.83 (Total amount of Judgment)\*

\*With costs, interest, late charges and taxes, etc. as may accrue.

### SALE 2

By virtue of a Writ of Execution filed to No. 2019 CIV 6852, John Kenyon, IV, and Anna Turner, Co-Trustees of the Suzanne Escobar Kenyon Revocable Trust vs. ISAAC SHPIGELMAN A/K/A YITSHAK SHPIGELMAN and SHARON ZARFATI-SHPIGELMAN A/K/A SHARON ZARFATI, his wife, owners of property situate in Dunmore Borough, Lackawanna County, Pennsylvania, being 1207 North Webster Avenue.

Dimensions: 50 feet by 50 feet

Assessment Map #: 14614-020-046

Assessed Value: \$12,000.00

Improvements thereon: single family dwelling

Attorney: CHARITON, SCHWAGER & MALAK

Sheriff to collect: \$81,033.27 as of March 12, 2021

### SALE 3

By virtue of a Writ of Execution filed to No. 2020-CV-1078 Tim Porter v. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations claiming right, title or interest from or under Donald E. Ehlert, a/k/a Don E. Ehlert, deceased, and Donna Zlotucha Ehlert, known Heir of Donald E. Ehlert, a/k/a Don E. Ehlert, deceased, and H.E., a minor, known Heir of Donald E. Ehlert, a/k/a Don E. Ehlert, deceased, owners of

property situate in the Borough of Blakely, Lackawanna County, Pennsylvania, being Rear 321 Chestnut Street, Blakely, Lackawanna County, Pennsylvania 18452 and, being 39.5 feet by 50 feet of land, be the same more or less.

Property ID #: 10413-030-023

Assessed Value figure: \$6,000.00

Judgment Amount: \$32,946.54

Improvements thereon: Residential Single-Family Property

Attorney: The Law Offices of Kevin M. Smith, PC

### SALE 4

By virtue of a Writ of Execution, filed to No. 2020-CV-4735, FNCB Bank, Formerly First National Community Bank, Plaintiff, vs. Zoltan Rabold, Defendant, owner of property situate in the City of Scranton, Lackawanna County, Pennsylvania, being known as 13331 Pittston Avenue, Scranton, LACKAWANNA COUNTY, PENNSYLVANIA.

Consisting of a parcel, more or less, as more particularly described in Lackawanna County Instrument Number 201606886.

Assessment Map #: 16707-030-030

Assessed Value: \$14,000.00

Improvements Thereon: Multi-Dwelling Unit

Sheriff to Collect: \$60,003.39, plus costs, attorney's fees and additional interest at the maximum rate allowed by law until pain in full.

Attorney: Cipriani & Werner

### NOTICE TO ALL PARTIES IN INTEREST AND CLAIMANTS:

**A SCHEDULE OF DISTRIBUTION OF ONLY HIGH BID SALES WILL BE FILED BY THE SHERIFF NOT LATER THAN APRIL 12TH, 2021 AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH SAID SCHEDULE UNLESS EXCEPTIONS ARE FILED THERETO WITHIN TEN DAYS AFTER THE FILING OF THE PROPOSED SCHEDULE.**

**MARK P. MCANDREW  
SHERIFF OF LACKAWANNA COUNTY**

### ATTEST:

**BOB MOORE  
REAL ESTATE DEPUTY  
SHERIFF'S OFFICE  
SCRANTON, PA 18503  
DECEMBER 7, 2020**

## LACKAWANNA JURIST

### ESTATES

#### First Notice

Notice is hereby given that Letters Testamentary have been granted in the **ESTATE OF ANNA KOZLOWSKI** of Scranton, Lackawanna County, Pennsylvania, who died on February 27, 2019. All persons indebted to said Estate are requested to make payment and all those claims or demands are to present the same to the Executors, Robert Petillo and Anne Petillo, in care of their Attorney, Chester D. Newhart, Esquire, 20 Laurel St., Pittston, PA 18640.

NOTICE is hereby given that Letters Testamentary have been given in the **ESTATE OF ANN JOY MARKOWSKI**, late of the Borough of Moosic, Lackawanna County, Pennsylvania, who died November 24, 2020. 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, Cynthia Ann Rothrock, and her attorneys, Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704.

RE: **ESTATE OF ROY C. PETCH**, late of Scott Township, PA, who died November 29, 2020. Letters Testamentary/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: Jason Petch, Executor, or Daniel L. Penetar, Jr., Esquire, 116 North Washington Avenue, Suite 2A, Scranton, PA 18503.

In re: **ESTATE OF CAROL J. PETTINATO**, late of Moosic, Lackawanna County, PA (died October 1, 2020). 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 the said Decedent shall make payment thereof, without delay, to Carl J. Pettinato, III, Executor, or to Attorney Brian A. Schuh, 1424 Main Street, Peckville, PA 18452.

**ESTATE OF KARL F. PFEIFFENBERGER, JR. A/K/A KARL FRANCIS PFEIFFENBERGER, JR.**, late of Jermyn, Pennsylvania (died October 10, 2020). All persons indebted to the estate shall make payment and those having claims or demands are to present same without delay to the Co-Executors, Kristen Pfeiffenberger-Hinds and Lynne Johnston, or Richard A. Fanucci, Attorney for the Estate, 1711 Main Street, Blakely, PA 18447.

**ESTATE OF PAUL A. RUSINKO, SR.**, late of Clarks Green, Lackawanna County, Pennsylvania (died January 27, 2021). Letters of Administration 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 Paul Rusinko, Jr., Administrator, of 997 East Avenue, Tallmadge, Ohio 44278 or to John M. Price, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, P.O. Box 240, Clarks Summit, Pennsylvania 18411.

**ESTATE OF DANNY J. SALZMANN A/K/A DANNY JOHN SALZMANN**, late of Scranton, Lackawanna County, PA, (died November 17, 2020). Letters of Administration were granted to Danny Salzmänn. Creditors present claims and debtors make payment to the Administrator, or to Kim A.

Giombetti, Esq., The Ritz Building, 222 Wyoming Avenue, Scranton, PA 18503, Attorney for the Estate.

**ESTATE OF VICTOR SLAMAS**, late of Vandling, Pennsylvania (died April 1, 2020). All persons indebted to the estate shall make payment and those having claims or demands are to present same without delay to the Administratrix, Mary Peters, or Richard A. Fanucci, Attorney for the Estate, 1711 Main Street, Blakely, PA 18447.

**ESTATE OF WILLIAM F. TRATTHEN, SR.**, late of the Township of Scott, Lackawanna County, Pennsylvania, (died November 26, 2020). Letters Testamentary were granted to William F. Tratthen, Jr. Creditors present claims and debtors make payments to John P. Pesola, Esquire, Suite 402 SNB Plaza, 108 North Washington Avenue, Scranton, PA 18503.

**ESTATE OF JOSEPH J. WALLO**, late of Olyphant, Lackawanna County, Pennsylvania, (died 12/26/2020). Notice is hereby given that Letters of Testamentary on the above estate have been granted to Patricia Jaskulski, of Dickson City, PA, Executrix. All persons indebted to the said estate are required to make payment and those having claims to present the same without delay to the Executrix named herein, or to Patrick N. Coleman, Esquire, Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

**ESTATE OF JAMES K. WETHERELL**, late of Springbrook Township, Lackawanna County, Pennsylvania, (died October 24, 2020). Notice is hereby given that Letters Testamentary have been issued to Cheryl Jean Wetherell, Executrix. **MARIANNE M. STIVALA, ESQUIRE, BRIAN J. CALI & ASSOCIATES, 103 EAST DRINKER STREET, DUNMORE, PENNSYLVANIA 18512.**

#### Second Notice

**ESTATE OF CAROL B. BARUFFALDI**, late of South Abington Township, Pennsylvania, (died November 17, 2020). Letters Testamentary on the above estate having been granted, all persons having claims and demands against the estate of the above decedent shall make them known and present them; all of the persons indebted to the said decedent shall make payment thereof without delay to: Carl M. Baruffaldi, 1011 Summerfield Drive, Dalton, PA 18414, or Patrick J. Lavelle, Esquire, 715 North State Street, Clarks Summit, PA 18411.

**ESTATE OF CHRISTINA GRACE CAPRIO**, Late of Dunmore, Pennsylvania, Date of Death: November 28, 2020, Executor: Eugene Caprio c/o his Attorney CHAD J. SWEIGART, ESQUIRE, Elliott Greenleaf & Dean, 15 Public Square, Suite 310, Wilkes-Barre, PA 18701 (570) 371-5290

In re: **ESTATE OF CAROL A. CARLO**, late of Jefferson Township, Lackawanna County, PA (died January 19, 2020). 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 the said Decedent shall make payment thereof, without delay, to Stephen J. Carlo, Jr., Executor, or to Attorney Brian A. Schuh, 1424 Main Street, Peckville, PA 18452.

**ESTATE OF JAMES D. CICCHILLO A/K/A JAMES DAVID CICCHILLO**, late of South Abington Township, Lackawanna County, Pennsylvania (died December 25, 2020). Letters Testamentary having been granted, all persons having claims or demands against the estate of decedent shall make them known and present them, and all persons indebted to said decedent shall make payment thereof without delay to

## LACKAWANNA JURIST

James D. Cicchillo, Jr., Executor, 209 Oak Lane, Palmyra, Pennsylvania 17078m or to Jenna Kraycer Tuzze, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, P.O. Box 240, Clarks Summit, Pennsylvania 18411.

In re: **ESTATE OF BARBARA A. GREENE-HYDUCHAK**, late of Throop, Lackawanna County, PA (died October 31, 2020). 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 the said Decedent shall make payment thereof, without delay, to Kristen Greene, Executrix, or to Attorney Brian A. Schuh, 1424 Main Street, Peckville, PA 18452.

**ESTATE OF THERESE IRVING**, late of the City of Scranton, PA died December 26, 2020, Administrator Mary Irving Yarem, Terrence V. Gallagher Attorney for the Estate, 416 Jefferson Avenue, Scranton, PA 18510. Notice is hereby given that Letters 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 Administrator's name.

**RE: ESTATE OF JULIANN C. LISKO**, late of Throop, Lackawanna County, Pennsylvania (died December 22, 2020). Notice is hereby given that Letters Testamentary for the Estate have been issued to Andrea Osman, 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 John J. McGovern, Jr., Attorney for the Estate, 321 Spruce Street-Suite 201, Scranton, PA 18503.

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted in the **ESTATE OF MARIE T. LOCKER A/K/A MARIE THERESA WAGNER LOCKER**, late of Carbondale, Lackawanna County, Pennsylvania (died June 11, 2018). 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, Jennifer L. Bilsky, or John J. Lawler, Jr., Attorney for the Estate, 25 North Main Street, Suite Two, Carbondale, Pennsylvania 18407.

**RE: ESTATE OF JACK D. MILLER**, late of Covington Township, Lackawanna County, Pennsylvania (died September 23, 2020). Notice is hereby given that Letters of Administration for the Estate have been issued to Glenn D. Miller, 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.

**ESTATE OF HAROLD C. MILLS**, deceased, late of Scranton, PA (died November 16, 2020). Letters Testamentary 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 to David C. Mills, Executor, or to Raymond W. Ferrario, Attorney for the Estate, Suite 528, Scranton Life Building, 538 Spruce Street, Scranton, PA 18503-1816.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been issued to Candice Taylor, Executrix of the **ESTATE OF RICHARD A. ORZEL**, Deceased, who died on January 18, 2020, late of Blakely, Lackawanna County, Pennsylvania. All creditors are requested to present their claims and all persons indebted to the decedent will make payment to the aforementioned Executrix or his

attorney. ROSENN, JENKINS & GREENWALD, LLP, 15 South Franklin Street, Wilkes-Barre, PA 18711-0075.

**RE: ESTATE OF BETTIE WHITIG A/K/A BETTIE W. WHITIG**, late of Clarks Summit, Pennsylvania (died November 13, 2020). Notice is hereby given that Letters Testamentary for the Estate of Bettie Whitig a/k/a Bettie W. Whitig have been issued to Gail O'Donnell, 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 at 9 Glenridge Circle, South Abington Township, PA 18411 or to Robert T. Kelly, Jr., Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Spruce Street, Suite 200, Scranton, PA 18503.

### Third Notice

**ESTATE OF MICHELLE BURKE**, late of the City of Scranton, Lackawanna County, Pennsylvania. Letters of Administration on the above estate having been granted to Patrick Burke, all persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to him c/o Joseph Kosierowski, Esq., 400 Broad Street, Milford, Pennsylvania 18337.

**ESTATE OF HELEN A. EVANS, DECEASED**, late of 321 OAK STREET, PECKVILLE, PA 18452, (Died December 4, 2020) GAIL ANN LUCAS, Executrix; Dante A. Cancelli, Esquire, Suite 260, 125 N. Washington Ave., Scranton, Pennsylvania 18503, Attorney.

**ESTATE OF BEN KLINE**, Late of Dalton, Pennsylvania (Died October 14, 2020). Letters of Administration has been granted to Michael Kline, Executor. 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 LINDA J. MORGAN**, late of the Borough of Taylor, Lackawanna County, Pennsylvania. Letters of Administration on the above estate having been granted to Thomas Morgan, all persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to him c/o Joseph Kosierowski, Esq., 400 Broad Street, Milford, Pennsylvania 18337.

NOTICE IS HEREBY GIVEN that Letters of Administration C.T.A. have been granted in the **ESTATE OF MARY SEIFERT A/K/A MARY V. SEIFERT**, late of Peckville, Lackawanna County, Pennsylvania (died October 8, 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, Candace A. Burch, or John J. Lawler, Jr., Attorney for the Estate, 25 North Main Street, Suite Two, Carbondale, Pennsylvania 18407.

**ESTATE OF JOSEPH VINCENT**, late of Ransom Township, Lackawanna County, Pennsylvania. Letters Testamentary on the above estate having been granted to Carla Vincent, 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.

**LACKAWANNA JURIST**

**FICTITIOUS NAME**

An application for registration of the fictitious name **Styles Above**, 815 Woodmere Avenue, Olyphant, PA 18447 has been filed in the Department of State at Harrisburg, PA, File Date 12/22/2020 pursuant to the Fictitious Names Act, Act 1982-295. The name and address of the person who is a party to the registration is Meghan Chrzan, 815 Woodmere Avenue, Olyphant, PA 18447.

T1-2/12

**FICTITIOUS NAME**

NOTICE IS HEREBY GIVEN that M&B Digital Answers, LLC, has filed with the Secretary of the Commonwealth on January 21, 2021, the Registration of the Fictitious Name **"BBI Ventures"**. The principal place of business address is 105 Mt. Laurel Lane, Olyphant, Pennsylvania.

RICHARD A. FANUCCI, ESQ.  
T1-2/12

**FICTITIOUS NAME**

Notice is hereby given, pursuant to the provisions of the Fictitious Names Act of Pennsylvania, 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 **Cozy Cupcake Boutique**, with its principal place of business at 1123 Farr St, Scranton, PA 18504. The Names and addresses of all persons who are parties to the registration are: Erin McGoff 1123 Farr St, Scranton, PA 18504.

T1-2/12

**NOTICE**

IN THE COURT OF COMMON PLEAS OF LACKAWANNA COUNTY, PA  
CIVIL ACTION-LAW  
ACTION IN MORTGAGE FORECLOSURE  
NO. 2021-CV-314

THE FIDELITY DEPOSIT AND DISCOUNT BANK  
Plaintiff  
vs.

ROLAND J. WARRICK, 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 ROLAND J. WARRICK, Deceased Mortgagor and Real Owner  
Defendants

**NOTICE**

TO: ROLAND J. WARRICK, 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 ROLAND J. WARRICK, 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 known as 2807 Ledge Drive, Ransom Township, PA 18411, assigned property identification number 14204-010-00121, and extinguish any and all interests and/or rights that you may have in said Mortgaged Premises.

If you wish to defend against such Mortgage Foreclosure Action, you are hereby notified that you must plead to the Complaint filed in this Mortgage Foreclosure Action, of which the above is a brief summary, within twenty (20) days from the date of publication.

**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

T1-2/12

## LACKAWANNA JURIST

### NOTICE

TO: UNKNOWN OWNERS AND WILL LEACH, WILL N. LEACH, ESTATE OF WILL LEACH, THEODORE D. REES, EXECUTOR OF THE ESTATE OF WILL LEACH a/k/a WILL N. LEACH, and their Heirs, Successors, Assigns, Grantees, Mortgagees, Personal Representatives, Devisees and any Other Persons, Firms, or Entities claiming by, from, under and through the same.

YOU ARE HEREBY NOTIFIED THAT B&M PROPERTY DEVELOPMENT LLC HAS FIELD A COMPLAINT SEEKING TO QUIET TITLE OF THE REAL ESTATE DESCRIBED THEREIN. THE COMPLAINT WAS FILED TO No. 2020-CIV-482 IN THE OFFICE OF THE CLERK OF JUDICIAL RECRODS IN AND FOR LACKAWANNA COUNTY, PENNSYLVANIA. THE COURT HAS GRANTED THE PLAINTIFF LEAVE TO SERVE THE LISTED DEFENDANTS BY PUBLICATION. IN THE COPLAINT, THE PLAINTIFF CLAIMS THAT IT IS ENTITLED TO OWNERSHIP OF THE PREMISES DISCRIBED IN THE COMPLAINT. THE PREMISES IN QUESTION ARE DESCRIBED BY MEETS AND BOUNDS IN AN ATTACHMENT TO THE COMPLAINT WHICH IS INCORPRATED HEREIN BY REFERENCE. IN ADDITION, THE PREMISES ARE DESCRIBED ON THE ASSESSMENT RECORDS OF LACKAWANNA COUNTY AS FOLLOWS:

TAX MAP NO. 11104010018  
PROPERTY ADDRESS: Residential vacant lot, Morgan Highway, South Abington Township  
THE PREMISES WERE ACQUIRED BY DEED DATED 03/25/2013 AND RECORDED 05/31/2013 TO INSTRUMENT NO. 201310992

### 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 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 against 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Northeastern Pennsylvania Legal Services  
33 N. Main Street, Suite 200  
Pittston, PA 18640  
Toll free: 855-236-6405  
-and -  
Lawyer Referral Services  
Lackawanna Bar Association  
233 Penn Avenue  
Scranton, PA 18503  
Telephone (570) 969-9161

T1-2/12

### NOTICE

RE: LEGAL NOTICE OF TERMINATION OF PARENTAL RIGHTS NOTICE OF HEARING

To: Unknown Birth Father

RE: A Petition has been filed asking the Court to put an end to all rights you have to a male child, JKJ, born to Mother Dashawanna Marie Lesko, N/B/M Dashawanna Diehl on the 3<sup>rd</sup> day of January, 2017 in Luzerne County Wilkes-Barre, Pennsylvania. The Court has set a hearing to consider ending your rights to your child. That hearing will be held at the Lackawanna County Courthouse, 200 N. Washington Avenue, Scranton, Pennsylvania 18503, 3<sup>rd</sup> Floor, via zoom on the 17<sup>th</sup> day of March, 2021 at 11 AM.

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

North Penn Legal Services, Inc.  
33 North Main Street, Suite 200  
Pittston, PA 18640  
(570) 299-4100

Lawyer Referral Service  
Lackawanna Bar Association  
233 Penn Avenue  
Scranton, PA 18503  
(570) 969-9161

Paul Sotak, Attorney  
410 Jefferson Avenue  
Scranton, PA 18510  
(570) 961-1414

T1-2/12

**LACKAWANNA JURIST**

**NOTICE**

TO: Angelo Sacchetti  
1116 Cedar Ave.  
Scranton, PA 18505

*NOTICE*

A petition has been filed asking the Court to put an end to all rights you have to your child V.S., born 7/26/20, biological child of Angelo Sacchetti. The Court has set a hearing to consider ending your rights to your children. That hearing will be held on March 30, 2021 at 9:30 A.M. at the Lackawanna County Family Court Center, First Floor, 123 Wyoming Avenue, Scranton, PA 18503. If you do not appear at this hearing, the Court may decide that you are not interested in retaining your rights to your child and your failure to appear may affect the Court's decision on whether to end your rights to your child. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your children may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer.

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 Pennsylvania Legal Services, Inc  
33 North Main Street, Suite 200  
Pittston, PA 18640

T3-2/26

**NOTICE**

TO: Nicole McDermott  
1116 Cedar Ave.  
Scranton, PA 18505

*NOTICE*

A petition has been filed asking the Court to put an end to all rights you have to your child V.S., born 7/26/20, biological child of Nicole McDermott. The Court has set a hearing to consider ending your rights to your children. That hearing will be held on March 30, 2021 at 9:30 A.M. at the Lackawanna County Family Court Center, First Floor, 123 Wyoming Avenue, Scranton, PA 18503. If you do not appear at this hearing, the Court may decide that you are not interested in retaining your rights to your child and your failure to appear may affect the Court's decision on whether to end your rights to your child. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your children may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer.

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