

LACKAWANNA JURIST

JUDICIAL OPINION

CASE NAME AND NUMBER: Com. v. Pal, 2017 WL 59571213 (Lacka. Co. 2017)

DATE OF DECISION: December 1, 2017

JUDGE: Terrence R. Nealon

ATTORNEYS INVOLVED: Brian J. Gallagher, Esquire, Andrew Layton Krowiak, Esquire,
Counsel for Commonwealth of Pennsylvania
David J. Foster, Esquire, Counsel for Defendant

SUMMARY OF OPINION:

A first-degree murder convict filed a petition seeking a new trial under the Post-Conviction Relief Act (PCRA) based upon the alleged ineffective assistance by his trial counsel for: (1) failing to object to the sequestration directive barring him from speaking with his counsel until his cross-examination had concluded, thereby purportedly depriving him of his right to counsel under the Sixth Amendment of the United States Constitution; (2) not objecting to testimony offered by a detective that allegedly constituted inadmissible hearsay and opinion testimony; and (3) affirmatively recommending that he reject, or neglecting to recommend that he accept, the Commonwealth's pre-trial offer to plead guilty to third-degree murder with a stipulated sentence of 20 to 40 years incarceration. The trial record reflected that defendant's former counsel did object to the sequestration instruction, as a result of which counsel cannot be deemed ineffective in that regard. Moreover, even if counsel had neglected to object, defendant was not entitled to post-conviction relief since the credible evidence established that the sequestration order did not actually prevent any attorney-client communication that the defense intended to have during the trial recess. Additionally, even though it was questionable whether the detective's testimony at issue was objectionable, defendant's counsel articulated reasonable strategic reasons for allowing it to be presented. Finally, based upon defendant's pre-trial discussions with his counsel, defendant knew that "there was a very real chance of being convicted of first-degree murder," but nonetheless rejected the third-degree murder plea once his counsel advised him of it. Therefore, defendant failed to prove that there was a reasonable probability that he would have accepted that plea offer. Accordingly, defendant's claims of ineffectiveness did not warrant post-conviction relief.

JUDICIAL OPINION

CASE NAME AND NUMBER: EAS5 Realty, LLC v. Zoning Hearing Board of the Borough of Throop,
2017 WL 6210292 (Lacka. Co. 2017)

DATE OF DECISION: December 7, 2017

JUDGE: Terrence R. Nealon

ATTORNEYS INVOLVED: P. Timothy Kelly, Esquire, Counsel for Appellants
Edward G. Krowiak, Esquire, Counsel for Appellee

SUMMARY OF OPINION:

After the zoning hearing board denied the landowners' application for a use variance to lease three rental units in a building that is located in a zoning district that restricted principal permitted uses to two-family dwellings, the landowners filed a zoning appeal asserting that the board abused its discretion and committed an error of law by (1) denying the application for a use variance, (2) failing to grant zoning relief on the ground that the building constituted a prior nonconforming structure, and (3) not granting a special exception for an extension of a pre-existing nonconforming use. Since the sole relief requested before the board was the issuance of a use variance, judicial review was confined to that issue, and based upon the record submitted by the parties, the board did not commit an abuse of discretion or an error of law by denying the use variance request due to the landowners' failure to establish the requisite "unnecessary hardship." As a result, the board's decision was affirmed and the landowners' zoning appeal was denied, without prejudice to the landowners' right to seek zoning relief on the basis of a pre-existing, nonconforming structure or a special exception for an extension of that prior nonconforming use.

Information regarding the new Notice of Language Rights as mandated by the Pennsylvania Supreme Court:

Effective January 31, 2018, all Hearing Notices and Subpoenas mailed by the Court of Common Pleas and its related offices must have included in the mailing the attached notice regarding a person's right to an interpreter for court hearings.

You may see this notice attached to letters you receive from the Court. It does not require any action on your part other than informing the Court if you or your client require an interpreter for a hearing. The contact information is at the top of the notice.

We thank you for your cooperation with this new requirement as the Court continues to strive to provide equal access to justice for all.



Language Access Coordinator
Lackawanna County Courthouse 200 North Washington Ave. Scranton, PA 18503
Phone: 570-963-6773 Email: interpreterrequests@lackawannacounty.org

English: You have the right to an interpreter at no cost to you. To request an interpreter, please inform court staff using the contact information provided at the top of this notice.

Spanish/Español: Usted tiene derecho a un intérprete libre de costo. Para solicitar un intérprete favor de informárselo al personal judicial utilizando la información provista en la parte superior de este aviso.

Mandarin/Cantonese Simplified Chinese/普通话/粵語 简体中文: 您有权获得免费的口译员服务。若需要口译员, 请使用本通知上方提供的联系信息通知法院工作人员

Russian/Русский: У вас есть право на бесплатные услуги переводчика. Заявка на переводчика подается в суд по адресу, телефону или эл. почте, указанным выше в заголовке этого уведомления.

Vietnamese/Tiếng Việt: Quý vị có quyền được một thông dịch viên giúp mà không tốn chi phí nào cả, xin lấy báo cáo nhân viên tòa án dùng thông tin liên lạc có ở trên đầu thông báo này.

Nepali/नेपाली: तपाईंको निशुल्क रूपमा भाषा निवादक राख्न पाउने अधिकार छ। निवादकको माथि दस्तावेजको समयकतजातकारी भरेर दिवालतका कम्पनचारीहरूलाई जानकारी ददनुहोस्।

ESTATES

First Notice

Estate Notice is Hereby Given that Letters Testamentary have been Granted to Robert Arthur Baust in the **ESTATE OF HENRY G.R. BAUST, JR.**, late of Abington Township, Lackawanna County, Pennsylvania, who died December 3, 2007. All persons indebted to said Estate are requested to make payment and those having claims to present the same, without delay to Robert Arthur Baust, P.O. Box 101, Gardner's, PA 17324. Justin J. Sulla, Esq.

RE: **ESTATE OF GEORGE DAVID BEECHAM A/K/A GEORGE D. BEECHAM A/K/A GEORGE D. BEECHAM, JR.**, late of Taylor, PA, who died January 13, 2018. 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: William Lee Beecham, Executor, or Daniel L. Penetar, Jr., Esquire, 116 North Washington Avenue, Suite 2A, Scranton, PA 18503.

ESTATE OF DONNA M. CASELLI, DECEASED, late of 451 COMMERCE DR., SCOTT TOWNSHIP, PA 18447, (Died JANUARY 12, 2018) **ROBERT F. CASELLI, Executor; Dante A. Cancelli, Suite 401, 400 Spruce Street, Scranton, Pennsylvania 18503, Attorney.**

ESTATE OF NAN E. BROWN AKA NAN BROWN, late of Dunmore, Lackawanna County, PA (died December 25, 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 Diane Michalczyk, Executrix, 29 Nicole Drive, Dunmore, PA 18512, or to Jane M. Carlonas, Esquire of Oliver, Price & Rhodes, Attorney for the Estate, 1212 S. Abington Road, Clarks Summit, PA 18411.

ESTATE OF ANTHONY J. DESTEFANO, A/K/A ANTHONY DESTEFANO, JR., late of Scranton, Pennsylvania (Died December 27, 2017), Joseph DeStefano, Sr., Executor, Ralph J. Iori, Attorney, Suite 201- Bank Towers Building, 321 Spruce Street, Scranton, PA 18503.

ESTATE OF YVONNE C. HARABIN, deceased, late of Jessup, PA (died December 17, 2017). 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 Theresa Dragotto or to Raymond W. Ferrario, Attorney for the Estate, Suite 528, Scranton Life Building, 538 Spruce Street, Scranton, PA 18503-1816.

ESTATE OF LYDIA JEAN HAAS, Late of Scranton, Pennsylvania, Died: January 1, 2017; Notice is hereby given that Letters Testamentary in the above estate have been granted to August A. Haas. Creditors shall present claims and debtors shall make payment to August A. Haas Executor, or to Frank T. Blasi, Esquire, BLASI LAW GROUP, Penn Professional Center, 240 Penn Avenue, Third Floor, Scranton, PA 18503.

ESTATE OF WILLIAM J. JONES, SR., late of Roaring Brook Twp., Pennsylvania (Died: January 5, 2018), JENNIFER DUNDA, Executrix or Susan Bowen, Attorney for the Estate, 1421 E. Drinker Street, Dunmore, Pennsylvania 18512.

ESTATE OF CAROL LEWIS, late of Clarks Summit, Lackawanna County, Pennsylvania, (died January 10, 2018). Notice is hereby given that Letters of 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 Kathryn Holod, 410 Tulip Circle, Clarks Summit, PA, 18411 or to Stephen J. Evers, Attorney, 213 R. North State Street, Clarks Summit, PA, 18411.

ESTATE OF MARY ROMAYNE O'NEILL AKA MAY O'NEILL AKA MARY R. O'NEILL AKA ROMAYNE O'NEILL, Deceased late of Scranton, PA Lackawanna County: Died November 12, 2017. Notice is hereby given that Letters of Testamentary has 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 Mary O'Neill Eckenrod, Executrix, 1502 East Elm Street, Scranton, PA 18505.

ESTATE OF JEAN PLUMMER A.K.A JEAN M. PLUMMER late of La Plume Township, Pennsylvania (Died January 1, 2018). Letters Testamentary having been granted to David Plummer, 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.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted to Christine L. Connor, Executrix of the **ESTATE OF MARY ANNE WOLFSBERGER**, late of Moosic, Lackawanna County, Pennsylvania, who died November 12, 2017. All persons indebted to said Estate are required to make payment and those having claims to present the same without delay to the Executor or to Michael F. Cosgrove of Haggerty Hinton & Cosgrove, LLP, 203 Franklin Avenue, Scranton, PA 18503.

RE: **ESTATE OF IRVING L. ZLATIN**, late of Scranton, Pennsylvania (died January 17, 2018). Notice is hereby given that Letters Testamentary for the Estate of Irving L. Zlatin have been issued to Eric Zlatin, 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 175 Wellington Drive, Fairfield, CT 06824 or to Kristen M. Clark, Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Spruce Street, Suite 200, Scranton, PA 18503.

Second Notice

ESTATE OF RONALD J. COSKLO, late of Fell Township, Pennsylvania, died November 17, 2016. Letters of Administration granted to Gail Ann Cosklo. All persons indebted to the Estate shall make immediate payment, and those having claims are directed to present the same without delay to the Administratrix Gail Ann Cosklo, or the Estate's attorney, Gerald A. Connor, Esq.; 402 Edgewood Drive South, South Abington Township, Pennsylvania, 18411.

IN RE: **ESTATE OF DORIS L. DEMPSEY**, late of Clarks Summit, Pennsylvania (Died October 29, 2017). Notice is hereby given that Letters Testamentary on the above Estate have been granted to Edward F. Dempsey, III. All persons indebted to the said estate are required to make payment and those having claims to present the same without delay to the Executor named above or to Eugene Daniel Lucas, Esquire, 207 Lackawanna Avenue, Olyphant, PA 18447.

LACKAWANNA JURIST

ESTATE OF PAUL HAPERSBERGER, Moscow, PA, (died January 9, 2018) Chris Steinruck, Executor. Paul A. Kelly, Jr., Esq., 201 Lackawanna Avenue, Suite 306, Scranton, Pa. 18503.

ESTATE OF ANN M. KUTZAR, late of the Clarks Summit, PA, deceased. Letters of Administration on the estate of the above named Ann M. Kutzar, deceased, having been granted to the undersigned, all persons having claims or demands against the estate of the said decedent are requested to make known the same, and all persons indebted to the said decedent to make payment without delay, to: Executor/Administrator: Colleen Healey Naugle. Stanley E. Luongo, Jr., Esquire, Luongo Bellwoar LLP, 213 West Miner Street, West Chester, PA 19382. Phone No. 610-430-6600

ESTATE OF MARIAN L. MCGRAW AKA MARION L. MCGRAW late of Dunmore, Lackawanna County, PA (died December 6, 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 Mary Kathleen Clarke, Executor or to Jane M. Carlonas, Esquire of Oliver, Price & Rhodes, Attorney for the Estate, 1212 S. Abington Road, Clarks Summit, PA 18411.

Notice is hereby given that Testamentary Letters have been granted to Cynthia M. Slevenski of 351 N. Sumner Ave., Scranton, PA 18504, in the **ESTATE OF JOSEPH E. SLEVENSKI**, late of Scranton, Lackawanna County, PA, who passed away November 16, 2017. All persons indebted to said Estate are requested to make payment and those having claims or demands to present the same without delay to the Executrix named or to the attorney for said estate: Patrick A. Kane, 960 Scranton-Carbondale Hwy., Archbald, PA 18403.

RE: **ESTATE OF AUDREY J. TE'KETCH** late of Scranton, Lackawanna County, Pennsylvania (died December 21, 2017). Notice is hereby given that Letters Testamentary for the Estate of Audrey J. Te Ketch have been issued to Joelyn S. Neidig, 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 163 Van Horn Blvd., Muncy, PA 17756 or to Robert T. Kelly, Jr., Esquire, Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Spruce Street, Suite 200, Scranton, PA 18503.

Third Notice

ESTATE OF VERONICA R. BLACK, DECEASED, LATE OF THROOP, PENNSYLVANIA (DIED NOVEMBER 26, 2017). All persons indebted to said Estate are required to make payment, and those having claims or demands to present the same, without delay, to Joseph D. Finnegan, Executor, c/o Attorney Joseph F. Gaughan, 300 Mulberry Street, Suite 303, Scranton, PA 18503.

ESTATE OF NANCY M. CAMPBELL, late of the Borough of Blakely (Peckville), Lackawanna County, Pennsylvania, (died January 1, 2018). Letters Testamentary were granted to Walter Clark Campbell, III. Creditors present claims and debtors make payments to John P. Pesota, Esquire, Suite 702 SNB Plaza, 108 North Washington Avenue, Scranton, PA 18503.

ESTATE OF JOSEPH F. CAVAGNARO, DECEASED, late of 808 THERESA STREET, PECKVILLE, PA 18452, (Died DECEMBER 4, 2017) JOSEPH J. CAVAGNARO, Executor; Dante A. Cancelli, Suite 401, 400 Spruce Street, Scranton, Pennsylvania 18503, Attorney.

ESTATE OF RICHARD D. HEIER, JR., deceased, December 26, 2017, late of Scranton, Lackawanna County, Pennsylvania. Letters Testamentary in the above-named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment and those having claims are directed to present the same without delay to the undersigned or his attorney within four (4) months from the date hereof and to file with the Clerk of the Court of Common Pleas of Lackawanna County, Orphans' Court Division, a particular statement of claim, duly verified by an affidavit setting forth an address within the county where notice may be given to claimant. Deborah A. Heier, Executrix, 620 Grace Street, Scranton, PA 18509. John J. McGee, Esq., Suite 302, 400 Spruce Street, Scranton, PA 18503.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted to Georgeann Shotto, of Olyphant, Pennsylvania, in the **ESTATE OF MARGARET HOLUBOSKY** deceased, who died on December 28, 2017, late of Moosic, Lackawanna County, Pennsylvania. All creditors are requested to present their claims and all persons indebted to the decedent are requested to make payment to the above Administrator or her Attorney, Michael A. Shotto, Jr., Esquire, 297-299 Pierce Street, Kingston, Pennsylvania 18704. (570)283-2775.

ESTATE OF PAUL JESUIT, deceased, late of Moosic, PA (died April 14, 2011). 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 Beverly Wallace or to Raymond W. Ferrario, Attorney for the Estate, Suite 528, Scranton Life Building, 538 Spruce Street, Scranton, PA 18503-1816.

ESTATE OF EDITH M. MACINTIRE, late of the Clarks Summit, Lackawanna County, Pennsylvania. Letters Testamentary on the above estate having been granted to Mary Margaret Seaton, 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.

ESTATE OF AUGUST MASSETTI, late of Jefferson Township, PA, who died January 4, 2018. 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: Carol Thomas, Executrix c/o Geff Blake, Esq., 436 Jefferson Avenue, Scranton, PA 18510, Attorney for the Estate.

ESTATE OF ANKER S. PETERSEN, DECEASED, late of 204 SIMRELL RD., CLARKS SUMMIT, PA 18411, (Died DECEMBER 18, 2017) BRENDAN PETERSEN, Administrator; Dante A. Cancelli, Suite 401, 400 Spruce Street, Scranton, Pennsylvania 18503, Attorney.

Notice is hereby given that Letters Testamentary have been granted to Robert L. Thomas, Executor of the **ESTATE OF ROSE SCAVO A/K/A ROSE ANN SCAVO**, late of Old Forge, PA, who died on December 21, 2017. All persons indebted to Estate are required to make payment and those having claims or demands are to present the same without delay to the Executor or to Raymond C. Rinaldi, II, Esquire, Rinaldi & Poveromo, P.C., P.O. Box 826, Scranton, PA, 18501.

LACKAWANNA JURIST

ESTATE OF MARION SHEFCHICK, DECEASED, late of 1106 MARION STREET, PECKVILLE, PA 18452, (Died DECEMBER 2, 2017) MELISSA LESCONAGE, Executrix; Dante A. Cancelli, Esquire, Suite 401, 400 Spruce Street, Scranton, Pennsylvania 18503, Attorney.

In Re: **ESTATE OF BERNARD P. WHITE**, late of Clarks Summit, Lackawanna County, Pennsylvania, (died March 25, 2017). Notice is hereby given that Letters Testamentary on the above estate have been granted to Bernard J. White, Executor of the Estate. All persons indebted to said estate are required to make payment, and those having claims or demands to present the same immediately to the Executor as named above to Paul K. Paterson, Esquire, MASCELLI & PATERSON, Bank Towers Building, Suite 410, 321 Spruce Street, Scranton, PA 18503.

FICTITIOUS NAME

NOTICE IS HEREBY GIVEN pursuant to the provisions of Fictitious Name Act as amended and supplemented with The Department of State, Commonwealth of Pennsylvania that LCML, LLC of 661 Scranton Carbondale Highway, Eynon, Pennsylvania 18403 filed an application with the Commonwealth of Pennsylvania on January 19, 2018 to conduct business under the Fictitious Name of: **Loco Hombre**, 661 Scranton Carbondale Highway, Eynon, Pennsylvania 18403.

Mark Rudalavage, Esquire
T1- Feb 9

FICTITIOUS NAME

NOTICE IS HEREBY GIVEN that MMC SKS, LLC filed an Application for Registration of Fictitious Name under the Fictitious Name Act for **Peggy's Marinade & Dipping Sauce**, having a principal place of Business at 95 Old Lake Road, Jefferson Township, Pennsylvania 18436, with the Department of State of the Commonwealth of Pennsylvania on December 4, 2017.

Geff Blake, Esq.
T1- Feb 9

NOTICE

Notice of Destruction of Records – Marian Community Hospital, having closed in February 2012, is proceeding with the final destruction of medical records consistent with applicable regulations and security requirements. Former patients or their representatives desiring to obtain a copy of any remaining available accessible records prior to destruction should contact 610.355.2061 on or before March 15, 2018.

T1- Feb 9

NOTICE

Notice of Intention of Defense Tactics Inc., a Delaware Corporation to Withdraw from doing Business in this Commonwealth. The address of its principal office under the laws of its jurisdiction of formation is 119 Schuman Road, Galilee, PA 18415. The address of its last registered office in this Commonwealth is 119 Schuman Road, Galilee, PA 18415.

T1- Feb 9

NOTICE

TO: David Esgro / UnKnown Father

NOTICE

A petition has been filed asking the court to put an end to all rights you have to your child BGD, biological child of Brittany DiGiammo, born August 25, 2017 at Moses Taylor Hospital. The court has set a hearing to consider ending your rights to your child. That hearing will be held in the Court of Common Pleas of Lackawanna County, Family Court Center, 200 Adams Ave., 2nd Floor, Courtroom 2D, Scranton, PA, on the 28th day of February, 2018 at 1:00 p.m. 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 you being present. You have the 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
33 North Main Street, Suite 200
Pittston, PA 18640
Phone: (570) 299-4100

T3- Feb 23

NOTICE

TO: Shawn Smith
Last Known Address:
1307 Monroe Ave.
Dunmore, PA 18509
Lackawanna County, Pennsylvania

NOTICE

A petition has been filed asking the Court to put an end to all rights you have to your child J.P., born May 5, 2015, **putative father of the child is Shawn Smith**. The Court has set a hearing to consider ending your rights to your child. That hearing will be held on **March 27, 2018 at 10:00 A.M.** at the Lackawanna County Family Court Center, Second Floor, 200 Adams 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
(570) 299-4100

T3- Feb 23

LACKAWANNA JURIST

NOTICE

IN THE COURT OF COMMON PLEAS OF
LACKAWANNA COUNTY, PENNSYLVANIA
CIVIL ACTION-LAW
NO. 17 CV 6014

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

Bank of America, N.A., c/o Reverse Mortgage Solutions, Inc.,
Plaintiff

vs.

Frank Jargiello, III, Known Heir of Pauline Rose Jargiello and Unknown Heirs, Successors, Assigns and All Persons, Firms or
Associations Claiming Right, Title or Interest From or Under Pauline Rose Jargiello,
Defendant(s)

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under
Pauline Rose Jargiello, Defendant(s), whose last known address is 1600 Bulwer Street a/k/a 1600-02 Bulwer Street, Scranton,
PA 18504.

COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, Bank of America, N.A., c/o Reverse Mortgage Solutions, Inc., 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. 17 CV 6014 wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 1600 Bulwer
Street a/k/a 1600-02 Bulwer Street, Scranton, PA 18504, 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, 570.342.0184.

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

Mark J. Udren, Lorraine Gazzara Doyle,
Elizabeth L. Wassall, John Eric Kishbaugh,
Nicole B. Labletta, David Neeren,
Morris Scott & Walter Gouldsbury,
Attys. for Plaintiff,
Udren Law Offices, P.C.,
111 Woodcrest Rd., Ste. 200,
Cherry Hill, NJ 08003, 856.669.5400.

LACKAWANNA JURIST

NOTICE

Court of Common Pleas
Lackawanna County
Civil Action – Law
No. 2017-05068

Notice of Action in Mortgage Foreclosure

Bank of America, N.A.,
Plaintiff

vs.

The Unknown Heirs of Robert N. Ritzco, Deceased & Robin Dombrowski, Solely in Her Capacity as Heir of Robert N. Ritzco
Deceased, Mortgagor and Real Owner,
Defendant(s)

To: The Unknown Heirs of Robert N. Ritzco, Deceased, Mortgagor and Real Owner, Defendant(s), whose last known address is 101 Transamerican Road, Greenfiled, PA 18407.

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, Bank of America, N.A., has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Lackawanna County, Pennsylvania, docketed to No. 2017-05068, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 101 Transamerican Road, Greenfiled, PA 18407, 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.