

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 6, 2026 AT 10 AM** OF SAID DAY.

******ATTENTION**** 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 THE SAID DATE. FULL COMPLIANCE OF THE TOTAL AMOUNT IS DUE BY TWO O'CLOCK ON THE AFTERNOON OF THE SAID DATE.**

*For more information on Sheriff Sales and how they work, please visit:
https://www.lackawannacounty.org/government/elected_officials/sheriff/sheriff_sales.php*

SALE 1

By virtue of a Writ of Execution filed to No. 2025-04629, Lakeview Loan Servicing, LLC v. Keith David Griffiths Jr Defendants/owners of property situate in the City of Clarks Summit, Lackawanna, PA, being 608 Meadow Lane, Clarks Summit, PA 18411.

Front: Depth:

Property ID#: 1000103001000

Assessed Value figure: \$0.00 Improvements thereon:

Residential Real Estate

Attorney: Kenya Bates, Esq (203664)

Sheriff to collect: \$169,992.88

SALE 2

By virtue of a Writ of Execution No. 2023-01151, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST v. CHERYL FRITZEN, AS EXECUTRIX AND HEIR TO THE ESTATE OF BARBARA J. VARAKSA, DECEASED; DOROTHY DAVIS, AS EXECUTRIX AND HEIR TO THE ESTATE OF BARBARA J. VARAKSA, DECEASED, owner(s) of property situate in the 21ST WARD OF THE CITY OF SCRANTON, LACKAWANNA County, PA, being, 2715 LAFAYETTE STREET, SCRANTON, PA 18504.

Tax ID#. 1440802002201 and 14408020022

(Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount:

\$153,236.34

Attorneys for Plaintiff

Brock & Scott, PLLC

SALE 3

By virtue of a Writ of Execution filed to No. 2021-01731, EARNEST, INC. vs. JOHN R. WAZNAK, owner(s) of property situate in City of Scranton . Lackawanna County, PA. Being: 1213 West Court, Scranton, PA 18508.

Assessment Map #: 13419030049

Assessed Value Figure: \$10,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$72,713.60

All that certain lot, piece or parcel of land, situate, lying and being in the Second Ward, of the City of Scranton, County of Lackawanna and State of PA.

SALE 4

By virtue of Writ of Execution No. _____, Athene Annuity and Life Company v 915 Hickory LLC Docket #: 25CV3561

Property to be sold is situated in the 19th Ward of the City of Scranton, County of Lackawanna and

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Commonwealth of PA.

Commonly known as: 915 - 917 Hickory Street, Scranton, PA 18505 Parcel #: 15717020025

Improvements thereon of the residential dwelling or lot (if applicable):

Judgment Amount: \$257,415.00

Attorneys for the Plaintiff:

1325 Franklin Avenue, Suite 160 Garden City, NY 11530

(212) 471-5100

By: Danielle Johnson Esq. (334703)

SALE 5

By virtue of a Writ of Execution filed to No. 2023-01198, Nationstar Mortgage LLC vs. Michael Ossont, Esquire, Administrator of the Estate of Flor Gonzalez, Jr. deceased, owner(s) of property situated in Fourth Ward of the Borough of Moosic Lackawanna County, PA, being 3718 Wylam Avenue. Moosic. PA 18507.

(Dimensions of parcel, square footage and/or acreage)

Assessment Map #: 17611030005

Assessed Value figure: \$172,720.00

Improvement thereon: a residential dwelling

Attorney: Christopher A. DeNardo, Esq.

Sheriff to Collect: \$ _____

SALE 6

By Virute of a Writ of Execution filed to No. 2024-07661 LLACG COMMUNITY INVESTMENT FUND, vs. ESTATE OF HARRIET B BROTTOR; ANY AND ALL UNKNOWN HEIRS, SUCCESSORS AND ASSIGNS, REPRESENTATIVES, DEVISES, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT TITLE OR INTERESTS FROM OR UNDER THE ESTATE OF HARRIET B. BROTTOR, DECEASED.

Estate Of Harriet B Brotter; Any And All Unknown Heirs, Successors And Assigns, Representatives, Devises, And All Persons, Firms Or Associations Claiming Right Title Or Interests From Or Under The Estate Of Harriet B. Brotter, Deceased, owner of the property situated in City of Scranton, County of Lackawanna, and Commonwealth of PA being 1900 Cleveland Avenue, Scranton, PA 18505.

Containing an area of 15,000 Square Feet. (dimensions of parcel, square footage and/or acreage)

Property ID#: 15719020009 Assessed Value Figure: \$27,000

Improvements thereon: A Single-Family Residential Dwelling Attorney: William Miller, Esq

SALE 7

By Virute of a Writ of Execution filed to No. 2024-07661 Kiavi Funding, Inc. vs. 317 NORTHERN LLC. 317 NORTHERN LLC, owner of the property situated in City of Scranton, County of Lackawanna, and Commonwealth of PA being 317 Northern Boulevard, South Abington, PA 18411.

Containing an area of 3,750 Square Feet.

Property ID#: 11201020030 Assessed Value Figure: \$7,200

Improvements thereon: A Single-Family Residential Dwelling Attorney: William Miller, Esq

SALE 8

By virtue of a Writ of Execution - Case No. 2025-CV-3657, Luzerne Bank vs. John W. Dodge, Jr.

ALL that piece or parcel of land situate in the 20th Ward of the City of Scranton, County of Lackawanna and Commonwealth of PA, bounded and described as follows:

IMPROVEMENTS thereon consist of: Residential single-family home

PROPERTY ID# OF THE ABOVE-DESCRIBED PREMISES:

Map/Parcel/Plate: 1671401003601

PROPERTY BEING KNOWN AS: 421 Campbell Street, Scranton, PA 18505.

HOURIGAN, KLUGER & QUINN, P.C.

SALE 9

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC, A Florida professional limited liability company.

ATTORNEYS FOR PLAINTIFF

Danielle A. Coleman, Esq.

PA ID No. 323583

133 Gaither Drive, Suite F

LACKAWANNA JURIST

Mount Laurel, NJ 08054

(855) 225-6906

WELLS FARGO BANK, N.A. V. CECILIA A. VASQUEZ; OMAR ALBERTO FROMETA

COURT OF COMMON PLEAS OF

LACKAWANNA COUNTY, NO.: 2025-04908

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE CITY OF SCRANTON,

LACKAWANNA COUNTY, PA:

BEING KNOWN AS: 917 S 9TH AVE SCRANTON, PA 18504 BEING PARCEL #: 15613070049

DIMENSIONS: 40X111

TOTAL VALUE: \$132,670

IMPROVEMENTS: RESIDENTIAL PROPERTY

By: A Aa. e&Ro.AAA 11.A^\

Danielle A. Coleman, Esq,

PA ID No. 323583

Attorney for Plaintiff

SALE 10

By virtue of a Writ of Execution filed to No. 25CV5652, Legacy Mortgage Asset Trust 2021-GS1 vs. Frederick J. Aileo; Mary T. Aileo, owner(s) of property situated in City of Carbondale Lackawanna County, PA being 65 Pike Street, Carbondale, PA 18407.

(Dimensions of parcel, square footage and/or acreage)

Assessment Map #: 05529010031

Assessed Value figure: \$135,690.00

Improvement thereon: a residential dwelling

Attorney: Christopher A. DeNardo, Esq.

Sheriff to Collect: \$ _____

SALE 11

By virtue of a Writ of Execution filed to No. 2025-04681, PHH Mortgage Corporation v. George H. Talerico Defendants/owners of property situate in the City of Scranton, Lackawanna, PA being 102 Seymour Avenue, Scranton, PA 18505.

Front: Depth:

Property ID#: 1680702001801

Assessed Value figure: \$0.00

Improvements thereon:

Residential Real Estate

Attorney: Steven P. Kelly, Esq (308573)

Sheriff to collect: \$203,016.96

SALE 12

By virtue of a Writ of Execution filed to No. 25 CV 03909, PENNYMAC LOAN SERVICES, LLC vs. LYNDASAY J. BffIMELIN A/KIA LYNDASAY BIRMELIN, owner(s) of property situate in Borough of Moscow, Lackawanna County, PA.

Being: 715 Beech Street, Moscow, PA 18444

Assessment Map #:19810030012

Assessed Value Figure: \$12,500.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$105,100.26

ALL THAT CERTAIN lot or parcel of land situate in the Borough of Moscow, County of Lackawanna and Commonwealth of PA.

SALE 13

By virtue of a Writ of Execution filed to No. 2025- CV-2101, Penn East Federal Credit Union vs. Richard M. Wagner, owner of property situate in the Borough of Old Forge Lackawanna County, PA being 896 Sibley Avenue.

Parcel I - Southeasterly part of Lot 11, Block 5 of the New York, Susquehanna and Western Coal Company Plot,

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recorded in Lackawanna County Deed Book 75, Page 234 et seq.

Parcel II - Part of the Southeasterly part of Lot 11 and Northwesterly part of Lot 12 of the aforesaid Block 5 of the New York, Susquehanna and Western Coal Company Plot, recorded in Lackawanna County Deed Book 75, Page 234 et seq.

Parcel I and Parcel II comprise a lot 50' x 150'.

Property ID#: 16504-020-015

Assessed Value figure: Land \$1,000. Improvement \$9,000, Total 10,000

Improvements thereon: Single Family Residence

Attorney: Brigid E. Carey, Esq

Sheriff to collect: \$112,834.43

SALE 14

PAUL A. KELLY, Jr., Esq.

201 Lackawanna Avenue, Suite 306, Scranton PA 18503

(570) 344-5059

NET Federal Credit Union 119 Mulberry Street, Scranton PA 18503 vs. TARJI BARNES, a/k/a TARJI JALIK BARNES,

215 ½ William Street Scranton, PA 18508.

IN THE COURT OF COMMON PLEAS OF LACKAWANNA COUNTY, CIVIL ACTION - LAW,
MORTGAGE FORECLOSURE.

NO. 2025 CV 5470

By virtue of a Writ of Execution filed to No. 2025 CIV 5470, NET Federal Credit Union vs Tarji Barnes, a/k/a Tarji Jalik Barnes, owner of property situate in the City of Scranton, Lackawanna County, PA, being 215 ½ William Street, Scranton, PA 18508.

Sheriff to collect \$30,938.92 plus interest, taxes, costs and Attorneys' fees. Judgment filed to Docket# 2025 CIV 5470 Writ of Execution issued November 18, 2025.

Assessment Map No.: 13408-070-032

Two (2) story residential dwelling.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Tarji Barnes, a/k/a Tarji Jalik Barnes.

Attorney: Paul A. Kelly, Jr.

SALE 15

By virtue of Writ of Execution No. ____ Athene Annuity and Life Company v 740 Orchard LLC. Docket #: 25CV4268

Property to be sold is situated in the City of Scranton, County of Lackawanna and Commonwealth of PA.

Commonly known as: 740 Orchard Street, Scranton, PA 18505.

Parcel #: 15668030042

Improvements thereon of the residential dwelling or lot (if applicable):

Judgment Amount: \$225,444.29 Attorneys for the Plaintiff:

1325 Franklin Avenue, Suite 160 Garden City, NY 11530

(212) 471-5100

By Jacqueline McNally, Esq. (201332)

SALE 16

By virtue of Writ of Execution No. ____ Athene Annuity and Life Company v 961 Wheeler LLC. Docket #: 25CV4230

Property to be sold is situated in the Tenth Ward of the City of Scranton, County of Lackawanna and Commonwealth of PA.

Commonly known as: 961 Wheeler Avenue, Scranton, PA 18510. Parcel #: 15706060006

Improvements thereon of the residential dwelling or lot (if applicable):

Judgment Amount: \$330,435.66

Attorneys for the Plaintiff:

1325 Franklin Avenue, Suite 160 Garden City, NY 11530

(212) 471-5100

By: Jacqueline McNally, Esq. (201332)

SALE 17

By virtue of Writ of Execution No. ____ Athene Annuity and Life Company v 931 Providence LLC Docket #:

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25CV414

Property to be sold is situated in the Twenty-first Ward of the City of Scranton, County of Lackawanna and Commonwealth of PA.

Commonly known as: 931-933 Providence Road, Scranton, PA 18508.

Parcel #: 14507060040

Improvements thereon of the residential dwelling or lot (if applicable):

Judgment Amount: \$255,794.36 Attorneys for the Plaintiff:

1325 Franklin Avenue, Suite 160 Garden City, NY 11530

(212) 471-5100

By: Jacqueline McNally, Esq. (201332)

SALE 18

By virtue of Writ of Execution No. _____ Athene Annuity and Life Company v 628 Hill LLC.

Docket #: 25CV3298

Property to be sold is situated in the Borough of Mayfield, County of Lackawanna and Commonwealth of PA.

Commonly known as: 628 Hill Street, Mayfield, PA 18433.

Parcel #: 07405070029

Improvements thereon of the residential dwelling or lot (if applicable):

Judgment Amount: \$148,482.57 Attorneys for the Plaintiff:

1325 Franklin Avenue, Suite 160 Garden City, NY 11530

(212) 471-5100

By: Danielle Johnson, Esq. (334703)

SALE 19

By virtue of a Writ of Execution filed to case number 2025-CV-7728, Plaintiff, Fidelity Deposit & Discount Bank vs. Defendant, FRM LLC,

Owner of property situate in Carbondale, Lackawanna County, PA, being known as 25 Dundaff Street, Carbondale, PA.

Consisting of three parcels: 138x159x62x176; 43x176x41x23x150; and 59x153x169.

Property ID #s: 04569-010-003, 04569-010-007, and 04569-010-00101.

Improvements thereon: Commercial Building.

Assessed value: \$52,000.00

Sheriff to collect: \$20,651.00, Plus additional costs, expenses and attorney's fees, and post-judgment interest until paid in full.

Attorneys: Cipriani & Werner, P.C.

SALE 20

By virtue of a Writ of Execution filed to No. 2025-03607, U.S. Bank Trust Company, National Association, as trustee, as successor-in-interest to U.S. Bank National Association, as Trustee for the CMLTI Asset-Backed Pass-Through Certificates, Series 2007-AMC3 v. David P. Searfoss and Karen Searfoss, solely in her capacity as known heir of Patricia S. Searfoss, deceased and Lisa Burke, solely in her capacity as known heir of Patricia S. Searfoss, deceased and The Unknown Heirs of Patricia S. Searfoss Defendants/owners of property situate in the City of Scranton, Lackawanna, PA, being 730 Birch Street, Scranton, PA 18505.

Front: Depth:

Property ID#: 15620040021

Assessed Value figure: \$0.00

Improvements thereon:

Residential Real Estate

Attorney: Steven P. Kelly, Esq (308573)

Sheriff to collect: \$104,962.07

SALE 21

By virtue of a Writ of Execution filed to No. 2025-04505, Rocket Mortgage, LLC f/k/a Quicken Loans, LLC v. Gianna Stull, solely in her capacity as known heir of Lorie Stull, deceased and The Unknown Heirs of Lorie Stull and The Unknown Heirs of Taylor Stull and Willard Stull III, solely in his capacity as known heir of Lorie Stull, deceased Defendants/owners of property situate in the City of Scranton, Lackawanna, Pennsylvania being 1109 Rear Philo St, Scranton, PA 18508.

Front: Depth:

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Property ID#: 13419030009

Assessed Value figure: \$0.00

Improvements thereon:

Residential Real Estate

Attorney:

Kenya Bates, Esq (203664),

Steven P. Kelly, Esq (308573), Matthew Fleck, Esq (330498) Jessica N. Manis, Esq (318705) Matthew C.

Fallings, Esq (326896) Daniel P. Jones, Esquire (321876)

Caroline P. Aprahamian, Esq (329932)

Sheriff to collect: \$163,385.61

SALE 22

By virtue of a Writ of Execution No. 2022-51090, Riverside School District vs. Richard Abott.

Richard Abott, owner(s) of property situate in Taylor, Lackawanna County, PA, being: 734 S. Main Street. 40x150

Property ID#: 17606-020-008

Assessed Value Figure: \$10,000.00

Improvements thereon:

Attorney:

Portnoff Law Associates, Ltd., (866) 211-9466

Sheriff to Collect: \$6,008.52

SALE 23

By virtue of a Writ of Execution No. 2021-53194, Riverside School District vs. Croker Custom Graphics, L.L.C.

Croker Custom Graphics, L.L.C., owner(s) of property situate in Taylor, Lackawanna County, PA, being: 641 Oak Street.

80x138x142x125

Property ID#: 15518-020-033

Assessed Value Figure: \$16,000.00

Improvements thereon:

Attorney:

Portnoff Law Associates, Ltd.

(866) 211-9466

Sheriff to Collect: \$7,105.80

SALE 24

By virtue of a Writ of Execution No. 2023-51026, Riverside School District vs. Joseph M. Symuleski.

Joseph M. Symuleski, owner(s) of property situate in Moosic, Lackawanna County, PA, being: 3709 Lydon Lane.

57x120

Property ID#: 17611-030-00902 Assessed Value Figure: \$2,500.00

Improvements thereon:

Attorney:

Portnoff Law Associates, Ltd.

(866) 211-9466

Sheriff to Collect: \$5,885.39

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 6, 2026** 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:

CPL. BOB MOORE
REAL ESTATE DEPUTY
SHERIFF'S OFFICE
SCRANTON, PA. 18503

DECEMBER 1, 2025

LACKAWANNA JURIST

JUDICIAL OPINION

CASE NAME AND NUMBER: Newton Solar 1, LLC v. Newton Township Board of Supervisors. - 2025 WL 3710197 (Lacka. Co. 2025)

DATE OF DECISION: December 19, 2025

JUDGE: Terrence R. Nealon

ATTORNEYS INVOLVED: Jeffrey J. Malak, Esquire, *Counsel for Plaintiff*
Robert P. Shiels, III, Esquire, *Counsel for Defendant*

SUMMARY OF OPINION:

The holder of an option to buy property filed an application for a conditional use to construct and operate a solar energy farm in a rural resource district, which was designed “to preserve agricultural lands and woodlands” and “to encourage conservation of open space and rural landscapes,” and on land that most recently contained a golf course and was subject to deed restrictions limiting its use to agricultural, horticultural, forestland, livestock, or open spaces. The zoning ordinance imposed a burden upon a conditional use applicant to establish, *inter alia*, that the proposed conditional use would not adversely affect the welfare of the residents in the zoning district, be detrimental to the residents’ use of their property, or change the essential character of the district. The local agency board denied the conditional use application on the ground that the applicant “failed to present credible evidence” satisfying the foregoing criteria, and the applicant filed this appeal alleging that (1) it fulfilled its burdens of proof and persuasion for the grant of a conditional use, (2) the board’s findings were not supported by substantial evidence, (3) the denial decision failed to identify the zoning ordinance provisions that were not satisfied by the applicant, and (4) the deed restriction was an inappropriate consideration in a zoning dispute.

Deed restrictions must be resolved in court, not a zoning proceeding, and the enforcement of a restrictive covenant in an instrument of title has no application in a zoning matter. However, the board did not base its denial upon the deed restrictions and merely considered them as reflecting the essential character of the district as agricultural, forestland, and open spaces. Furthermore, contrary to the applicant’s contention, the board’s written decision specifically cited and discussed the relevant conditional use provisions in the zoning ordinance that were not established by the applicant.

Neighboring residents uniformly testified during the zoning hearing that the proposed solar farm and its 8 foot chain link fencing would negatively impact their pastoral scenery and agricultural landscapes, the considerable wildlife now living on the subject 59.16 acres, the residents’ enjoyment of their properties, and the idyllic character of the district. The board was free to regard that testimony as credible proof that the requested solar farm would adversely affect the residents’ well-being, be detrimental to their pleasurable use of their land, and alter the bucolic quality of the district. Consequently, the applicant did not demonstrate that the board abused its discretion or committed an error of law in denying the conditional use application, as a result of which the applicant’s zoning appeal was denied.

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JUDICIAL OPINION

CASE NAME AND NUMBER: *Perrini v. Forest Drive Townhouse Association*,
2025-CV-3605

DATE OF DECISION: January 27, 2026

JUDGE: Mark Powell

ATTORNEYS INVOLVED: Scott E. Schermerhorn, Esquire, *Attorney for Plaintiff*
Edward S. Neyhart, Esquire, *Attorney for Defendant*

Summary of Opinion: *Perrini v. Forest Drive Townhouse Association*, 2025-CV-3605

The Court considered Preliminary Objections filed by Defendant Forest Drive Townhouse Association seeking to compel arbitration of Plaintiff Teresa Perrini's claims challenging the Association's assessment practices under the Uniform Planned Community Act (UPCA). The Court sustained the Preliminary Objections and referred the matter to arbitration.

Plaintiff owns a townhouse located within a subdivision referred to as the Forest Drive Townhouse Association ("Association"). Ownership is governed by the Association's Declaration and involves the Uniformed Planned Community Act, codified at 68 Pa.C.S.A. §§ 5101-5414. Plaintiff alleged that the Association's assessment methodology was disproportionate and violated multiple provisions of the UPCA. She sought monetary relief for alleged overpayments and injunctive relief directing the Association to restructure assessments, budgets, and expense allocations. In response, the Association asserted that all disputes arising under the Declaration are subject to mandatory arbitration.

The Court first held that the Declaration constitutes a binding contract between the Association and unit owners. Article IX, Section 9.2 of the Declaration contains a broad arbitration clause stating that "[a]ny dispute arising hereunder shall be referred for decision by arbitration" under American Arbitration Association rules. The Court emphasized that the word "shall" is mandatory, not permissive, and therefore requires arbitration of covered disputes.

Plaintiff argued that arbitration could not be compelled because Section 5321 of the UPCA provides that alternative dispute resolution is voluntary and requires agreement of all parties. The Court rejected this argument, finding that Section 5321 does not invalidate or override a pre-existing contractual agreement to arbitrate. The Court relied on Pennsylvania law recognizing that written arbitration agreements are valid, enforceable, and irrevocable, and that statutory references to court remedies do not, by themselves, preclude arbitration.

Plaintiff further contended that Article VI of the Declaration, which allows enforcement of restrictive covenants "by any proceeding at law or in equity," permitted her to litigate assessment disputes in court because certain covenants allegedly affected assessments. The Court rejected this interpretation, holding that such language describes available remedies, not forum selection, and does not negate a broad arbitration clause absent an explicit intent to exclude certain disputes. Accepting Plaintiff's position would improperly nullify the arbitration provision and allow virtually any dispute to evade arbitration by recharacterization.

The Court found the arbitration clause to be broad and encompassing all disputes arising under the Declaration, including statutory claims under the UPCA related to assessments. It further noted that arbitration does not deprive Plaintiff of substantive rights; it merely determines the forum in which those rights are adjudicated. Arbitrators are authorized to grant both legal and equitable relief.

Finally, the Court stressed that it was not ruling on the merits of Plaintiff's claims regarding the legality of the Association's assessment practices. Those issues are reserved for the arbitrator, consistent with the parties' contractual agreement. Accordingly, the Defendant's Preliminary Objections were sustained

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ESTATE

First Notice

ESTATE OF MILDRED CAPWELL a/k/a MILDRED A. CAPWELL, late of Clarks Summit, County of Lackawanna, and State of Pennsylvania, deceased, who died on the 24th day of December, 2025. Letters of Administration having been granted to File No. 35-26-00098, 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 Jennifer Capwell Lockhart, 309 Bluebell Court, Exeter, PA 18643, or to Mattes & Mattes, P.C., 201 West Main Street, P.O. Box 222, Dalton, PA 18414.

ESTATE OF WILBUR E. CARBAUGH, Deceased, of 515 Parallel Drive, Scranton, PA 18504, died on January 21, 2025. 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 payment; and those having claims or demands are to present the same without delay to Colleen Brooks, Administrator, 415 S. Main Street, Taylor, PA 18517, and Attorney Paul G. Batyko III, 700 Vine Street, Scranton, PA 18510, 570-510-2503 (phone), pbatyko@batykolaw.com (email), 570-392-9044 (fax).

ESTATE OF CLAIRE CARVALHO, late of Scranton, Pennsylvania (died December 8, 2020). Letters of Administration in the above Estate 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 Estate shall make payment thereof without delay to May Jane Yevics of Advocacy Alliance, Administrator, 846 Jefferson Avenue, P.O. Box 1368, Scranton, Pennsylvania 18501, or to Kimberly Kost Scanlon, Esquire, Oliver, Price & Rhodes, Attorneys for the Estate, 1212 South Abington Road, Clarks Summit, Pennsylvania 18411.

NOTICE IS HEREBY GIVEN, that Letters Testamentary have been issued in the **ESTATE OF MAE J. CIANFICHI, a/k/a MAE CIANFICHI**, who died on December 6, 2025, late resident of Moscow Borough, Lackawanna County, Pennsylvania, to Mark R. Cianfichi, Executor, c/o Howell Moran PLLC, Mary O. Moran, Attorney for the Estate, at 109 Ninth Street, Honesdale, PA 18431.

NOTICE IS HEREBY GIVEN that Letters Testamentary were granted to Robert C. Coleman, in the **ESTATE OF MARY ELLEN COLEMAN**, late of Old Forge Borough, Lackawanna County, Pennsylvania, who died on December 21, 2025. 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 the Estate's counsel named below: Edwin A. Abrahamsen, Esquire, Abrahamsen, Conaboy & Abrahamsen, P.C., 255 E/ Grove St., 2nd Fl., Clarks Summit, PA 18411.

ESTATE OF ROBERT A. GERRITY, late of South Abington Township, Lackawanna County, PA (January 12, 2026). Letters Testamentary granted to MIRIAM C. O'MALLEY; all persons indebted thereto shall make payment and all creditors shall present their claims without delay to them c/o Paul Keeler, Esq., 415 S. State St., Clarks Summit, PA 18411.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF JOAN M. KRUPSKI, a/k/a JOAN MARCELLA KRUPSKI**, late of Scranton, Lackawanna County, Pennsylvania, who died December 6, 2018. All persons indebted to said Estate are requested to make payment and all those with claims or demands are to present the same to the Executor, Alex Krupski, in care of his attorney: c/o Eric N. Mahler, Esquire, Mahler Law Firm, LLC, 1043 Wyoming Avenue, 1st Floor, Forty Fort, PA 18704.

NOTICE IS HEREBY GIVEN, that Letters Testamentary have been granted to Amy Dougan, Executrix in the **ESTATE OF JOAN T. MAZEITIS**, late of South Abington Township, Lackawanna County, Pennsylvania, who died on November 19, 2025. All persons indebted to said Estate are requested to make payment and those having claims or demands to present the same without delay to Amy Dougan, Executrix, c/o Stephen B. Killian, Esquire, 575 Pierce Street, Suite 303, Kingston, Pennsylvania, 18704.

ESTATE OF CINDY L. NOLL, late of Dalton, Lackawanna County, Pennsylvania (died January 10, 2026). Letters of Administration in the above Estate 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 Estate shall make payment thereof without delay to Herbert C. Noll, Jr., Administrator, or to Virginia S. Barrett, Esquire, Oliver, Price & Rhodes, Attorneys for the Estate, 1212 South Abington Road, Clarks Summit, Pennsylvania 18411.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted to Robert J. Noto in the **ESTATE OF ROBERT F. NOTO**, late of Dunmore, PA (died October 22, 2025). All persons indebted to said Estate are requested to make payment, and creditors to present their claims without delay to the Executor c/o Ernest A. Sposto Jr., Esq., 108 North Washington Avenue, Suite 401, Scranton, PA 18503, Attorney for the Estate.

ESTATE OF RICHARD A. SHRUBA, JR., late of Scranton, Lackawanna County, Pennsylvania (died January 6, 2026). 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 Paul Comonie, Executor, 111 Garfield Ave, Olyphant, PA 18447 or to Jenna Kraycer Tuzze, of Oliver, Price & Rhodes, LLP, Attorney for the Estate, 1212 South Abington Road, Clarks Summit, Pennsylvania 18411.

LACKAWANNA JURIST

ESTATE OF JOHN G. SNELL, late of Throop, Pennsylvania, died on December 26, 2025. All persons having claims against the Estate shall present same to Executor, Kyle Burak, c/o Donald W. Jensen, Esquire, 538 Biden Street, Suite 730, Scranton, Pennsylvania 18503.

Notice is hereby given that Letters Testamentary have been granted in the **ESTATE OF GILBERTO TORRES**, late of Old Forge, Lackawanna County, Commonwealth of Pennsylvania (died September 28, 2021). All persons indebted to the Estate are requested to make payments and all those having claims or demands are to present the same, without delay to Carmen Torres, Administratrix of the Estate or Sean P. McGraw, Esquire, Attorney for the Estate, 41 N. Main Street, 4th Floor, Carbondale, PA 18407.

Second Notice

NOTICE is hereby given that Letters of Administration have been given in the **ESTATE OF DENIS KEITH ANSON**, late of Moscow, Lackawanna County, Pennsylvania, who died November 25, 2025. 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 Administrator, Laurie Anson, c/o Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704.

NOTICE IS HEREBY GIVEN that Letters Testamentary in the **ESTATE OF WILLIAM AURIEMMA**, late of Ransom Township, Lackawanna County, Pennsylvania, 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: Ellen Bolock, Executrix, Brenda D. Colbert, Esquire, Colbert & Grebas, P.C., 210 Montage Mountain Road – Suite A, Moosic, PA 18507.

ESTATE OF JOSEPHINE ANN BERTA a/k/a JOSEPHINE BERTA a/k/a JOANN BERTA (died December 22, 2025) formerly of Peckville, Pennsylvania. All persons indebted to the estate shall make payment and those having claims or demands are to present same without delay to the Executrix, Nicole Marie Berta, or Richard A. Fanucci, Attorney for the Estate, 1711 Main Street, Blakely, PA 18447.

Notice is hereby given that Letters Testamentary have been given in the **ESTATE OF JAMES JOHN CAPUTO, a/k/a JAMES CAPUTO**, late of the Borough of Old Forge, Lackawanna County, PA, who died December 6, 2025. All persons indebted to said Estate are required to make payment, and those having claims or demands, to present the same without delay to Jeffrey A. Mackie and Tina Marie Dolgash, Co-Executors, and their attorney, Jonathan A. Spohrer, 279 Pierce Street, Kingston, PA 18704.

ESTATE OF ANN C. CARNEY, late of Carbondale, Lackawanna County, Pennsylvania (died December 15, 2025). 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 John F. Carney, Executor, 133 Firethorn Road, Baden, Pennsylvania 15005 or to James J. Gillotti, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, Clarks Summit, Pennsylvania 18411.

NOTICE IS HEREBY GIVEN that on January 15, 2026, Fran Kovaleski, Lackawanna County Register of Wills, granted Letters of Administration, in common form, for the **ESTATE OF WILLIAM F. FOWLER**, late of Taylor, PA, to Attorney Lance J. Fanucci. Mr. Fowler passed on March 2, 2022. Anyone having a claim against the Estate, please contact Patrick A. Kane, Esquire, 960 Scranton-Carbondale Hwy, Archbald, PA 18403, phone 570.876.6904.

Estate Notice is hereby given that Letters of Administration have been granted in the **ESTATE OF JOSEPH J. KISHEL, JR.**, late of Springbrook Township, Pennsylvania, Lackawanna County, who died December 15, 2025. All persons indebted to said Estate are requested to make payment and those having claims to present the same, without delay, to the Executor Doreen J. Kishel, 1568 SR 502, Springbrook Twp, 18444, and her attorneys, Mey & Sullia, LLP, 1144 East Drinker Street, Dunmore, Pennsylvania 18512.

NOTICE IS HEREBY GIVEN, that Letters Testamentary have been granted to Amy Dougan, Executrix in the **ESTATE OF JOAN T. MAZEITIS**, late of South Abington Township, Lackawanna County, Pennsylvania, who died on November 19, 2025. All persons indebted to said Estate are requested to make payment and those having claims or demands to present the same without delay to Amy Dougan, Executrix, c/o Stephen B. Killian, Esquire, 575 Pierce Street, Suite, 303, Kingston, Pennsylvania, 18704.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted to Robert J. Noto in the **ESTATE OF ROBERT F. NOTO**, late of Dunmore, PA (died October 22, 2025). All persons indebted to said estate are requested to make payment, and creditors to present their claims without delay to the Executor c/o Ernest A. Sposto Jr., Esq., 108 North Washington Avenue, Suite 401, Scranton, PA 18503, Attorney for the Estate.

ESTATE OF KATHERINE O'NEIL A/K/A KATHERINE CECELIA O'NEIL A/K/A SISTER KATHERINE O'NEIL, IHM, late of Scranton, Lackawanna County, Pennsylvania (died November 13, 2025). 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 Sister Kathryn Clauss, IHM, Executor, 2300 Adams Avenue, Scranton, Pennsylvania 18509 or to Jenna Kraycer Tuzze, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, Clarks Summit, Pennsylvania 18411.

LACKAWANNA JURIST

ESTATE OF JOSEPH M. RUTKOWSKI a/k/a JOSEPH RUTKOWSKI (died January 2, 2026) formerly of Scranton, Pennsylvania. All persons indebted to the estate shall make payment and those having claims or demands are to present same without delay to the Administrator, Joseph M. Rutkowski, II, or Richard A. Fanucci, Attorney for the Estate, 1711 Main Street, Blakely, PA 18447.

NOTICE IS HEREBY GIVEN that on December 30, 2025, Fran Kovaleski, Lackawanna County Register of Wills, granted Letters of Administration, in common form, for the **ESTATE OF EUGENE P. STANKOSKY**, late of Jessup, PA, to George Howanitz. Mr. Stankosky passed on November 29, 2025. Anyone having a claim against the Estate, please contact Lance J. Fanucci, Esquire, 300 Betty Street, Eynon, PA 18403, (570) 489-0098.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF JAMES A. TOLEN**, late of Carbondale, Lackawanna County, Pennsylvania (died November 19, 2025). All persons indebted to the Estate are requested to make payment, and those having claims or demands are to present same, without delay, to Executor, John J. Lawler, or John J. Lawler, Jr., Attorney for the Estate, 25 North Main Street, Suite Two, Carbondale, Pennsylvania 18407.

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted in the **ESTATE OF ALLEN ROBERT VANWERT**, Deceased, late of Throop, PA who died on April 19, 2025 to Susan VanWert. 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 the Administrator, Susan VanWert, 811 Center Street, Throop, PA 18512 or to Michael J. Krushinski, Esquire, Attorney for the Estate at 418 Main Street, Dickson City, PA 18519.

Third Notice

ESTATE OF ROMAYNE R. BUCK, Late of Greenfield Township, Pennsylvania (Died November 9, 2025). Letters Testamentary have been granted to Shirley Griffiths and David Buck, Executors. All persons having claims against the Estate or indebted to the Estate shall make payment or present claims to Douglas P. Thomas, Attorney for the Estate, 345 Wyoming Avenue, Suite 200, Scranton, PA 18503.

ESTATE OF JOHN M. BURANICH, IV, late of Ransom, Pennsylvania, died on December 21, 2025. All persons having claims against the Estate shall present same to Executor, John M. Buranich, III, c/o Donald W. Jensen, Esquire, 538 Biden Street, Suite 730, Scranton, Pennsylvania 18503.

ESTATE OF ELIZABETH CALLIS late of Taylor, Pennsylvania (died March 15, 2017). Notice is hereby granted that Letters of Administration on the above Estate have been granted to David Callis, of Dickson City, PA. All people indebted to the said Estate are required to make payment and those having claims to present the same without delay to the Personal Representative named herein, or to Patrick N. Coleman, Esquire, Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

ESTATE OF JAMES F. CARDEN a/k/a JAMES CARDEN, late of Carbondale, Pennsylvania. Letters Testamentary in the above-referenced 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: Tamara Dougher, Personal Representative, c/o Geff Blake, Esquire, Blake & Walsh, LLC, 436 Jefferson Avenue, Scranton, Pennsylvania 18510, Attorney for the Estate.

ESTATE OF LEE ARTHUR CLIFFORD a/k/a LEE CLIFFORD (died December 25, 2025) formerly of Olyphant, Pennsylvania. All persons indebted to the estate shall make payment and those having claims or demands are to present same without delay to the Co-Executrixes, Tara Lynn Clifford and/or Kristal Clifford O'Donnell, or Richard A. Fanucci, Attorney for the Estate, 1711 Main Street, Blakely, PA 18447.

ESTATE OF JOHN E. CONKLIN a/k/a JOHN CONKLIN (died December 24, 2025) formerly of Dalton, Pennsylvania. All persons indebted to the estate shall make payment and those having claims or demands are to present same without delay to the Executrix, Christine Smith, or Richard A. Fanucci, Attorney for the Estate, 1711 Main Street, Blakely, PA 18447.

ESTATE OF CONNIE H. DAILEY, late of Scranton, Pennsylvania (died September 22, 2025). Notice is hereby given that Letters of Administration for the Estate of Connie H. Dailey have been issued to Linda J. Landi, 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 at 514 Wedge Drive, Scranton, PA 18519 or to Kris E. Fendrock, Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Biden Street, Suite 200, Scranton, PA 18503.

NOTICE IS HEREBY GIVEN that Letters of Administration have been issued to Lisa Tomcykoski, Administratrix of the **ESTATE OF LOLA EGLESIA, a/k/a LOLA EGLASIAS, a/k/a LOLA GAGLIO, a/k/a LOLA E. GAGLIO, a/k/a LOLA EGLESIA GAGLIO, a/k/a LOLITA EGLESIA, a/k/a LOLA EGLESIAS**, Deceased, who died on January 10, 2025, late of Jefferson Township, Lackawanna County, Pennsylvania. All creditors are requested to present their claims and all persons indebted to the decedent will make payment to the aforementioned Administratrix or her attorney. Rosenn, Jenkins & Greenwald, LLP, 15 South Franklin Street, Wilkes-Barre, PA 18711-0075.

LACKAWANNA JURIST

ESTATE OF BERNIECE GIGLIOTTI, late of South Abington Township, Lackawanna County, Pennsylvania. Letters Testamentary on the above Estate having been granted to Kimberly Barrows, 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 JOSEPH E. LISIEWSKI aka JOSEPH LISIEWSKI, late of Scranton, PA (died November 10, 2025) Stanley Lisiewski, Executor, Chester M. Bistrycki, Jr., Attorney for the Estate, Law Offices of Chester M. Bistrycki, Jr., 135 Phinney Street, Scranton, PA 18505.

ESTATE OF GLORIA J. MAKOWSKI, late of Scranton, PA, died 12-7-25. Letters Testamentary granted on 1-16-26 to Christine L. Patrick. All persons indebted to the said Estate are required to make payments and those having claims to present the same without delay to the Executrix named above of to Robert J. Murphy, Esq., 208 Chestnut Street, Dunmore, PA 18512.

ESTATE OF MARY E. MCDONALD (AKA MARY EAGEN MCDONALD), DOD: 11/20/2025 , Late of Scranton, Co-Executors: Katherine Thornton & Michael J. McDonald, Counsel: Stevens & Lee, P.C. C/O Jay R. Wagner, Esq. 111 N. Sixth Street, Reading, PA 19601.

NOTICE is hereby given that Letters Testamentary have been granted in the **ESTATE OF ANTHONY J. MUCCILO**, late of the Borough of Old Forge, Lackawanna County, who died October 23, 2025. All persons indebted to said Estate are requested to make payment and those having claims to present the same, without delay, to the Executrices, Anita L. Mucciolo and Maria E. Smallcombe, and their Attorneys. Saporito, Falcone & Watt, 48 South Main Street, Pittston, PA 18640.

ESTATE OF DOLORES PISARSKI, Late of Scranton, Lackawanna County, Pennsylvania. Letters Testamentary on the above Estate having been granted to Robert Simms, 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 JOSEPH J. SERAFIN, JR. a/k/a JOSEPH J. SERAFIN (died December 3, 2025) formerly of Dickson City, Pennsylvania. All persons indebted to the estate shall make payment and those having claims or demands are to present same without delay to the Administrator, Ann Marie Serafin, or Richard A. Fanucci, Attorney for the Estate, 1711 Main Street, Blakely, PA 18447.

ESTATE OF KEITH TUCKER, late of Roaring Brook Township, Lackawanna County, Pennsylvania (died December 24, 2025). Letters Testamentary in the above estate 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 estate shall make payment thereof without delay to Megan Tucker, Co-Executor, Brian Tucker, Co-Executor, or to Virginia Speicher Barrett, Esquire, Oliver, Price & Rhodes, Attorneys for the Estate, 1212 South Abington Road, Clarks Summit, Pennsylvania 18411.

LACKAWANNA JURIST

Certificate of Organization

NOTICE is hereby given that a Certificate of Organization – Domestic Limited Liability Company was filed with the Department of State of the Commonwealth of Pennsylvania on the 28th day of October, 2025, and approved pursuant to 15 Pa. C.S. Section 8913 for the organization of **WNL Lakehouse LLC**.

Fictitious Name

Notice is hereby given, pursuant to the provisions of the Fictitious Names Act of Pennsylvania (54 Pa.C.S. Section 301 et. seq.), 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 **domaug things**, with its principal office or place of business at 235 Dundaff Street, Carbondale, PA 18407. The names and addresses of all persons who are parties to the registration are: Dominick Augustine, 235 Dundaff Street, Carbondale, PA 18407.

Change of Name

In the Court of Common Pleas, Lackawanna County, Pennsylvania, Civil Division: In Re: In the Matter of the Petition of Grace Olivia Hauenstein for Change of Name to Greyson Owen Hauenstein. Notice is hereby given that on January 16, 2026, the Petition for Change of Name was filed in the above Court, requesting an Order to change Petitioner's name to Greyson Owen Hauenstein. The Court has fixed the 27th day of March, 2026, at 1:30 p.m. in Courtroom A at the Lackawanna County Government Center located at 123 Wyoming Avenue in Scranton, PA 18503 as the time and place for the hearing of said petition for name change, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

LACKAWANNA JURIST

NOTICE

TO: Anni Xu, M.D.

NATURE OF INCIDENT: MedMal

DATE OF INCIDENT: June 26, 2023

IF YOU WISH TO DEFEND YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY AN 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 RIGHTS IMPORTANT TO YOU.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BEFOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

NORTH PENN LEGAL SERVICES, INC.
33 North Main Street, Suite 200
Pittston, Pennsylvania 18640
(570) 299-4100

101 West Broad Street, Suite 713
Hazleton, PA 18201
(570) 455-9512

559 Main Street
Suite 200
Bethlehem, PA 18018
(610) 317-8757

LACKAWANNA JURIST

NOTICE

TO: **OLUTUNDE ODEYEMI, M.D.**

NATURE OF INCIDENT: MedMal

DATE OF INCIDENT: August 16, 2023

IF YOU WISH TO DEFEND YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY AN 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 RIGHTS IMPORTANT TO

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