

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, NOVEMBER 7, 2025 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

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

ATTORNEYS FOR PLAINTIFF

133 GAITHER DRIVE, SUITE F

MT. LAUREL, NJ 08054

855-255-6906

NATIONSTAR MORTGAGE LLC vs. JUSTIN SCHUBACK

NO.: 2025-01700

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE BOROUGH OF OLD FORGE, LACKAWANNA COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 3 FOUNDRY ST OLD FORGE, PA 18518

BEING PARCEL#: 1750

DIMENSIONS: 365X0X330X 168

TOTAL VALUE: \$6,000

IMPROVEMENTS: RESIDENTIAL PROPERTY

By: Cierra Mendez, Esq. PA ID No. 334198

Attorney for Plaintiff

SALE 2

By Virtue of a Writ of Execution filed to No. 2025-03028, NewRez LLC d/b/a Shellpoint Mortgage Servicing, Plaintiff vs. Hank Charles Reilly, Defendant.

Hank Charles Reilly, owner of the property situated in Borough of Blakely, County of Lackawanna, and Commonwealth of PA, being 403 Simpson Street, Peckville, PA 18452.

Containing an area of 2,614 Square Feet with an improved area of 1,195 Square Feet

Property ID#: 10413-020-044

Assessed Value Figure: \$5,000.00

Improvements thereon:

A Single-Family Residential Dwelling

Attorney: Jacqueline F. McNally, Esq.

SALE 3

By virtue of a Writ of Execution filed to No. 25-CV-1962, U.S. Bank Trust Company, National Association. not in its individual capacity but solely in its capacity as Indenture Trustee of CIM Trust 2025-NRI vs. LOUIS DEMARCO a/k/a Louis De Marco, owner(s) of property situate in Covington Township, Lackawanna County, PA.

Being: 821 Drinker Turnpike f/k/a RRI Box 1134, Covington Township a/k/a Gouldsboro, PA 18424

Assessment Map#: 21202020034

Assessed Value Figure: \$17,000.00

Improvements thereon:

LACKAWANNA JURIST

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$137,679.87

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE IN THE TOWNSHIP OF COVINGTON, COUNTY OF LACKAWANNA AND STATE OF PA.

SALE 4

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

ATTORNEYS FOR PLAINTIFF

133 GAITHER DRIVE, SUITE F

MT. LAUREL, NJ 08054

855-255-6906

LONGBRIDGE FINANCIAL, LLC, Plaintiff, vs. ANTHONY J. BRUNO IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF LUCY C. BRUNO; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE AND INTEREST FROM OR UNDER LUCY C. BRUNO, Defendant.

NO.: 2024-00746

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE Old Forge Borough OLD FORGE, LACKAWANNA COUNTY, PA:

BEING KNOWN AS: 228 ALICIA STREET OLD FORGE, PA 18518 BEING PARCEL#: 17520040006

TOTAL VALUE: \$16,000

IMPROVEMENTS:

RESIDENTIAL PROPERTY

By: Queen Stewart, Esq. PA ID No. 328662

Attorney for Plaintiff

SALE 5

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

ATTORNEYS FOR PLAINTIFF

133 GAITHER DRIVE, SUITE F

MT. LAUREL, NJ 08054

855-255-6906

NATIONSTAR MORTGAGE LLC, Plaintiff, vs. JOHN R. HORVATH JR. A/K/A JOHN R. HORVATH A/K/A JOHN ROBERT HORVATH JR.; MARY HUNSINGER, Defendant(s).

NO.: 2024-06758

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TWENTY-FIRST WARD OF THE CITY OF SCRANTON, LACKAWANNA COUNTY, PA:

BEING KNOWN AS: 3032 1/2 DIVISION ST SCRANTON, PA 18508, BEING PARCEL #: 1440105001301.

DIMENSIONS: 102X246X196X251

TOTAL VALUE: \$16,000

IMPROVEMENTS:

RESIDENTIAL PROPERTY

By: Danielle R. Dreier, Esq. PA ID No. 335063

Attorney for Plaintiff

SALE 6

By virtue of a Writ of Execution filed to No. 2014-CV-9005, Dunmore Properties, Inc. vs. Carlyle Brathwaite, owner of property situate in Scranton, Lackawanna County, PA, being 1307 Amherst Street, a property being forty (40) feet by one hundred twenty-five (125) feet.

PIN: 15516-020-05201

Assessed Value: \$6,251.00

Improvements thereon:

Single-Family Home

Attorney: Gazda Penetar, P.C.

Sheriff to Collect: \$53,357.42

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SALE 7

Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee for Ibis Holdings A Trust v 919 Sanderson LLC.

Docket #: 24-CV-6396

Property to be sold is situated in the borough/township of Scranton, County of Lackawanna and State of PA. Commonly known as: 919 Sanderson Avenue, Scranton, PA 18509.

Parcel #: 14512050002

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

Residential Dwelling

Judgment Amount: \$174,541.74

Attorneys for the Plaintiff:

1325 Franklin Avenue, Suite 160 Garden City, NY 11530

(212) 471-5100

By: Robert Flacco, Esq. (325024)

SALE 8

By virtue of a Writ of Execution filed to No. 2025-01629 USAA Federal Savings Bank (Plaintiff) v Dominic Navarro; Emanuel Robinson (Defendant(s), owners of property situate in City of Scranton, Lackawanna County, PA, being 618 620 Gibbons Street, Scranton, PA 18505.

40X160

Property ID#: 16714070026

Assessed Value Figure: \$13,000.00

Improvements thereon:

Multi family dwelling

Attorney: Ed E. Qaqish, Esq, Meredith H. Wooters, Kimberly J. Hong, Michael E. Carleton, Cristina L. Connor & Katherine M. Wolf

Sheriff to collect: \$67,2541.03

SALE 9

J.P. Morgan Mortgage Trust 2022-DSCI c/o Citibank, N.A. as Delaware Trustee vs. 946 Clay LLC.

Docket #: 2025-00161

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

Commonly known as: 946 Clay Avenue, Scranton, PA 18510

Parcel #: 14618020025

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

Residential Dwelling

Judgment Amount: \$175,676.66

Attorneys for the Plaintiff:

1325 Franklin Avenue, Suite 160 Garden City, NY 11530

(212) 471-5100

By: Robert Flacco, Esq. (325024)

SALE 10

By Virtue of a Writ of Execution filed to No. 2025-02171 TH MSR Holdings LLC vs. William Greco, Donna Greco Defendants. William Greco and Donna Greco, owners of the property situated in Borough of Taylor, County of Lackawanna, and Commonwealth of PA being 216 West Atherton Street, Taylor, PA 18517.

Containing an area of 7,500 Square Feet.

Property ID#: 16618-020-020

Assessed Value Figure: \$8,000.00

Improvements thereon:

A Single-Family Residential Dwelling

Attorney: Jacqueline F. McNally, Esq.

SALE 11

Plaintiff, Interim Capital, LLC, as assignee from Interim Holdings, LLC, v. Defendant, Ted J. Kalinowski.

Ted J. Kalinowski is the owner of ALL THAT CERTAIN lot, piece or parcel of land, situate, lying and being in the Borough of Dunmore, County of Lackawanna and Commonwealth of PA, bounded and described as follows, to wit:

LACKAWANNA JURIST

Being a street address of: 600 E. Drinker Street, Dunmore, PA 18512.

Map/Parcel/Plate: 14652 020 047

Instrument No.: 200704580

Assessed Value Figure: \$8,800.00

Improvements Thereon:

Improved real estate consisting of:

3rd floor attic, 2nd floor apartments,

Bar on street level

Attorney: James T. Shoemaker, Esq.

HOURIGAN, KLUGER & QUINN, PC

600 Third Avenue

Kingston, PA 18704

jshoemaker@hkqlaw.com

(570) 287-3000

Sheriff to collect: \$85,802.00 (plus accrued interest, attorney's fees, and costs)

SALE 12

By virtue of a Writ of Execution filed to No. CASE# 2025-03738.

Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as the Trustee of ADMT 2023-NQM3 (Plaintiff) vs. Colin Texrica Scott, 313 Creamery Road, Rear, Jermyn, PA 18433 (Defendant), owners of property situate in TOWNSHIP OF GREENFIELD, being 313 Creamery Road, Rear, Jermyn, PA 18433.

37.400 Acres

Property ID#: 01204010004

Assessed Value figure: \$432,960

Improvements thereon:

Residential Dwelling

Attorney: Benjamin Hoen, Esq., PA ID# 312786

Weltman, Weinberg & Reis Co., L.P.A.

Sheriff to collect \$364,633.69

SALE 13

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

ATTORNEYS FOR PLAINTIFF

133 GAITHER DRIVE, SUITE F

MT. LAUREL, NJ 08054

855-255-6906

MORTGAGE ASSETS MGMT, LLC Plaintiff v. KENNETH T. F. SMALL; DIANN L. SMALL, Defendant(s).

NO.: 2025-01658

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP OF CLIFTON, LACKAWANNA COUNTY, PA:

BEING KNOWN AS: 401 PACKANACK DR GOULDSBORO, PA 18424.

PROPERTY ID#: 23304180025

DIMENSIONS: 100 X 218

TOTAL VALUE: \$19,000

IMPROVEMENTS: RESIDENTIAL PROPERTY

By: Danielle R. Dreier, Esq. PA ID No. 335063

SALE 14

By virtue of a Writ of Execution filed to No. 2025-02312, PNC Bank, National Association (Plaintiff) v Joseph J. Buckshon, Jr.; Robyn D. Buckshon (Defendant(s), owners of property situate in Borough of Jessup, Lackawanna County, PA, being 510 Hill Street, Jessup, PA 18434.

66X201X65X189

Property ID#: 11507010016

Assessed Value Figure: \$6,500.00

Improvements thereon:

Single family dwelling

Attorney: Ed E. Qaqish, Esq.; Meredith H. Wooters, Kimberly J. Hong, Michael E. Carleton, Cristina L. Connor

LACKAWANNA JURIST

& Katherine M. Wolf
Sheriff to collect: \$17,261.98

SALE 15

By virtue of a Writ of Execution No. 24-CV-2675, NEW AMERICAN FUNDING, LLC FKA BROKER SOLUTIONS, INC., DBA NEW AMERICAN FUNDING v. JOSEPH F EIBLE AKA JOSEPH EIBLE, owner(s) of property situate in JEFFERSON TOWNSHIP, LACKAWANNA COUNTY, COMMONWEALTH OF PA, being: 2070 MOOSIC LAKE ROAD. JEFFERSON TOWNSHIP. PA 18436.

Parcel #: 1490204000104

Seized and sold as property of 1

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$297,073.79

Attorneys for Plaintiff

FEIN, SUCH, KAHN & SHEPARD, P.C.

SALE 16

BY VIRTUE of a Writ of Execution filed to No. 23-CV-3918, PA Housing Finance Agency, Plaintiff, vs. Tara A. Blaine and Timothy A. Blaine (Defendants).

Real Estate: 53 Debbie Drive, Jefferson Township, PA 18436

Municipality: Jefferson Township, Lackawanna County, PA

Dimensions: 175x228x95x187x70x100x25x175

See Instrument: 2006-09120

Assessment Map: 15004-010-03308

Assessed Value: \$24,400 x 16.13 = \$393,572

Improvements thereon:

A residential dwelling house

Attorney: Leon P. Haller, Esq.

Purcell, Krug & Haller

Sheriff to collect: \$172,504.31 (Total amount of Judgment)*

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

SALE 17

By virtue of a Writ of Execution filed to No. 3740-CV-2025, The Honesdale National Bank vs. 5 Parkplace LLC and Michael J. Farley, owner(s) of property situate in City of Carbondale, Lackawanna County, PA, being 5 Park Place.

23x60

Property ID#: 04577 030 014

Assessed Value figure: 18,000

Improvements thereon:

Building Combo Commercial / Residential

Attorney: Kimberly D. Martin

Sheriff to collect: \$197,793.46

SALE 18

By virtue of a Writ of Execution No.2023-50076, Jefferson Township Sewer Authority (Plaintiff) vs. Patricia M. Trygar (Defendant/s). Patricia M. Trygar, owner(s) of property situate in Jefferson Township, Lackawanna County, PA, being: 9 Lake Spangenberg Road.

131x235x103x75x267

Property ID#: 13904-020-00610

Assessed Value Figure: \$16,000.00

Attorney: Portnoff Law Associates, Ltd.

(866) 211-9466

Sheriff to Collect: \$8,507.73

SALE 19

By virtue of a Writ of Execution No. 2020-51048, Riverside School District (Plaintiff) vs. Richard C. Lisowski and Alicia J. Lisowski (Defendant/s), owner(s) of property situate in Taylor, Lackawanna County, PA, being: 316 W. Grove Street

LACKAWANNA JURIST

50x150

Property ID#: 16614-070-033
Assessed Value Figure: \$12,000.00
Attorney: Portnoff Law Associates. Ltd.
(866) 211-9466
Sheriff to Collect: \$6,284.20

SALE 20

By virtue of a Writ of Execution No. 2021-53897, Riverside School District (Plaintiff) vs. William Francis and Lisa Francis (Defendant/s), owner(s) of property situate in Taylor, Lackawanna County, PA, being: 220 W. Taylor Street, L 120.

40x150

Property ID#: 16618-030-012
Assessed Value Figure: \$7,000.00
Attorney: Portnoff Law Associates. Ltd.
(866) 211-9466
Sheriff to Collect: \$5,263.28

SALE 21

By virtue of a Writ of Execution No. 2022-51320, North Pocono School District (Plaintiff) vs. John R. Cook and Joan T. Cook (Defendant/s), owner(s) of property situate in Madison Township, Lackawanna County, PA, being: 170 Cherrywood Lane, L 16.

3.65A

Property ID#: 119201-010-00616
Assessed Value Figure: \$24,000.00
Attorney: Portnoff Law Associates. Ltd.
(866) 211-9466
Sheriff to Collect: \$8,562.88

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 **DECEMBER 7, 2025**, 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

AUGUST 4, 2025

LACKAWANNA JURIST

JUDICIAL OPINION

CASE NAME AND NUMBER: Slice, Slice Baby, LLC v. Armetta - **2025 WL 2408101** (Lacka. Co. 2025)

DATE OF DECISION: August 19, 2025

JUDGE: Terrence R. Nealon

ATTORNEYS INVOLVED: Daniel L. Penetar, III, Esquire, *Counsel for Plaintiff*
Ryan P. Campbell, Esquire, *Counsel for Defendant*

SUMMARY OF OPINION:

The purchaser of a pizza restaurant initially commenced this action seeking declaratory judgment and contract reformation relief with regard to the parties' lease agreement due to their mutual mistake, and also asserted an alternative claim for unjust enrichment based upon the asset purchase price paid and the product actually conveyed. With leave of court, the purchaser filed an amended complaint advancing those same claims and alleging more recent breaches of the lease and asset purchase agreements, including the breach of the duty of good faith and fair dealing for operating a competing business within the proscribed time and distance in violation of the parties' non-competition clause. The sellers filed preliminary objections seeking to dismiss the newly asserted causes of action as time-barred, not legally cognizable, and foreclosed by the doctrine of laches. They also challenged the factual specificity of the averments in the amended complaint.

Based upon the factual averments in the amended complaint, which must be accepted as true when considering demurrers, the purchaser's claims were not barred by the applicable statutes of limitations, and the purchaser stated plausible causes of action for breach of express and implied contractual duties and, alternatively, unjust enrichment. Since the sellers did not establish any prejudice that they actually suffered from the purchaser's lack of reasonable diligence in litigating this matter, they were not entitled to laches relief, just as they had failed to qualify for the entry of a judgment of *non pros* nine months ago. Furthermore, when examined collectively, rather than individually, the allegations of the amended complaint provided the sellers with adequate notice of the claims against which they must defend. Consequently, the preliminary objections pursuant Pa.R.Civ.P. 1028(a)(3) and (4) were overruled.

LACKAWANNA JURIST

JUDICIAL OPINION

CASE NAME AND NUMBER: *Kenehan v. Borough of Dunmore Zoning Hearing Board, 2024-CV-6451*

DATE OF DECISION: September 9, 2025

JUDGE: Mark Powell

ATTORNEYS INVOLVED: David Cherundolo, Esquire
Attorney for Appellants
Edward J. Ciarimboli, Esquire
Molly Dempsey Clark, Esquire
Fellerman & Ciarimboli Law, P.C.
Attorneys for the Appellee
Borough of Dunmore Zoning Hearing Board

SUMMARY OF OPINION:

The case involved a land use appeal challenging the Borough of Dunmore Zoning Hearing Board's decision to grant a change of use for 1127–1131 Monroe Avenue from a dry cleaning business to office space. The property, once Spotless Cleaners, was purchased by Gropal B. Patel in 2021. Patel sought to convert the building into an office for managing his Pizza Hut franchise. His first two applications in 2023 were denied under the 2000 zoning ordinance, which required a five-year period of nonuse before a presumption of abandonment of a nonconforming use. By the time he filed again in August 2024, a new ordinance (effective December 2023) had shortened the abandonment period to 12 months but removed the language preventing the Board to consider the applicant's intent to maintain its commercial status.

Appellants argued the nonconforming commercial use was abandoned because the building had been vacant longer than both the five-year and 12-month thresholds, that the proposed office would worsen traffic, and that chemical residue from the former dry-cleaner raised environmental concerns. Patel countered that the last commercial activity occurred in March 2019, making his earlier applications timely under the old ordinance, and emphasized his consistent efforts to maintain a commercial use. He testified the office would employ only four family members, operate during normal business hours, display no illuminated signage, and had already passed Phase I and II environmental studies conducted by the prior owner. The Zoning Hearing Board found Patel credible, credited his testimony that he intended to maintain commercial use, and rejected the Appellants' objections as speculative.

Under Pennsylvania law, discontinuance beyond the ordinance period raises only a presumption of intent to abandon, which can be rebutted by evidence. Because Patel repeatedly applied for a change of use, the Board concluded there was no intent to abandon. Regarding traffic, the Appellants provided only lay concerns, not substantial evidence. As for environmental issues, the Board relied on Patel's documented studies showing the property was clean.

On appeal, the Court applied the deferential standard of review, noting it may not substitute its judgment for that of the zoning board if the record contains substantial evidence. The Court concluded the Zoning Hearing Board acted within its discretion: Patel's prior applications rebutted abandonment, Appellants failed to substantiate traffic or environmental claims, and the proposed office was compatible with the surrounding area. Accordingly, the Court affirmed the Board's decision, holding that the findings were supported by substantial evidence and no abuse of discretion occurred.

LACKAWANNA JURIST

JUDICIAL OPINION

CASE NAME AND NUMBER: *Wilson v. Geisinger Wyoming Valley Medical Center & Salman Mirza, D.O., 2025-CV-329.*

DATE OF DECISION: September 9, 2025

JUDGE: Mark Powell

ATTORNEYS INVOLVED: Edward J. Ciarimboli, Esquire
Molly D. Clark, Esquire
Attorneys for Plaintiff
Noah E. Katz, Esquire,
Attorney for Defendant
Geisinger Wyoming Valley Med. Ctr.
Eugene P. Feeney, Esquire
Ryan R. McBride, Esquire
Attorneys for Salman Mirza, D.O.

SUMMARY OF OPINION:

Heather Wilson, individually and as Administratrix of the Estate of her late husband, Marvin Wilson, brought a wrongful death and survival action against Dr. Salman Mirza and Geisinger Wyoming Valley Medical Center, alleging medical negligence, corporate negligence, and vicarious liability. The Defendants filed preliminary objections challenging the sufficiency of claims for recklessness, punitive damages, corporate negligence, and vicarious liability, arguing that the complaint lacked factual specificity and sounded only in ordinary negligence.

Marvin Wilson was diagnosed with colon cancer in 2021 and underwent surgery and chemotherapy. In January 2023, Dr. Mirza performed a cryoablation and nerve cryoneurolysis at Geisinger to treat recurrent pain. Complications followed, including abscess formation, ureteral injury, and infections, which delayed further cancer treatment. Wilson's condition progressed to Stage IV, and he died in November 2023.

Plaintiff alleges Dr. Mirza failed to follow accepted standards of care during the cryoablation, specifically by not protecting the J pouch, which caused necrosis, perforation, abscesses, and ureteral fistula. She also alleges Geisinger failed to have adequate policies, procedures, and supervision in place, and is vicariously liable for Dr. Mirza's negligence. Plaintiff seeks compensatory and punitive damages.

Under Pa.R.C.P. 1019 and 1028, a complaint must allege material facts with sufficient specificity but need not include evidence. At the preliminary objection (demurrer) stage, courts accept facts as true and resolve doubts in favor of the plaintiff. Additionally, Conditions of mind, such as recklessness, may be pled generally under Rule 1019(b).

As to Dr. Mirza, Plaintiff sufficiently alleged reckless conduct, including failure to properly perform the procedure and monitor post-operative care, creating unreasonable risk of harm. At this stage, general averments of recklessness are permissible. The complaint also provided adequate specificity to put Dr. Mirza on notice of the claims. His objections were overruled.

With respect to Geisinger, Plaintiff alleged both direct corporate negligence (failure to hire, train, monitor staff, and implement adequate policies) and vicarious liability for Mirza's conduct. The court found these allegations sufficient under the doctrine of corporate negligence (*Thompson v. Nason Hospital*). As with Dr. Mirza, general allegations of reckless disregard were enough to support punitive damages claims at the pleadings stage. The court further noted that punitive damages against a hospital based on vicarious liability under MCARE require proof that the hospital knew of and allowed reckless conduct; Plaintiff's complaint adequately alleged such knowledge. Geisinger's objections regarding vagueness and punitive damages were therefore denied.

LACKAWANNA JURIST

ESTATE

First Notice

ESTATE OF **SERAFINO APRILE**, late of Scranton, Lackawanna County, PA (February 17, 2025). Notice is hereby given that Letters Testamentary on the above Estate have been granted to Gina Troianiello. All persons indebted to said estate are required to make payment and those having claims to present the same without delay to the Executrix named above or to Timothy B. Fisher II, Esquire, Fisher & Fisher Law Offices LLC, Attorneys for the Estate, 525 Main Street, PO Box 396, Gouldsboro, PA 18424.

Notice is hereby given that Letters of Administration have been granted in the **ESTATE OF IRENEUSZ J. BEDNARZ**, deceased, late of Thornhurst Township, Lackawanna County, Pennsylvania, who died on May 6, 2025. Letters were issued to Aneta M. Dys, Administrator. All claims against the estate or indebted to the Estate should make a presentment or payment to Donald J. Frederickson, Jr., Esquire, attorney for the Estate, at 435 Main Street, Moosic, PA 18507.

ESTATE OF DONALD ELWOOD BROWN, late of Scranton, Pennsylvania (Died August 25, 2025). Letters of Administration have been granted to Ms. Dianne E. Brown, Administratrix. 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 TIMOTHY C. CALPIN, late of Scranton, PA, (died September 10, 2025), Erin Calpin, Executrix. Paul A Kelly, Jr., Esq. – Attorney, 201 Lackawanna Avenue, Suite 306, Scranton, PA 18503.

ESTATE OF THOMAS N. CARLUCCI ESTATE NO. 35-25-01178, late of the Borough of Dunmore, Lackawanna County, PA (died June 9, 2025). Notice is hereby given that Letters Testamentary for the Estate of Thomas N. Carlucci have been issued to Deborah Ann Carlucci, 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: Executor Deborah Ann Carlucci, c/o Atty. Corey D. O'Brien, O'BRIEN LEGAL, 72 Glenmaura National Boulevard, Suite 104, Moosic PA 18507.

Notice is hereby given that Letters of Testamentary have been granted to Jesse Thorne, Executor of the Estate of **AMBROSE DOMBROSKI**, Deceased, late of the City of Scranton, County of Lackawanna, Pennsylvania. Date of death: July 15, 2025. Creditors are to present claims and debtors are to make payments to Jesse Thorne, Estate Executor or to P. Timothy Kelly, Esquire, Attorney for the Estate, 240 Penn Avenue, Suite 202, Scranton, PA 18503.

Estate of **JOSEPH P. FALKOWSKI**, late of Archbald, Pennsylvania, died on September 3, 2025. All persons having claims against the Estate shall present same to Administratrix, Eileen L. Falkowski, c/o Donald W. Jensen, Esquire, 538 Biden Street, Suite 730, Scranton, Pennsylvania 18503.

Estate of **FRANCES DURKIN KEATING a/k/a FRANCES BURKE DURKIN**, late of Waverly Township, Pennsylvania, (Died: August 17, 2025). Notice is hereby given that Letters Testamentary on the above Estate have been granted to Joseph T. Healey, Executor. 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 herein, or to Lawrence A. Durkin, Esquire, Durkin MacDonald, LLC, Attorney for this Estate, 536 East Drinker Street, Dunmore, Pennsylvania 18512.

CHARLES E. FRIESE, late of South Abington Township, Lackawanna County, Pennsylvania, (died February 3, 2025). Notice is hereby given that Letters Testamentary have been issued to Diane Friese, Executrix of the Estate. Marianne M. Stivala, Esquire, Cali Law, 103 East Drinker Street, Dunmore, Pennsylvania 18512.

ANDREW W. GAWLICK late of Scranton, Lackawanna County, Pennsylvania, (died July 23, 2025). Notice is hereby given that Letters Testamentary have been issued to Erin Gawlik and Andrew W. Gawlik, Co-Executors of the Estate. Marianne M. Stivala, Esquire, Cali Law, 103 East Drinker Street, Dunmore, Pennsylvania 18512.

ESTATE OF MAUDE HEIN-KLARA, a/k/a MAUDE M. HEIM-KLARA, late of South Abington Township, Lackawanna County, Pennsylvania (died June 27, 2025). Notice is hereby given that Letters Testamentary 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 Linda Magnotta, PO Box 256, Tafton, Pennsylvania 18464 and counsel for the Estate, Nancy M. Barrasse, Esquire, 224 Adams Avenue, Scranton, Pennsylvania 18503.

JOANNE R. KOHANSKI, late of Dunmore, Lackawanna County, Pennsylvania (died July 28, 2025). Notice is hereby given that Letters Testamentary have been issued to Rosar Cantafio, Executor of the Estate. Marianne M. Stivala, Esquire, Cali Law, 103 East Drinker Street, Dunmore, Pennsylvania 18512.

ESTATE OF JOSEPH J. KOIZEN, a/k/a JOSEPH JAMES KOIZEN, Sr., JOSEPH KOIZEN, late of Roaring Brook Township, Lackawanna County, Pennsylvania (died April 3, 2025). Notice is hereby given that Letters Testamentary 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 Joseph James Koizen, 3617 Country White Lane, Austin, Texas 78749 and counsel for the Estate, Nancy M. Barrasse, Esquire, 224 Adams Avenue, Scranton, Pennsylvania 18503.

MARIAN P. KOLIBOB, late of Jefferson Township, Lackawanna County, Pennsylvania (died August 24, 2025). Notice is hereby given that Letters Testamentary have been issued to Michael W. Zabatta, Executor of the Estate. Marianne M. Stivala, Esquire, Cali Law, 103 East Drinker Street, Dunmore, Pennsylvania 18512.

LACKAWANNA JURIST

Estate of **JAMES J. KONISZEWSKI a/k/a JAMES KONISZEWSKI** (died August 27, 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 Co-Administrators, John E. Koniszewski and Cathy Zuzzo, or Richard A. Fanucci, Attorney for the Estate, 1711 Main Street, Blakely, PA 18447.

ESTATE OF **WILLIAM GERARD MCNULTY, NUMBER 35-25-1154**, deceased, late of Clarks Summit, PA, Lackawanna County, PA: Died June 18, 2025. 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 Shannon McNulty, 85 Livingston St #40, Brooklyn, NY 11201.

ESTATE OF **JOSEPH HUBERT MUNLEY, JOSEPH H. MUNLEY, NUMBER 35-2025-1211**, deceased, late of Archbald, PA, Lackawanna County, PA: Died August 20, 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 payments, and those having claims or demands are to present the same without delay to Ann Marie Munley, 25 Lakeside Drive, South Abington TWP, PA 18411.

ESTATE OF **JULIE RENEE NESTOR a/k/a JULIE NESTOR**, late of Borough of Jessup, Lackawanna County, PA (August 26, 2025). Notice is hereby given that Letters Testamentary on the above Estate have been granted to Tiffany Crolly. 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 above or to Timothy B. Fisher II, Esquire, Fisher & Fisher Law Offices LLC, Attorneys for the Estate, 525 Main Street, PO Box 396, Gouldsboro, PA 18424.

ESTATE OF **DONALD P. ORAVIC, JR.**, late of the Borough of Moosic, Lackawanna County, PA. Cheryl Ann Oravic, c/o Alexander M. Gusikoff, Esq., Friedman Schuman Layser, P.C., 275 Commerce Dr., Suite 210, Ft. Washington, PA 19034, Administrator. Friedman Schuman Layser, P.C., 275 Commerce Dr., Suite 210, Ft. Washington, PA 19034

Estate of **LISENA ROMITELLI, DECEASED**, late of 150 Edella RD., S. Abington TWP., PA 18411. (Died August 21, 2025). Patricia Condella, Executrix; Dante A. Cancelli, Esquire, Suite 260, 125 North Washington Ave., Scranton, Pennsylvania 18503, Attorney.

WALTER E. SACK, late of Dunmore, Lackawanna County, Pennsylvania, (died August 28, 2025). Notice is hereby given that Letters Testamentary have been issued to Mary Ellen Prince and Robyn Symons, Co-Executrices of the Estate. Marianne M. Stivala, Esquire, Cali Law, 103 East Drinker Street, Dunmore, Pennsylvania 18512.

JAMES JOHN SMITH, late of Covington Township, Lackawanna County, Pennsylvania, (died July 25, 2025). Notice is hereby given that Letters Testamentary have been issued to Ann Marie DeCarli, Executrix of the Estate. Marianne M. Stivala, Esquire, Cali Law, 103 East Drinker Street, Dunmore, Pennsylvania 18512.

Estate of **THOMAS P SPOTT**, late of Scranton, Lackawanna County, Pennsylvania (died September 19, 2025). Notice is hereby given that Letters of Testamentary for the Estate have been issued to JOHN MCGOVERN JR. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to John J. McGovern, Jr., Attorney for the Estate, 321 Biden Street - Suite 201, Scranton, PA 18503.

Estate of **BARBARA A. STOLTEN a/k/a BARBARA STOLTEN** (died November 10, 2024) 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 Administratrix, Barbara Masko, or Richard A. Fanucci, Attorney for the Estate, 1711 Main Street, Blakely, PA 18447.

NOTICE OF REVOCABLE TRUST PURSUANT TO 20 Pa.C.S. § 7755(c). NOTICE is hereby given of the administration of **THE TOM AND DEB LIVING TRUST DATED MAY, 9 2024. THOMAS NICHOLAS CARLUCCI**, a grantor of the trust, Borough of Dunmore, Lackawanna County, PA, died on June 9, 2025. All those having claims or demands against Thomas Nicholas Carlucci shall present those claims or remit payment without delay to: Trustee Deborah Ann Carlucci, c/o Atty. Corey D. O'Brien, O'BRIEN LEGAL, 72 Glenmaura National Boulevard, Suite 104, Moosic PA 18507.

Second Notice

DONALD A. BONAVOGLIA, late of Dunmore, Lackawanna County, Pennsylvania, who died June 11, 2020, Letters of Testamentary in the above Estate having been granted, all persons having claims or demands against the Estate of the decedent shall make them known and present them, and all persons indebted to said decedent shall make payment thereof without delay to Susan Bonavoglia, Executor, c/o Attorney Scott Lynett, The Law Office of Scott Lynett, 237 Penn Avenue, Scranton, Pennsylvania 18503.

ESTATE OF **PAUL ANTHONY BRENNAN, III a/k/a PAUL A. BRENNAN**, late of South Abington Township, Pennsylvania (Died August 23, 2025). Notice is hereby given that Letters Testamentary on the above estate have been granted to Mary Donna Brennan. All persons indebted to said estate are required to make payment and those having claims to present the same without delay to the Executrix named above or to Ernest A. Sposto, Jr., Esquire, Attorney for the Estate, SNB Plaza, Suite 401, 108 North Washington Avenue, Scranton, PA 18503.

ESTATE OF **GILBERT CAROZZI**. Deceased, late of Scranton, Pennsylvania (Died July 28, 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 Alicia Scher, Testatrix, c/o Attorney Joseph F. Gaughan, 1107 Oram Street, Scranton, PA 18504.

LACKAWANNA JURIST

Estate of **JOHN DYBACH**, late of South Abington Township, Lackawanna County, Pennsylvania (died August 10, 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 Kish Bank, Executor, or to Travis M. Eckersley, 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 Timothy M. Finnerty and John P. Finnerty, in the **ESTATE OF ANN MARIE FINNERTY, a/k/a NANCY FINNERTY**, late of Scranton, Pennsylvania, who died on June 7, 2025. All persons indebted to the Estate are requested to make payment and those having claims or demand are to present the same without delay to John P. Finnerty, Esquire, 459 Wyoming Avenue, Kingston, Pennsylvania 18704.

ESTATE OF WILLIAM JOHN KALINICH III a/ka WILLIAM J. KALINICH JR. (died August 18, 2025) formerly of Taylor, Pennsylvania. All persons indebted to the estate shall make payment and those having claims or demands are to present the same without delay to the Administratrix, Rachel Skoranski, or Richard A. Fanucci, Attorney for the Estate, 1711 Main Street, Blakely, PA 18447.

Estate of **ELEANOR J. KEMPA**, late of Scranton, Lackawanna County, Pennsylvania (died August 31, 2025). Notice is hereby given that Letters of Administration for the Estate have been issued to **RAYMOND KEMPA** 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 Biden Street - Suite 201, Scranton, PA 18503.

Estate of **CHARLES W. KIPP a/k/a CHARLES WILLIAM KIPP** (died August 20, 2025) formerly of Dunmore, Pennsylvania. All persons indebted to the estate shall make payment and those having claims or demands are to present same without delay to the Executor, David Drozdiz, or Richard A. Fanucci, Attorney for the Estate, 1711 Main Street, Blakely, PA 18447.

ESTATE OF HELEN V. KOPACK, late of Scranton, Pennsylvania (Died June 2, 2025). Letters Testamentary has been granted to Ms. Deborah Jean Kopack, Executrix. 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 **JOSEPH B KOZLOWSKI**, late of Archbald, Lackawanna County, Pennsylvania (died August 15, 2025). Notice is hereby given that Letters of Administration for the Estate have been issued to **DANIEL KOZLOWSKI** 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 Biden Street - Suite 201, Scranton, PA 18503.

Estate of **EUGENE L. MARIOTTI**, Old Forge, Lackawanna County, PA, died July 1, 2025, Letters Administration granted, all persons having claims against said Estate shall make them known, present them and all indebted to decedent shall make immediate notification to Jean Mariotti, Executrix, or to Caputo & Mariotti, P.C., 730 Main Street, Moosic, PA 18507.

Estate of **LEILA EMILY MILES**, late of Scott Township, Lackawanna County, Pennsylvania (died August 22, 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 Ronald Miles, Executor, or to James W. Reid, 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 Joseph A. Paradise and Michael J. Paradise, Co-Executors, of the Estate of **IRENE K. PARADISE a/ka IRENE PARADISE**, late of Moosic, PA, who died on September 3, 2025. All persons indebted to the Estate are required to make payment and those having claims or demands are to present the same without delay to the Co-Executors or to Raymond C. Rinaldi, II, Esquire, Rinaldi & Poveromo, P.C., P.O. Box 826, Scranton, PA, 18501.

ESTATE OF ROBERT PUGH, a/k/a ROBERT E. PUGH, late of the City of Scranton, Lackawanna County, Pennsylvania, 18510, died September 8, 2025. All persons having claims against the Estate or indebted to the Estate shall make payment or present claims to Kevin Pugh, Executor, 100 Carriage Lane, Clarks Summit, PA 18411 or J. Joseph Grady, Esquire, Attorney for the Estate, 2333 North Washington Avenue, Scranton, PA 18509.

Estate of **PEARL M. RAVINSKAS**, late of South Abington Township, Lackawanna County, Pennsylvania (died July 17, 2025). Letters Testamentary in the above estate having been granted, all persons having claims or demands against said estate shall make them known and present them, and all persons indebted to said estate shall make payment thereof without delay to Lisa Lomeo, Executrix, or to James W. Reid, Esquire, Oliver, Price & Rhodes, Attorneys for the Estate, 1212 South Abington Road, Clarks Summit, Pennsylvania 18411.

Estate of **JOAN M. SMOLKO a/k/a JOAN SMOLKO, DECEASED**, late of 118 Handley St. Eynon, PA 18403, (Died August 22, 2025). **JOHN HUGO SMOLKO**, Executor; Dante A. Cancelli, Suite 260, 125 North Washington Ave., Scranton, Pennsylvania 18503, Attorney.

ELAINE T. WEINBERG, late of South Abington Township, Lackawanna County, Pennsylvania, who died August 6, 2025, Letters of 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 Eric M. Weinberg, Executor, c/o Attorney Scott Lynett, The Law Office of Scott Lynett, 237 Penn Avenue, Scranton, Pennsylvania 18503.

LACKAWANNA JURIST

DIANE H. YOUNG, late of Scranton, Lackawanna County, Pennsylvania, who died November 22, 2024, 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 Cindy Mickavicz, Administrator, c/o Attorney Scott Lynett, The Law Office of Scott Lynett, 237 Penn Avenue, Scranton, Pennsylvania 18503.

Third Notice

MICHAEL J. KEATING, late of Scranton, Lackawanna County, Pennsylvania, who died July 8, 2025, 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 Matthew Keating, Administrator, c/o Attorney Scott Lynett, The Law Office of Scott Lynett, 237 Penn Avenue, Scranton, Pennsylvania 18503.

ESTATE OF JOSEPH C. MAHON, late of the City of Scranton, Lackawanna County, Pennsylvania 18509, who died on July 23, 2025. Letters of Administration have been granted to Maria Bordon. All persons indebted to the Estate are required to make payment and those having claims or demands to present the same without delay to John J. Warring, Attorney for the Estate, c/o O'Malley and Perry Law, 345 Wyoming Avenue, Scranton, Pennsylvania 18503.

ESTATE OF LYNN MARTIN, late of Dickson City, Lackawanna County, Pennsylvania (died August 22, 2020). 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 William R. Brown, Administrator, 1047 Deer Valley Road, Lake Ariel, Pennsylvania 18436 or to Kimberly Kost Scanlon, of Oliver, Price & Rhodes, LLP, Attorney for the Estate, 1212 South Abington Road, Clarks Summit, Pennsylvania 18411.

ESTATE OF WILLIAM M. NAUGHTON a/k/a WILLIAM NAUGHTON (died June 25, 2025) formerly of Scranton, Pennsylvania. All persons indebted to the estate shall make payment and those having claims or demands are to present the same without delay to Executor, Richard Moran Naughton, or Richard A. Fanucci, Attorney for the Estate, 1711 Main Street, Blakely, PA 18447.

Notice is hereby given that Letters Testamentary have been granted to Joseph A. Paradise and Michael J. Paradise, Co-Executors, of the **ESTATE OF IRENE K. PARADISE aka IRENE PARADISE**, late of Moosic, PA, who died on September 3, 2025. All persons indebted to the Estate are required to make payment and those having claims or demands are to present the same without delay to the Co-Executors or to Raymond C. Rinaldi, II, Esquire, Rinaldi & Poveromo, P.C., P.O. Box 826, Scranton, PA, 18510.

ESTATE OF JAMES SCANLON a/k/a JAMES J. SCANLON, late of Old Forge, Pennsylvania, (died June 18, 2025). Notice is hereby given that Letters of Administration in the above estate have been granted to Devin Scanlon. All persons indebted to the said Estate are required to make payment and those having claims to present the same without delay to Devin Scanlon, Administrator, or to Howard M. Spizer, Esquire, Attorney for the Estate, Hinman, Howard & Kattell, LLP, 705 Bank Towers Building, 321 Biden Street, Scranton, PA 18503.

Change of Name

In the Court of Common Pleas, Lackawanna County, Pennsylvania, Civil Division: In the Matter of the Petition of Rodrigo Torres Jr. for Change of Name. Notice is hereby given that on September 26, 2025, the Petition for Change of Name was filed in the above Court, requesting an Order to change petitioner's name to Rodrigo Torres. The Court has fixed the 12th day of December, 2025, 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 or 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.

Notice is hereby given that the Petition for Change of Name of Christopher Daniel Ward was filed in the Court of Common Pleas of Lackawanna County and prays for a Decree to change his name to Ky Ex. The Court has fixed December 12, 2025, at 1:30 p.m. as the date and time for the Hearing in the Lackawanna County Government Center, 123 Wyoming Avenue, Scranton, PA 18503, when and where all interested parties may appear and show cause if any, why the request of the petitioner should not be granted.

LACKAWANNA JURIST

JOSEPH PEZAK A/K/A JOSEPH G. PEZAK, PLAINTIFF VS. McKNIGHT G.R. KINNEY CO., INC., ET AL., DEFENDANTS.

NOTICE IS HEREBY GIVEN to the Defendant McKnight G.R. Kinney Co., Inc. and its assigns, creditors, and successors, and all other persons claiming by, through, from or under said Defendant, and all other persons having or claiming an interest in the hereinafter described property, that on August 12, 2025, JOSEPH PEZAK a/k/a JOSEPH G. PEZAK commenced an action against you by amended complaint filed to No. 14-CV-1379 in the Court of Common Pleas of Lackawanna County, Pennsylvania, which you are required to defend, to QUIET TITLE to lands described as follows:

Loc: State Route 247, Wildcat Road

Pin No. 09302 010 00401

Borough of Archbald, County of Lackawanna, State of Pennsylvania

Also described in Tax Claim Bureau Deed recorded in the Office of Recorder of Deeds of Lackawanna County on April 20, 2006 as Instrument No. 200610370.

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.

**Lackawanna Bar Association Lawyer Referral Service
570-969-9161**

**North Penn Legal Services, 33 N. Main St., Suite 200, Pittston, PA
877-515-7195**

Armand E. Olivetti, Jr.
Olivetti Law Firm, LLC
P.O. Box 407
Dunmore, PA 18512
(570) 207-5000

LACKAWANNA JURIST

HOURIGAN, KLUGER & QUINN

A PROFESSIONAL CORPORATION
BY: JAMES T. SHOEMAKER, ESQUIRE
IDENTIFICATION NO. 63871
LAW OFFICES
600 THIRD AVENUE
KINGSTON, PA 18704-5815
(570) 287-3000

ATTORNEY FOR PLAINTIFF

PEOPLES SECURITY BANK & TRUST CO.,
successor in interest to Peoples
Neighborhood Bank,

Plaintiff,

vs.

GERALYN M. BIANCARELLI,

Defendant.

IN THE COURT OF COMMON PLEAS
OF LACKAWANNA COUNTY

OWNER OCCUPIED - RESIDENTIAL

MORTGAGE FORECLOSURE

CASE NO. 24-CV-9227

NOTICE IS HEREBY GIVEN TO the Defendant, GERALYN M. Biancarelli, that a writ of execution and notice of Sheriff's sale has been filed in connection with your interest in the property located at 103 Center Street, Jessup, PA 18434.

PUBLIC NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file 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 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

LACKAWANNA COUNTY LAWYER REFERRAL SERVICE
LACKAWANNA COUNTY BAR ASSOCIATION

233 Penn Avenue
Scranton, PA 18503
(570) 969-9161

-OR-

PENNSYLVANIA LAWYER REFERRAL SERVICE
P.O. Box 1086

100 South Street Harrisburg, PA 17108
(Pennsylvania residents phone: 1-800-692-7375;
out-of-state residents phone: (717) 238-6715)

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.

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