

LACKAWANNA JURIST

JUDICIAL OPINION

CASE NAME AND NUMBER: Kenny v. Lackawanna Health and Rehab Center - 2026 WL 1506155 (Lacka. Co. 2026)

DATE OF DECISION: May 28, 2026

JUDGE: Terrence R. Nealon

ATTORNEYS INVOLVED: Katie Nealon, Esquire, *Counsel for Plaintiff*
Michael J. Joyce, Esquire, *Counsel for Defendants*

SUMMARY OF OPINION:

In this negligence action against a skilled nursing facility which allegedly neglected to properly monitor a resident due to insufficient staffing, as a result of which the resident fell and suffered an intertrochanteric hip fracture, the facility filed a motion in limine seeking to preclude the resident's treating orthopedic surgeon from testifying regarding medical causation since his pre-trial report allegedly did not state his opinion with the requisite degree of medical certainty, and to bar the resident's nursing expert from testifying concerning medical causation. The resident countered that her orthopedic surgeon offered an opinion with sufficient certainty that the injuries resulted from trauma, as opposed to a spontaneous fracture, and that the nursing expert could testify concerning "the causative relationship" between the facility's negligence and the resident's fracture.

An expert must express an opinion to a reasonable degree of certainty, but there is no requirement that "magic words or any talismanic phrase" be used to identify the level of certainty, and the expert's testimony in that regard must be examined in its entirety. The orthopedic expert opined that the fracture resulted from direct trauma, rather than degenerative conditions or a spontaneous fracture, and although he could not state whether the fall occurred while attempting "to get out of bed" or "out of a chair" due in part to the facility's spoliation of its employee's incident report, the facility's objection concerning the particular terminology used by the expert affected its weight, rather than its admissibility. Furthermore, the Supreme Court of Pennsylvania has held that a registered nurse is duly qualified to testify as to the issue of medical causation. Therefore, the facility's motion in limine was denied.

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ESTATE

First Notice

ESTATE OF DAVID J. AVVISATO, late of Old Forge, Pennsylvania (died January 9, 2022). Letters Testamentary in the above estate having been granted, all persons having claims or demands against the estate of Decedent shall make them known and present them, and all persons indebted to said estate shall make payment thereof without delay to Nicole Olivieri, Executrix, 102 Seneca Drive, Old Forge, PA 18518; or to Paul D. Horger, Oliver, Price & Rhodes, LLP, Attorney for the Estate, 1212 South Abington Road, Clarks Summit, Pennsylvania 18411.

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted in the **ESTATE OF CLARE MARY KOPA, a/k/a CLARE KOPA**, Deceased, 21 Maple Street, Jermyn, Lackawanna County, Pennsylvania 18433, who died on January 15, 2005. All persons indebted to the Estate are requested to make payment and those having claims or demands are to present the same, without delay, to the Administrator, Gary Kopa, or Michael N. Krisa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted to Max Louis Miller of Brooklyn, New York, in the **ESTATE OF ELLA J. MCNAMARA**, deceased, who died on May 2, 2026, late of Thornhurst, Lackawanna County, Pennsylvania. All creditors are requested to present their claims and all persons indebted to the decedent are requested to make payment to the above Executor of his Attorney, Kevin M. Walsh, Esquire, 297-299 Pierce Street, Kingston, Pennsylvania 18704, Phone: (570) 283-3041.

ESTATE OF JOHN D. NELSON, JR., Deceased, late of the City of Scranton, Lackawanna County, Pennsylvania, (died June 4, 2026). Letters Testamentary having been granted, creditors shall make demand and debtors shall make payment to Nicole Nelson, 1642 E. Elm St., Scranton, PA, 18505 or to Stephen J. Evers, Esq., Attorney for the Estate, 213 R. North State Street, Clarks Summit, PA 18411.

ESTATE OF JOHN J. PIFCHO late of the City of Scranton, Lackawanna County, Pennsylvania (died May 24, 2024). 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 Kathleen Wagner, 4706 West Nicholson Road, Tunkhannock, PA 18657 and counsel for the Estate, Nancy M. Barrassé, Esquire, 224 Adams Avenue, Scranton, Pennsylvania 18503.

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted in the **ESTATE OF ROBERT J. ROSIECKI**, deceased, late of South Abington Township, Lackawanna County, Pennsylvania, 18411, who died on March 6, 2026. All persons indebted to the Estate are requested to make payment and those having claims or demands are to present same, without delay, to the Administratrix, Ann Marie Rosiecki or Scott R. Sanderson, Attorney for the Estate – 1 Terrace Drive, Olyphant, Pennsylvania 18447.

ESTATE OF RUTH SIMRELL, late of Scranton, Pennsylvania, (Died: August 1, 2022). Notice is hereby given that Letters Administration on the above Estate have been granted to Lawrence A. Durkin, Administrator. All persons indebted to the said Estate are required to make payment and those having claims to present the same without delay to the Administrator named herein, or to Lawrence A. Durkin, Esquire, Durkin MacDonald, LLC, Attorney for this Estate, 536 East Drinker Street, Dunmore, Pennsylvania 18512.

Second Notice

ESTATE OF MIRIAM E. GIORGANO, late of the Borough of Dunmore, Lackawanna County, Pennsylvania, died on June 9, 2026. Letters Testamentary having been granted to Ellen Christman. Creditors shall make demands and debtors shall make payment without delay to Marjorie DeSanto Barlow, Esq., Attorney for the Estate, DeSanto Barlow Law, P.C., 327 N. Washington Ave., Ste. 400, Scranton, PA 18503.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF LEOBA GROMER, a/k/a LEE GROMER**, Deceased, 3255 Doud Avenue, Scranton, Lackawanna County, Pennsylvania 18505, who died on May 21, 2026. All persons indebted to the Estate are requested to make payment and those having claims or demands are to present same, without delay, to the Executor, Frank Perfetto, or Michael N. Krisa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447.

ESTATE OF PAUL KALUTA, Late of Dunmore, Pennsylvania (died May 29, 2026). Notice is hereby given that Letters of Administration, d.b.n.c.a. in the above Estate have been granted to Gregory Tallman. All persons indebted to the said Estate are required to make payment and those having claims to present the same without delay to Gregory Tallman, Administrator, or to Howard M. Spizer, Esquire, Attorney for the Estate, Hinman, Howard & Kattell, LLP, 538 Biden Street, Suite 320, Scranton, PA 18503.

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted in the **ESTATE OF ANN LALLY**, late of Archbald, Lackawanna County, Pennsylvania (died May 12, 2026). All persons indebted to the Estate are requested to make payment, and those having claims or demands are to present the same, without delay, to Administrator, Jeanne Lally, or John J. Lawler, Jr., Attorney for the Estate, 25 North Main Street, Suite Two, Carbondale, Pennsylvania 18407.

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NOTICE IS GIVEN that Letters Testamentary have been granted in the **ESTATE OF GERTRUDE A. LITWINIEC**, late of Fernandina Beach, FL, with probate assets only in Lackawanna County, Commonwealth of Pennsylvania (Died: May 2, 2020). All persons indebted to said estate are required to make payments and those having claims or demands to present the same without delay to the Executrix, Gayle Litwiniec-Sauers, 96224 Sea Winds Dr., Fernandina Beach, FL 32034, or: Donald G. Karpowich, Esquire, 85 Drasher Road, Drums, PA 18222.

NOTICE IS HEREBY GIVEN that Letters of Administration were granted to Marilyn Lennick, in the **ESTATE OF RUTH M. LENNICK**, late of the City of Scranton, Lackawanna County, Pennsylvania, who died on February 3, 2013. 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.

NOTICE IS GIVEN that Letters Testamentary have been granted in the **ESTATE OF ROBERT E. LITWINIEC**, late of Fernandina Beach, FL, with probate assets only in Lackawanna County, Commonwealth of Pennsylvania (Died: Jan. 13, 2026). All persons indebted to said estate are required to make payments and those having claims or demands to present the same without delay to the Executrix, Gayle Litwiniec-Sauers, 96224 Sea Winds Dr., Fernandina Beach, FL 32034, or: Donald G. Karpowich, Esquire, 85 Drasher Road, Drums, PA 18222.

MARGARET C. MARSHALL, late of Scranton, Lackawanna County, Pennsylvania, who died June 5, 2026, Letters Testamentary in the above Estate having been granted, all persons having claims or demands against the Estate of the decedent shall make them known, and present them, and all persons indebted to said decedent shall make payment thereof without delay to Catherine Hall, Executrix, c/o Attorney Scott Lynett, The Law Office of Scott Lynett, 237 Penn Avenue, Scranton, Pennsylvania 18503.

ESTATE OF COSMO J. MUSTACCHIO A/K/A COSMO MUSTACCHIO A/K/A CJ MUSTACCHIO A/K/A COSMO J. MUSTACCHIO SR (died May 9, 2026) formerly of Archbald, 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, Christopher Mustacchio, or Richard A. Fanucci, Attorney for the Estate, 1711 Main Street, Blakely, PA 18447.

ESTATE OF JOHN D. NELSON, JR., DECEASED, late of the City of Scranton, Lackawanna County, Pennsylvania, (died June 4, 2026). Letters Testamentary having been granted, creditors shall make demand and debtors shall make payment to Nicole Nelson, 1642 E. Elm St., Scranton, PA, 18505 or to Stephen J. Evers, Esq., Attorney for the Estate, 213 R. North State Street, Clarks Summit, PA, 18411.

ESTATE OF EILEEN P. O'MALLEY, late of the City of Scranton, Lackawanna County, Pennsylvania, died on May 26, 2026. Letters Testamentary having been granted to John Scubelek. Creditors shall make demands and debtors shall make payment without delay to Marjorie DeSanto Barlow, Esq., Attorney for the Estate, DeSanto Barlow Law, P.C., 327 N. Washington Ave., Ste. 400, Scranton, PA 18503.

ESTATE OF ADELE JUNE POLLACK, ESTATE NUMBER 35352026-669, Deceased, Late of Scranton, Lackawanna County, PA: Died May 5, 2026. 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 Robert Pollack, 724 Winola RD, Clarks Summit, PA 18411 and Shelly Pollack Young, 827 Clay Ave., Scranton, PA 18510.

ESTATE OF GARY CHARLES POPSON, Deceased, late of 212 W. Swinick Dr., Dunmore, PA 18512, (Died May 30, 2026). Nicole Stefanowicz, Executrix; Dante A. Cancelli, Esquire, Suite 260, 125 North Washington Ave., Scranton, PA 18503, Attorney.

Estate of HOWARD RICHARD POWELL, late of Ransom Township, Lackawanna County, Pennsylvania (died December 4, 2021). Notice is hereby given that Letters Testamentary for the Estate have been issued to Barbara Ann Powell, Executrix of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to the Executrix, or to John J. McGovern, Jr., Attorney for the Estate, 321 Biden Street - Suite 201, Scranton, PA 18503.

Letters Testamentary for the **ESTATE OF ROSALIE G. SERAFIN**, who died May 17, 2026, late of Old Forge, Lackawanna County, Pennsylvania, having been granted, all persons indebted to the said Estate are requested to make payment and those having claims are to present the same without delay to Karen Ann Connors, Executrix, c/o Shannon Crake Lapsansky, Esquire, Pugliese, Finnegan, Shaffer & Ferentino LLC, 575 Pierce Street - Suite 500, Kingston, PA 18704.

ESTATE OF LOIS ANN WALL A/K/A LOIS A. WALL A/K/A LOIS WALL (died May 4, 2026) formerly of Throop, 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, Michele Lesnefsky, or Richard A. Fanucci, Attorney for the Estate, 1711 Main Street, Blakely, PA 18447.

Third Notice

ESTATE OF RONALD ANDERSON late of Madison Twp., PA, (died April 29, 2026), Lorraine Courtright, Executrix, Paul A. Kelly, Jr., Esq. – Attorney, 201 Lackawanna Avenue, Suite 306, Scranton, PA 18503.

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ESTATE OF MARINA A. BETTI, DECEASED, late of the Borough of Archbald, Lackawanna County, Pennsylvania, (died May 16, 2026). Letters Testamentary having been granted, creditors shall make demand and debtors shall make payment to Gerald L. Betti, Jr., 139 Maria Blvd., Archbald, PA, 18403 to Stephen J. Evers, Esq., Attorney for the Estate, 213 R. North State Street, Clarks Summit, PA, 18411.

CARLO J. CELLI, late of the Village of Peckville, Lackawanna County, who died May 13, 2026. Letters Testamentary in the above estate having been granted, all persons having claims or demands against the estate of the decedent shall make them known and present them, and all persons indebted to said decedent shall make payment thereof without delay to: Administrator Carlo R. Celli, or Daniel L. Penetar Jr., Esq., 753 E. Drinker Street, Dunmore, PA 18512.

ESTATE OF MARITA ANN GILDEA, late of Dunmore, Lackawanna County, Pennsylvania (died May 23, 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 Anne Gildea, Executor, 820 E Kingston Avenue, Charlotte, North Carolina 28203 or to Kimberly Kost Scanlon, of Oliver, Price & Rhodes, LLP, Attorney for the Estate, 1212 South Abington Road, Clarks Summit, Pennsylvania 18411.

ESTATE OF MIRIAM E. GIORDANO, late of the Borough of Dunmore, Lackawanna County, Pennsylvania, died on June 9, 2026. Letters Testamentary having been granted to Ellen Christman. Creditors shall make demands and debtors shall make payment without delay to Marjorie DeSanto Barlow, Esq., Attorney for the Estate, DeSanto Barlow Law, P.C., 327 N. Washington Ave., Ste. 400 Scranton, PA 18503.

NOTICE IS HEREBY GIVEN that Letters Testamentary in the Estate of **ROBERT P. KUZMICK**, late of Jermyrn, 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: **ROBERT A. KUZMICK, EXECUTOR C/O MATTHEW J. PARKER, ESQUIRE, MARSHALL, PARKER & WEBER, LLC**, 49 E. Fourth Street, Suite 105, Williamsport, PA 17701. Date of Death: May 29, 2026.

ESTATE OF LILLIAN ORR a/k/a LILLIAN SARAH ORR late of Old Forge, Lackawanna County, Pennsylvania, (died April 14, 2026). Letters in the above Estate having been granted, all persons having claims or demands against the Estate of the Decedent shall make them known and present them, and all persons indebted to the said Decedent shall make payment thereof, without delay, to Gregory S. Orr, Personal Representative, or to Joseph S. Toczydlowski, Jr., Esquire of the Toczydlowski Law Office, 723 N. Main Street, Archbald, PA 18403.

ESTATE OF EILEEN P. O'MALLEY, late of the City of Scranton, Lackawanna County, Pennsylvania, died on May 26, 2026. Letters Testamentary having been granted to John Scubelek. Creditors shall make demands and debtors shall make payment without delay to Marjorie DeSanto Barlow, Esq., Attorney for the Estate, DeSanto Barlow Law, P.C., 327 N. Washington Ave., Ste. 400 Scranton, PA 18503.

ESTATE OF SUSIAN REUTHER, late of Mayfield, Pennsylvania (Died: June 1, 2026). Charles Reuther, IV, Executor or Albert E. Nicholls, Jr., Attorney for the Estate, 1421 E. Drinker Street, Dunmore, Pennsylvania 18512.

ESTATE OF JEAN T. STANZESKI (a/k/a JANE T. STANZESKI), late of Scranton, Pennsylvania (died October 22, 2025). Notice is hereby given that Letters Testamentary for the Estate of Jean T. Stanzeski (a/k/a Jane T. Stanzeski) have been issued to Gerard M. Garvey, CPA, Executor of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to the Executor at 1780 Bric Avenue, Scranton, PA 18508 or to Robert T. Kelly, Jr., Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Biden Street, Suite 200, Scranton, PA 18503.

Change of Name

In the Court of Common Pleas, Lackawanna County, Pennsylvania, Civil Division: In Re: In the Matter of the Petition of **Vincent James Slotwinski** for Change of Name of, a Minor, by Petitioner-Parent, **Tara Lynne Gallucci** for Change of Name of the Minor Child. Notice is hereby given that on the 16th of July 2026, the Petition for Change of Name of Minor Child was filed in the above Court, requesting an Order to change the minor child's name to **Vincent James Slotwinski-Gallucci**. The Court has fixed the 2nd day of October 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.

TO: Skye McAndrew
(Whereabouts Unknown)

NOTICE

A petition has been filed asking the Court to put an end to all rights you have to your child, **K.T., born on 07/04/2021 in Lackawanna County and the biological male child of Skye McAndrew.** The Court has set a hearing to consider ending your rights to your children. That hearing will be held on **August 24th, 2026 at 9:30 A.M.** in Courtroom #3 located on the 2nd Floor of the Lackawanna County Courthouse, 200 N. Washington Avenue, Scranton, Pennsylvania, 18503. If you do not appear at this hearing, the Court may decide that you are not interested in retaining your rights to your child and your failure to appear may affect the Court's decision on whether to end your rights to your child. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your children may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer.

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

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

TO: Keith A. Trice, Jr
(Whereabouts Unknown)
Last Known Address: 135 West Gate Drive, Apt. G2, Carbondale, PA 18407

NOTICE

A petition has been filed asking the Court to put an end to all rights you have to your child, **K.T., born on 07/04/2021 in Lackawanna County and the biological male child of Skye McAndrew.** The Court has set a hearing to consider ending your rights to your children. That hearing will be held on **August 24th, 2026 at 9:30 A.M.** in Courtroom #3 located on the 2nd Floor of the Lackawanna County Courthouse, 200 N. Washington Avenue, Scranton, Pennsylvania, 18503. If you do not appear at this hearing, the Court may decide that you are not interested in retaining your rights to your child and your failure to appear may affect the Court's decision on whether to end your rights to your child. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your children may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer.

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

LACKAWANNA JURIST

VSEVOLOD GARANIN

Plaintiff,

vs.

LACKAWANNA COUNTY SOLID WASTE
MANAGEMENT AUTHORITY and
LACKAWANNA RECYCLING CENTER
INC.

Defendants.

IN THE COURT OF COMMON PLEAS OF
LACKAWANNA COUNTY

SUMMONS

CIVIL CASE NO:

26-CV-2123

YOU ARE HEREBY SUMMONED to plead to the Complaint filed by Vsevolod Garanin in the above captioned action within twenty (20) days after service of this summons, exclusive of the day of service. If you fail to do so, judgment by default may be taken against your for relief requested in the Complaint.

DATE: April 1, 2026

RESPECTFULLY SUBMITTED:



BY: VSEVOLOD GARANIN

3456 Richmond Road
Staten Island, NY 10306
(917) 434-1765 – Telephone
(347) 331-0941 – Facsimile
Steve@GCapHoldings.com - Email
PRO SE

NOTICE TO DEFEND AND CLAIM RIGHTS

YOU HAVE BEEN SUED IN COURT. IF YOU WISH TO DEFEND AGAINST THE CLAIMS SET FORTH IN THE FOLLOWING PAGES, YOU MUST TAKE ACTION WITHIN TWENTY (20) DAYS AFTER THIS APPEAL AND NOTICE ARE SERVED UPON YOU, BY ENTERING A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILING IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. YOU ARE WARNED THAT, IF YOU FAIL TO DO SO, THE CASE MAY PROCEED WITHOUT YOU, AND A JUDGMENT MAY BE ENTERED AGAINST YOU BY THE COURT, WITHOUT FURTHER NOTICE, FOR ANY MONEY CLAIMED IN THE APPEAL OR FOR ANY OTHER CLAIM OR RELIEF REQUESTED BY THE APPELLANTS. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH THE INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lackawanna County Pro Bono
233 Penn Avenue, Scranton, PA 18503
(570) 961-2714

North Penn Legal Services
33 North Main Street,
Ste. 200
Pittston, PA 1460
(570) 299-4100

Nicole Francese, Esq. (332253)
FRIEDMAN VARTOLO LLP
1325 Franklin Avenue, Suite 160 Garden City,
NY 11530
T: (212) 471-5100
F: (212) 471-5150
Attorneys for Plaintiff Firm
Case No.: 250422-1

IN THE COURT OF COMMON PLEAS OF LUZERNE COUNTY, PENNSYLVANIA

-----X
ATHENE ANNUITY AND LIFE COMPANY,
Plaintiff,
vs.
414 MAIN LLC ,
Defendants,

CASE NO.: 202508821 CIVIL
ACTION
MORTGAGE FORECLOSURE

-----X
NOTICE OF SHERIFF'S SALE OF REAL ESTATE

TO: 414 Main LLC at 129 South Irving Avenue, Scranton, PA 18505, 179 Wallabout Street, Apt 3, Brooklyn, NY 11206, 179 Wallabout Street, Brooklyn, NY 11206, 263 N. Main Ave, Scranton, PA 18508, 414 West Main Street, Plymouth, PA 18651, 416 West Main Street, Plymouth, PA 18651, and 524 Beech Street, L11, Scranton, PA 18505 and all other Interested Persons or Parties

PLEASE TAKE NOTICE that the real estate located at 414-416 West Main Street, Plymouth, PA 18651, owned by 414 Main LLC , scheduled to be sold at Sheriff's Sale on **October 2, 2026** at 10:00am, prevailing time, in the Luzerne County Courthouse, to enforce the court judgment of \$293,542.93, plus fees, costs and other charges obtained by Athene Annuity and Life Company against 414 Main LLC .

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be cancelled if you pay to Athene Annuity and Life Company, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, please call our office at 212-471-5100 and/or email to pfigures@friedmanvartolo.com.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.
4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney).

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY
AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES NOT TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the bid price by calling 212-471-5100.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 212-471-5100.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

**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
LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

Luzerne County Lawyer Referral Service Legal
Services of Northeastern PA, Inc 410 Bicentennial
Building
15 Public Square
Wilkes-Barre, PA 18701
570-825-8567

LACKAWANNA JURIST