

## 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, **OCTOBER 15, 2021** AT TEN O'CLOCK IN THE FORENOON OF SAID DAY.

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

### **SALE 1**

By virtue of a Writ of Execution filed to No. 18-CV-05780 CL45 MW LOAN 1, LLC, owner(s) of property situate in Second Ward Borough of Old Forge, Lackawanna County, Pennsylvania being 120 S. Keyser Avenue a/k/a 120 Keyser Avenue, Old Forge, PA 18518.

Property ID #: 16519 010 00503

Assessed Value Figure: Land Value \$4,250,

Improvement Value \$16,750, TOTAL: \$21,000.00

Improvements thereon: single family dwelling

Attorney: Kimberly A. Bonner, Esq

Sheriff to Collect: \$75,398.87

### **SALE 2**

By virtue of a Writ of Execution filed to No. 21 CV 79 FREEDOM MORTGAGE CORPORATION vs. STEVEN P. REED as Administrator of the Estate of JOHN A. REED AKA JOHN REED, Deceased, owner(s) of property situate in City of Scranton, Lackawanna County, PA. Being: 1090 Mohawk Street, Scranton, PA 18508

Assessment Map #: 12302020020

Assessed Value Figure: \$10,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$104,229.63

Situate in the Third Ward of the City of Scranton, County of Lackawanna and State of PA, said lot being represented and designated as Lot Number Fifteen (15) on Mohawk Street (formerly Tenth Street) on map of building lots on lands of Charles S. Weston known as the Clark Mines Property and being Ninety (90) feet in front on said Mohawk Street and fifty and one-half (50 ½) feet in rear and being One Hundred Eighteen (118) feet more or less in depth along the Northeasterly boundary line of said lot and One Hundred Seventeen (117) feet more or less along the Southwesterly boundary line thereof which is contiguous to a lot of land now or lately owned by Thomas Gilligan and described as Lot Number Fourteen (14) on said plot of lots.

### **SALE 3**

By virtue of a Writ of Execution filed to No. 19CV5861 M&T BANK vs. CATHERINE A. ZURASKI and RICHARD G. ZURASKI, owner(s) of property situate in City of Carbondale, Lackawanna County, Pennsylvania. Being: 30 Clark Avenue, Carbondale, PA 18407

Assessment Map #: 04510040025

Assessed Value Figure: \$8,500.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$106,632.34

BEGINNING at a corner in line of Lot No. 7, next to lot heretofore sold by E.T. Cure to George W. Norris; thence southerly along line of Lot No. 7 seventy-five (75) feet to the northerly line of Clark Avenue; thence westerly along said line of Clark Avenue fifty (50) feet to a corner of Lot No. 5 of the Reynolds and Lathrope Allotment, now or formerly of Charles O. Mellon; thence northerly along line of said Lot No 5 seventy-five (75) feet to the southerly line of land now or formerly of George W. Norris; thence in an easterly direction along line of land now or formerly of said George W. Norris fifty (50) feet to the place of beginning.

### **SALE 4**

By virtue of a Writ of Execution filed to No. 20 Civil 3519, Deutsche Bank National Trust Company, as Trustee for Morgan Stanley Capital I INC. Trust 2006-HE2 Mortgage Pass-Through Certificates, Series 2006-HE2 v. Bendex Properties, LLC and Tiffany F. Buck, owners of property situate in the 21st Ward of the City

## LACKAWANNA JURIST

of Scranton, Lackawanna County, PA being 772 N. Lincoln Avenue, Scranton, PA 18504.  
Front: 40 ft. Depth: 144 ft.  
Property ID #: 14510040030  
Assessed Value figure: \$11,000.00  
Improvements thereon: Residential Real Estate  
Attorney: Kenya Bates, Esquire  
Sheriff to collect: \$169,085.19

### SALE 5

By virtue of a Writ of Execution filed to No. 20-CV-4560 FEDERAL HOME LOAN MORTGAGE CORPORATION AS TRUSTEE FOR THE BENEFIT OF THE SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2018-3 vs. JANE E. BURROUGHS, owner(s) of property situate in Borough of Dunmore, Lackawanna County, PA. Being: 501 Dudley Street, Dunmore, PA 18512  
Assessment Map #: 14615050003  
Assessed Value Figure: \$9,000.00  
Improvements thereon:  
A Residential Dwelling  
Attorney: KML Law Group, P.C.  
Sheriff to collect: \$129,843.03  
All That Certain 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:

### SALE 6

By virtue of a Writ of Execution, filed to No. 20-CV-3576 Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust B vs. Steven Christiano and Jami Wasilko owner of property situate in the City of Scranton, Lackawanna County, PA being 1624-1626 Price Street, Scranton, PA 18504 and 1628 Price Street, Scranton, PA 18504  
Property ID #: 14513080023 & 14513080025  
Assessed Value Figure: \$12,300.00  
Improvements Thereon: Residential Property  
Attorney: Jill M. Fein, Esquire Hill Wallack, LLP  
Sheriff to collect: \$93,407.45, plus interest at the per diem rate of \$11.08 from May 17, 2021 until October 15, 2021  
THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE CITY OF SCRANTON, COUNTY OF LACKAWANNA, AND COMMONWEALTH OF PENNSYLVANIA, TO WIT:  
ALL THAT CERTAIN PARCEL OF LAND IN THE CITY OF SCRANTON, LACKAWANNA COUNTY, COMMONWEALTH OF PA BEING THE SAME FEE SIMPLE PROPERTY CONVEYED BY DEED FROM ROY GILGALLON AND LYNDA

GILGALLON, DATED 06/30/06 RECORDED ON 7/7/06 IN INSTRUMENT NO. 200618994 IN LACKAWANNA COUNTY RECORDS, COMMONWEALTH OF PENNSYLVANIA.

### SALE 7

By virtue of a Writ of Execution filed to No. 18-CV-05781 CL45 MW LOAN 1, LLC, owner(s) of property situate in Borough of Old Forge, Lackawanna County, PA being 1035 Robert Road, Old Forge, PA 18518  
Property ID #: 16519 020 018  
Assessed Value Figure: Land Value \$6,250, Improvement Value \$12,750 TOTAL: \$19,000  
Improvements thereon:  
Single family dwelling  
Attorney: Kimberly A. Bonner, Esq  
Sheriff to collect: \$75,398.87

### SALE 8

Robertson, Anschutz, Schneid, Crane & Partners, PLLC A Florida Limited Liability Company 133 Gaither Drive, Suite F Mt. Laurel, NJ 08054 Phone: (855) 225-6906 Fax: (866) 381-9549 ATTORNEYS FOR PLAINTIFF chjans@raslg.com  
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT LOAN TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-8 Plaintiff v. JAMES P. BOSKET; AMY L. BOSKET Defendant(s)  
COURT OF COMMON PLEAS LACKAWANNA COUNTY NO: 2020-01876  
ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE BOROUGH OF OLYPHANT, LACKAWANNA COUNTY, PA: BEING KNOWN AS: 113 HULL AVENUE OLYPHANT, PA 18447  
PIN: 11410040012  
DIMENSIONS: 41 X 63  
TOTAL VALUE: \$9000  
IMPROVEMENTS: RESIDENTIAL PROPERTY  
By: Robert Flacco, Esquire ID No. 325024 rflacco@raslg.com Attorney for Plaintiff

### SALE 9

By virtue of a Writ of Execution filed to No. 20-CV-4485 Kevin Cunningham vs. Nicole Fife, owner(s) of property situated in City of Scranton, Lackawanna County, PA being 220 Linden St, Apt 310, Scranton, PA 18503.

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Assessment Map #: 1453-CON-01071

Assessed Value Figure: \$5,496

Improvements thereon:

A residential dwelling Condo Unit

Attorney: John J. McGovern, Esq.

Sheriff to Collect: \$71,116.40

### SALE 10

By virtue of a Writ of Execution filed to No. 2021-00558 KeyBank, NA, s/b/m First Niagara Bank, NA (Plaintiff) v Debi Durling (Defendant(s)) owner(s) of property situate in City of Scranton, Lackawanna County, PA being 1433 Wyoming Avenue, Scranton, PA 18509

Dimensions: 40x187

Property ID #: 14605060017

Assessed Value Figure: \$10,000.00

Improvements thereon:

Single family dwelling

Attorney: Joseph E. DeBarberie, Esquire

Sheriff to collect: \$92,539.63

### SALE 11

By virtue of a Writ of Execution filed to No. 21CV647 Pentagon Federal Credit Union (Plaintiff) vs. Sharon E. Thomas, Administrator of the Estate of Christopher Lepkowski (Defendant). Christopher Lepkowski, owner of property situate in Borough of Jessup Lackawanna County, PA being 534 2nd Avenue Jessup, PA 18434

Dimensions: 30x150, Residential single dwelling

Property ID #: 115060600422

Assessed Value figure: \$6600.00

Improvements thereon: Residential Single Dwelling

Attorney: Michelle Pierro, Esq.

PA ID# 317454, Weltman, Weinberg & Reis Co.,

L.P.A.

Sheriff to collect: \$89,251.32

### SALE 12

By virtue of a Writ of Execution filed to No. 2019-CV-4934, The Fidelity Deposit and Discount Bank, Plaintiff, vs. Thomas J. Carroll, Sr., a/k/a Thomas J. Carroll, and Mary Anne Carroll, a/k/a Molly Carroll, Defendants and Owners of the property situate in the Borough of Moosic, Lackawanna County, PA, being known as 312 Glenmaura Drive, Moosic, PA 18507. Containing 30,113 square feet of land more or less.

Property ID #: 19401-010-074

Assessed Value: \$38,000.00

Improvements Thereon: Residential Single Dwelling

Attorney: Rocco Haertter, Esquire

Sheriff to Collect: \$625,368.96

### SALE 13

By virtue of a Writ of Execution filed to No. 19CV4058 US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST vs. DENISE FORD A/K/A DENISE V. FORD and MICHAEL FORD, owner(s) of property situate in BOROUGH OF DUNMORE, Lackawanna County, PA. Being: 1330 1332 Jefferson Avenue, Dunmore, PA 18509

Assessment Map #: 14610020019

Assessed Value Figure: \$17,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$82,314.65

ALL THAT CERTAIN piece or parcel of land, situate, lying and being in the Borough of Dunmore, in the County of Lackawanna, and State of Pennsylvania, and situated on Jefferson Avenue, being lot number twelve (12) in block number three hundred and sixteen (316) upon the plot or map of Walsh's addition to Scranton and Dunmore, said lot is forty (40) feet in width and one hundred and ninety (190) feet more or less in depth extending to the line of the property of O.S. Johnson. The measurement of the depth to commence ten (10) feet inside of the sidewalk with the right to enclose, use and occupy ten (10) feet in front of said lot for yard, vault, porch, cellarway, shrubbery or bay-window, but without the right to erect any buildings thereon. Excepting and reserving, however, to the legal owners thereof of all coal and minerals beneath the surface of said land with the right to mine and remove the same as they are reserved in deed for this land from Sebastian Greimel and wife to Caroline Smith, dated June 29, 1983, and recorded in Lackawanna County in Deed Book No. 100 Page 433.

### SALE 14

Property of: The Estate of Susan Druther, a/k/a Susan L. Druther, Deceased, by Leslie Ann Acker, a/k/a Leslie Ann Gorel, Executrix and Leslie Ann Acker, a/k/a Leslie Ann Gorel, Individually

Execution No. 2021-CV-1349

Judgment Amount: \$38,588.32

MUNICIPALITY: 2nd Ward of the Borough of

Mayfield

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE ESTATE OF SUSAN DRUTHER, A/K/A SUSAN L. DRUTHER, DECEASED, BY LESLIE ANN ACKER a/k/a LESLIE ANN GOREL, EXECUTRIX, AND LESLIE ANN ACKER A/K/A LESLIE ANN GOREL, INDIVIDUALLY, TO THE FOLLOWING DESCRIBED PROPERTY:

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A parcel of land situated in the 2nd Ward of the Borough of Mayfield, County of Lackawanna, State of Pennsylvania, more fully described as follows: Being more fully described in Deed dated September 17, 1987 and recorded September 21, 1987, in the Recorder of Deeds of Lackawanna County, PA, in Deed Book 1223, Page 659, and Deed of Release dated April 5, 2016 by Rebecca Ann Mursch in favor of Leslie Ann Gorel, now by marriage Leslie Ann Acker, recorded on April 21, 2016 in the Office of the Recorder of Deeds of Lackawanna County, Pennsylvania at Instrument No. 201605632. Tax Parcel #: 07405-040-064 Acreage: Currently Unknown Improvements/Address: Residential Structure commonly known as 610-612 Pine Street, Mayfield, PA 18433.

ATTORNEY: David W. Raphael, Corporate Counsel  
ADDRESS: FIRST NATIONAL BANK OF PENNSYLVANIA 100 FEDERAL STREET, 4TH FLOOR PITTSBURGH, PA 15212 PHONE: 412-465-9718  
Date: 6/1/21  
FIRST NATIONAL BANK OF PENNSYLVANIA  
By: David W. Raphael, Esquire Attorney for Plaintiff First National Bank of Pennsylvania

### SALE 15

BY VIRTUE OF A WRIT OF EXECUTION PEOPLES SECURITY BANK & TRUST, successor in interest to PENN SECURITY BANK & TRUST CO. vs. THE ESTATE OF NORMA LIPMAN, through its Executor, Joseph LIPMAN, Docket No. 2020-CV-02716  
Jack Lipman and Norma Arlene Lipman are the owners of property situate in Scranton, County of Lackawanna, Commonwealth of PA, Being 602 Taylor Avenue, Scranton, PA 18503  
Assessment Map #: 15705-030-023  
Assessed Value Figure: 17,000  
Improvements Thereon: improved real estate with a residential single family dwelling  
Attorney: HOURIGAN, KLUGER & QUINN, PC 600 Third Avenue Kingston, PA 18704  
Sheriff to collect: \$93,202.91 (plus costs)

### SALE 16

By virtue of a Writ of Execution filed to No. 20-472 The Fidelity Deposit & Discount Bank vs. 326 R. Hickory St, LLC, owner(s) of property situate in Peckville Lackawanna County, Pennsylvania being 326 R. Hickory St. Peckville, PA 18452  
Dimensions: 32,636 sq. ft & 30,912 sq. ft  
Property ID #: 10414 010 003 & 10414 010 052

Assessed Value figure: \$35,000.00  
Improvements thereon:  
Attorney: Cimini  
Sheriff to collect: \$95,500.09

### SALE 17

By virtue of a Writ of Execution filed to No. 2021-00754 Wells Fargo Bank, N.A. v Victor Martin owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 1015 Marion Street, Scranton, PA 18509  
Dimensions: 40x106  
Property ID #: 14605050019  
Assessed Value Figure: \$14,000.00  
Improvements thereon: single family dwelling  
Attorney: Joseph E. DeBarberie, Esquire  
Sheriff to collect: \$115,421.44

### SALE 18

By virtue of a Writ of Execution filed to No. 20 CV 1386, Wells Fargo Bank, N.A., as Trustee for Park Place Securities, Inc. Asset-Backed Pass-Through Certificates Series 2004-WHQ2 v. The Unknown Heirs to the Estate of Thomas Terranella, deceased and Douglas M. Terranella, as Known Heir to the Estate of Thomas Terranella, deceased and Ronald L. Terranella, as Known Heir to the Estate of Thomas Terranella, deceased and David J. Terranella, as Known Heir to the Estate of Thomas Terranella, deceased, owner of property situate in Carbondale, Lackawanna COUNTY, PA being 23 Richmond Street, Carbondale, PA 18407.  
Dimensions: 25X137X25X130  
Being Premises: 23 Richmond Street, Carbondale, PA 18407  
Improvements Consists of Residential Multi Dwelling Parcel Nos. 04510020003 and 04510020004  
Assessed Value Figure: \$5,500.00  
Attorney: Andrew J. Marley, Esq.  
Sheriff to Collect: \$75,231.94

### SALE 19

By virtue of a Writ of Execution in Case Number: 2021-01297 Towd Point Mortgage Trust 2016-2, U.S. Bank National Association as Indenture Trustee (Plaintiff) vs. Denise Y. Bastian, As Administrator of the Estate of David Bastian aka David J. Bastian, Deceased (Defendant) Owner of the property situate in the City of Scranton, Lackawanna County, Pennsylvania being 637 River Street, Scranton, PA 18505  
Dimensions of Parcel: 40 X 162  
Property ID #: 15668020023  
Assessed Value Figure: \$10,000

## LACKAWANNA JURIST

Improvements thereon: Residential Dwelling

Attorney: Hladik Onorato and Federman, LLP, David C. Onorato, Esquire 298 Wissahickon Avenue, North Wales, PA 19454

Sheriff to Collect: \$53,095.06 plus costs, expenses, attorneys' fees and additional interest.

### SALE 20

By virtue of a Writ of Execution filed to No. 19 CV 02641, U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust (Plaintiff) vs. Robert J. Ryan (Defendant) owner of a property situate in the City of Scranton, Lackawanna County, PA, being 610-612 Deacon Street, Scranton, PA 18509

Dimensions: 39X136

Property ID #: 13513020019

Assessed Value Figure: \$15,500

Improvements Thereon: Residential Multi Dwelling

Attorney: Emmanuel J. Argentieri/Romano, Garubo & Argentieri

Sheriff to collect: \$220,147.51

### SALE 21

By virtue of a Writ of Execution filed to No. 20 CV 1740, Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee of CSMC 2019-RPL5 (Plaintiff) vs. Ashton Baney (Defendant) owner of a property situate in the Township of Fell, Lackawanna County, PA, being 130 Morse Avenue, Simpson, PA 18407

Dimensions: 50 X 250

Property ID #: 03519040035

Assessed Value Figure: \$11,500

Improvements Thereon: Residential Single Dwelling

Attorney: Emmanuel J. Argentieri/Romano, Garubo & Argentieri

Sheriff to collect: \$104,966.19

### SALE 22

By virtue of a Writ of Execution filed to No. 21 CV 318, U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust (Plaintiff) vs. Estate of Lori Ann Farris (Defendant) owner of a property situate in the Borough of Olyphant, Lackawanna County, PA, being 618 Washington Avenue, Olyphant, PA 18447

Dimensions: 70X150

Property ID #: 1141904000139

Assessed Value Figure: \$17,000

Improvements Thereon: Residential Single Dwelling

Attorney: Emmanuel J. Argentieri/Romano, Garubo & Argentieri

Sheriff to collect: \$177,422.37

### SALE 23

By virtue of a Writ of Execution filed to No. 20 CV 3839, U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT (Plaintiff) vs. The Estate of Stanley A. Koytek, et al. (Defendant) owner of a property situate in the Borough of Taylor, Lackawanna County, PA, being 222 Tate Street, Taylor, PA 18517

Dimensions: 60 x 100

Property ID #: 17605030037

Assessed Value Figure: \$11,000

Improvements Thereon: Residential Single Dwelling

Attorney: Emmanuel J. Argentieri/Romano, Garubo & Argentieri

Sheriff to collect: \$248,598.53

### SALE 24

By virtue of a Writ of Execution No. 2017-51890 Scott Township Sewer and Water Authority (Plaintiff) vs. Mark G. Tunis (Defendant). Mark Tunis, owner of property situate in Scott Township, Lackawanna County, PA, being: 1310 Layton Road

Dimensions: 106X410X170X258X40X150

Property ID #: 10102-050-007

Assessed Value Figure: \$15,000.00

Improvements thereon: RESIDENTIAL PROPERTY

Attorney: ROBERT P. DADAY, Esquire, DAVID D. DUGAN, Esquire, Portnoff Law Associates, Ltd., (866)211-9466

Sheriff to Collect: \$7,053.83

### SALE 25

By virtue of a Writ of Execution No. 2016-55110 South Abington Township (Plaintiff) vs. James Holeva Frances Holeva (Defendants). James Holeva and Frances Holeva, owners of property situate in S. Abington Township, Lackawanna County, PA, being:

446 Edale Road

Dimensions: 100x120

Property ID #: 10101-020-00214

Assessed Value Figure: \$20,000.00

Improvements thereon: RESIDENTIAL PROPERTY

Attorney: ROBERT P. DADAY, Esquire, DAVID D. DUGAN, Esquire, Portnoff Law Associates, Ltd., (866)211-9466

Sheriff to Collect: \$8,628.62

### SALE 26

By virtue of a Writ of Execution No. 2017-52181 Carbondale Area School District (Plaintiff) vs. Stephen J. Lawless (Defendant). Stephen J. Lawless, owner of property situate in Carbondale, Lackawanna County, PA, being: 9 Harlem Avenue

Dimensions: 43x55x33x50

## LACKAWANNA JURIST

Property ID #: 05510-020-003

Assessed Value Figure: \$6,000.00

Improvements thereon: RESIDENTIAL PROPERTY

Attorney: ROBERT P. DADAY, Esquire, DAVID D.

DUGAN, Esquire, Portnoff Law Associates, Ltd.,

(866)211-9466

Sheriff to Collect: \$5,247.01

### SALE 27

By virtue of a Writ of Execution No. 2018-50371

Carbondale Area School District (Plaintiff) vs. Joseph

R. Liuzzo (Defendant). Joseph R. Liuzzo, owner of

property situate in Carbondale, Lackawanna County,

PA, being: 13 9th Avenue

Dimensions: 40X60

Property ID #: 05529-020-037

Assessed Value Figure: \$8,422.00

Improvements thereon: RESIDENTIAL PROPERTY

Attorney: ROBERT P. DADAY, Esquire, DAVID D.

DUGAN, Esquire, Portnoff Law Associates, Ltd.,

(866)211-9466

Sheriff to Collect: \$5,143.42

### SALE 28

By virtue of a Writ of Execution No. 2018-50651

Carbondale Area School District (Plaintiff) vs. Edward

Russo, Basilisa Russo (Defendants). Edward Russo

and Basilisa Russo, owners of property situate in

Carbondale, Lackawanna County, PA, being: 78

Belmont Street

Dimensions: 30x80

Property ID #: 04514-010-026

Assessed Value Figure: \$7,500.00

Improvements thereon: RESIDENTIAL PROPERTY

Attorney: ROBERT P. DADAY, Esquire, DAVID D.

DUGAN, Esquire, Portnoff Law Associates, Ltd.,

(866)211-9466

Sheriff to Collect: \$5,082.99

### SALE 29

By virtue of a Writ of Execution No. 2018-50182

Jefferson Township Sewer Authority (Plaintiff) vs.

Armand N. Zangardi, III, Stephanie A. Fezuk

(Defendants). Armand N. Zangardi, III and Stephanie

A. Fezuk, owners of property situate in Jefferson

Township, Lackawanna County, PA, being: 4011

Fourth Avenue

Dimensions: 40,050 square feet

Property ID #: 15001-010-00157

Assessed Value Figure: \$25,000.00

Improvements thereon: RESIDENTIAL PROPERTY

Attorney: ROBERT P. DADAY, Esquire, DAVID D.

DUGAN, Esquire, Portnoff Law Associates, Ltd.,

(866)211-9466

Sheriff to Collect: \$7,071.66

### SALE 30

By virtue of a Writ of Execution No. 2015-51331

Jefferson Township Sewer Authority (Plaintiff) vs.

Patricia Barna (Defendant). Patricia Barna, owner of

property situate in Jefferson Township, Lackawanna

County, PA, being: 1401 Mt. Cobb Road

Dimensions: 200X200X200X193

Property ID #: 15004-010-00604

Assessed Value Figure: \$22,000.00

Improvements thereon: RESIDENTIAL PROPERTY

Attorney: ROBERT P. DADAY, Esquire, DAVID D.

DUGAN, Esquire, Portnoff Law Associates, Ltd.,

(866)211-9466

Sheriff to Collect: \$8,484.00

**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 NOVEMBER 15TH, 2021 AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH SAID SCHEDULE UNLESS EXCEPTIONS ARE FILED THERETO WITHIN TEN DAYS AFTER THE FILING OF THE PROPOSED SCHEDULE.**

**MARK P. MCANDREW**

**SHERIFF OF LACKAWANNA COUNTY**

**ATTEST:**

**BOB MOORE**

**REAL ESTATE DEPUTY**

**SHERIFF'S OFFICE**

**SCRANTON, PA 18503**

**JULY 5, 2021**

## LACKAWANNA JURIST

### ESTATES

#### First Notice

NOTICE IS HEREBY GIVEN that Letters Administration in the Estate of **THERESE CIMINI**, late of Clarks Green, 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:

JOHN A. CIMINI, ADMINISTRATOR  
BRENDA D. COLBERT, Esquire  
COLBERT & GREBAS, P.C.  
210 Montage Mountain Road – Suite A  
Moosic, PA 18507

Date of Death: April 10, 2021

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted to Jason Louis Drozdick, Executor of the **ESTATE OF ALEXANDER DROZDICK, JR.** late of Jefferson Township, Lackawanna County, Pennsylvania, who died on August 13, 2021. All persons indebted to said Estate are required to make payment and those having claims to present the same without delay to the Executor or to Joseph O. Haggerty, Jr., Esquire of Haggerty Hinton & Cosgrove LLP, 1401 Monroe Avenue, Suite 2, Dunmore, PA 18509.

**RE: Estate of MARY KOFIRA**, late of Taylor Borough, Lackawanna County, Pennsylvania (died December 18, 2017). Notice is hereby given that Letters Testamentary for the Estate have been issued to Maribeth Fife, Executrix of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to the Executrix, or to John J. McGovern, Jr., Attorney for the Estate, 321 Spruce Street - Suite 201, Scranton, PA 18503.

**ESTATE OF DOUGLAS LEWIS MOORE a/k/a DOUGLAS L. MOORE, DECEASED**, late of 76 GREEN GROVE RD., SCOTT TWP., PA 18447, (Died AUGUST 14, 2021). SARA MOORE, Executrix; Mark G. Rudalavage, 171 Scranton-Carbondale Highway, Eynon, Pennsylvania 18403-1027, Attorney. MARK G. RUDALAVAGE, ESQUIRE.

**RE: ESTATE OF ELEANOR M. PETRUCCI**, late of Moosic, PA, who died May 10<sup>th</sup>, 2021. 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: Randall Petrucci, Executor, or Daniel L. Penetar, Jr., Esquire, 116 North Washington Avenue, Suite 2A, Scranton, PA 18503.

**JOAN A. PETRUCCI**, late of Scott Township, Lackawanna County, Pennsylvania, (died April 3, 2021). Notice is hereby given that Letters Testamentary have been issued to Mark Petrucci and Diane Miller, as Co-Executors. MARIANNE M. STIVALA, ESQUIRE, BRIAN J. CALI & ASSOCIATES, 103 EAST DRINKER STREET, DUNMORE, PENNSYLVANIA 18512.

**RE: ESTATE OF ANTHONY F. POLITO**, late of Archbald, Lackawanna County, Pennsylvania (died July 3, 2021). Notice is hereby given that Letters Testamentary for the Estate of Anthony F. Polito have been issued to Theresa Swaha, 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 Sean P. McGraw, Attorney for the Estate, 41 N. Main Street, Suite 415, Carbondale, PA 18407.

**ESTATE OF KATHERINE T. REILLY** late of Scranton, Lackawanna County, PA (died August 31, 2021). 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 Colleen A. Lutchko, Executor, 805 Dale Drive, Scranton, PA 18504 or to Jane M. Carlonas, Esquire, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 S. Abington Road, Clarks Summit, PA 18411.

OLIVER, PRICE & RHODES  
By: Jane M. Carlonas, Esquire

**Estate of PATRICIA A. SHEERIN**, late of Scranton, Pennsylvania, (died August 15, 2021). Letters of Administration have been granted to Molly Lepri, Executrix of the Estate, who requests all persons having claims or demands against the Estate of the Decedent to make known the same, and all persons indebted to the Decedent to make payments without delay to the Executrix named herein or to James J. Conaboy, Esquire, attorney for the Estate, at 1006 Pittston Avenue, Scranton, PA 18505.

#### Second Notice

NOTICE IS HEREBY GIVEN that Letters Testamentary in the **ESTATE OF FLORENCE BARMUS** late of the Borough of Old Forge, 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:

ANNA CICHY, EXECUTRIX  
BRENDA D. COLBERT, ESQUIRE  
COLBERT & GREBAS, P.C.

210 Montage Mountain Road – Suite A  
Moosic, PA 18507

Date of Death: July 9, 2021

**ESTATE OF ANGELA B. BRINKO**. Late of South Abington Township, Pennsylvania (Died July 3, 2021). Letters Testamentary have been granted to Ms. Rosemary Brinko, 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 LOIS L. CHAKIRIS**, late of Jermyn, PA (Died: March 22, 2021). Peter D. Chakiris or Albert E. Nicholls, Jr., Attorney for the Estate, 1421 E. Drinker Street, Dunmore, Pennsylvania 18512. HUGHES, NICHOLLS & O'HARA. By: ALBERT E. NICHOLLS, ESQUIRE.

**ESTATE OF MARY ANN CUCURA**, Late of Eynon, Lackawanna County, Pennsylvania, Died: April 10, 2021. Notice is hereby given that Letters Testamentary in the above estate have been granted to Kristen Maritato, Executrix. Creditors shall present claims and debtors shall make payment to Kristen Maritato, or Frank T. Blasi, Esquire, BLASI LAW GROUP, 240 Penn Avenue, Third Floor, Scranton, PA 18503.

## LACKAWANNA JURIST

**ESTATE OF ROBERT J. GRIFFITHS**, late of Scranton, Pennsylvania (died January 29, 2020). Notice is hereby given that Letters Testamentary have been granted to Mark Griffiths. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to Jordan M. Dempsey, Esquire, The Law Offices of Kevin M. Smith, P.C., Attorney for the Estate, 409 North State Street, Clarks Summit, PA 18411.

NOTICE IS HEREBY GIVEN that Letters Testamentary were granted to Samuel J. LeRose, Jr., in the **ESTATE OF JEAN MARIE LEROSE**, late of Covington Township, Lackawanna County, Pennsylvania, who died on August 6, 2021. 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.  
1006 Pittston Avenue  
Scranton, PA 18505

NOTICE is hereby given that Letters of Administration have been given in the **ESTATE OF EDWARD J. MANLEY, III**, late of the City of Scranton, Lackawanna County, Pennsylvania, who died August 8, 2021. 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, Edward J. Manley, IV, and his attorneys, Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704.

**ESTATE OF HELEN L. MISIURA**, DECEASED, late of 302 MAPLEWOOD DR., DICKSON CITY, PA 18447, (DIED AUGUST 9, 2021). DAVID S. LALUSH, Executor; Dante A. Cancelli, Suite 260, 125 North Washington Ave., Scranton, Pennsylvania 18503, Attorney. DANTE A. CANCELLI, ESQUIRE

**RE: ESTATE OF MICHAEL J. RUDDY**, late of Clarks Green, Pennsylvania (died April 27, 2021). Notice is hereby given that Letters Testamentary for the Estate Michael J. Ruddy have been issued to Cheryl Lynn Ruddy, 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 205 Glenburn Road, Clarks Green, PA 18411 or to Robert T. Kelly, Jr., Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Spruce Street, Suite 200, Scranton, PA 18503.

**ESTATE OF JAMES A. SCHMIDT**, late of Scranton, Lackawanna County, Pennsylvania (died July 30, 2021). Letters of Administration having been granted, creditors shall make demand and debtors shall make payments to Ian Schmidt, Administrator, or Attorney James E. O'Brien, Jr., Scranton Life Building, Suite 610, 538 Biden (formerly Spruce) Street, Scranton, PA 18503.

Estate Notice is Hereby Given that Letters Testamentary have been Granted in the **ESTATE OF FRANCIS TYSON**, LATE OF THE Borough of Clarks Summit, Pennsylvania, Lackawanna County, who died January 20, 2021. All persons indebted to said Estate are requested to make payment and those having claims to present the same, without delay, to the Executrix, Paula Kubick, 502 Centre Street, Clarks Summit PA 18411, and also Executrix, Elizabeth Tyson, 1720 Sanderson Avenue, Scranton PA 18509 and their attorneys, Mey & Sulla, LLP, 1144 East Drinker Street, Dunmore, Pennsylvania 18512. Michael R. Mey, Esq.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted to Robert R. Walter, Jr. Executor of the **ESTATE OF ROBERT R. WALTER, SR.**, late of Peckville, Lackawanna County, Pennsylvania, who died on August 10, 2021. All persons indebted to said Estate are required to make payment and those having claims to present the same without delay to the Executor or to Joseph O. Haggerty, Jr., of Haggerty Hinton & Cosgrove LLP, 1401 Monroe Avenue, Suite 2, Dunmore, PA 18512.

**ESTATE OF JOHN YESAVAGE**, late of Scranton, Lackawanna County, Pennsylvania (died August 5, 2021). Notice is hereby given that Letters of Administration in the above Estate have been issued to AMY SWEDER. Creditors shall present claims and debtors shall make payment to, AMY SWEDER, ADMINISTRATRIX, or BENJAMIN S. SCHNESSEL, ESQUIRE, Attorney for the Estate, 11-13 Park Place, Carbondale, PA 18407.

### Third Notice

**ESTATE OF RICHARD E. DAVIS, JR.**, DECEASED, late of Jefferson Township, Lackawanna County, Pennsylvania, (died September 7, 2020). Letters of Administration having been granted, creditors shall make demand and debtors shall make payment to Stephen J. Evers, Esq., Attorney for the Estate, 213 R. North State Street, Clarks Summit, PA, 18411.

**BETTY R. FRABLE**, deceased, late of Elmhurst, PA (died March 22, 2021). Letters Testamentary having been granted, all persons having claims or demands against the estate of the decedent shall make them known and present them, and all persons indebted to the decedent shall make payment thereof to Linda Guse or Carole Burnett, Executrices, or to Raymond W. Ferrario, Attorney for the Estate, Suite 528, Scranton Life Building, 538 Biden Street, Scranton, PA 18503-1816. RAYMOND W. FERRARIO, P.C.

**IN RE: ESTATE OF DAVID GONZALEZ**, late of Carbondale, Lackawanna County, PA (died February 3, 2021). Letters of Administration in the above Estate having been granted, all person 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 the Estate Personal Representative Kevin Boyce, or to Joseph S. Toczydlowski, Jr., Esquire, 723 North Main Street, Archbald, PA 18403.

**ESTATE OF MARGARET C. HARTMANN**, late of Scranton, Lackawanna County, Pennsylvania (died June 18, 2021). 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 them known and present them, and all persons indebted to said decedent shall make payment thereof without delay to Melissa R. Turlip, Executor, 218 Skyline Drive, Archbald, Pennsylvania 18403 or to James J. Gillotti, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, P.O. Box 240, Clarks Summit, Pennsylvania 18411.



## LACKAWANNA JURIST

**RE: ESTATE OF BETTY MASCARO**, late of Carbondale, Lackawanna County, Pennsylvania (died April 3, 2021). Notice is hereby given that Letters Testamentary for the Estate of John H. McCarthy have been issued to Pamela Hudson, 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 Sean P. McGraw, Attorney for the Estate, 41 N. Main Street, Suite 415, Carbondale, PA 18407.

**RE: ESTATE OF JOAN LE MILES, A/K/A JOAN MILES**, Deceased, (died April 25, 2021) late of Scranton, Pennsylvania, Lackawanna County. Letters Testamentary having been granted, creditors shall make demand and debtors shall make payment to David K. Brown, Esquire, Kreder Brooks Hailstone LLP, 220 Penn Avenue, Suite 200, Scranton, Pennsylvania, 18503.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF WILLIAM P. MORRIS**, deceased, of the City of Old Forge, Lackawanna County, who died on July 28, 2021. All persons indebted to said estate are required to make payment and those having any claims or demands are to present the same without delay unto the Executor, Gary DeSanto, in the care of Kelley, Polishan & Solfanelli, LLC, 259 S. Keyser Avenue, Old Forge, Pennsylvania, 18518.

Letters Testamentary in the **ESTATE OF RICHARD J. REMBECKI**, of Scranton Borough, Lackawanna County, Pennsylvania, deceased, have been granted to William R. Curtis. All persons knowing themselves to be indebted to said estate will make payment immediately and those having claims will present them for settlement to:  
Jessica Fisher Greene, Esquire  
WALTERS & GALLOWAY, PLLC  
54 East Main Street  
Mechanicsburg, PA 17055

NOTICE IS HEREBY GIVEN THAT Letters Testamentary have been granted in the **ESTATE OF FRANCES M. WIERNUSZ, A/K/A FRANCES MARIE WIERNUSZ** late of Old Forge, Lackawanna County, Pennsylvania, who died on December 14, 2020. All persons indebted to said estate are required to make payment and those having claims or demands to present same without delay to Lisa Anne Wormuth of 516 Hickey St., Old Forge, Pennsylvania 18518, or attorney, Megan P. Maguire, Esquire, 590 Rutter Avenue, Kingston, PA 18704.

### FICTITIOUS NAME

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on June 09, 2021 for **Puglisi Counseling** at 2307 Winfield Ave. Scranton, PA 18505. The name and address of each individual interested in the business is Brandon Puglisi at 2307 Winfield Ave. Scranton, PA 18505. This was filed in accordance with 54 Pa.C.S. 311.417. T-1

### FICTITIOUS NAME

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on June 29, 2021 for **Soupalawyer** at 375 Grove Street Apt. 1 Scranton, PA 18508. The name and address of each individual interested in the business is Donald Miles at 375 Grove Street Apt. 1 Scranton, PA 18508. This was filed in accordance with 54 Pa.C.S. 311.417. T-1

### FICTITIOUS NAME

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on July 01, 2021 for **Suraci's Auto Detailing** for 328 Main St. Childs, PA 18407. The name and address of each individual interested in the business is Frank Surace at 328 Main St. Childs, PA 18407. This was filed in accordance with 54 Pa.C.S. 311.417. T-1

### FICTITIOUS NAME

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on June 17, 2021 for **Joint Home Solutions** at 78 South Church Street Carbondale, PA 18407. The name and address of each individual interested in the business is Scott Wisniewski at 78 South Church Street Carbondale, PA 18407. This was filed in accordance with 54 Pa.C.S. 311.417. T-1

### FICTITIOUS NAME

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on March 16, 2021 for **The Lily Bee Boutique** at 19 Court Dr. Moscow, PA 18444. The name and address of each individual interested in the business is Mary Elizabeth Kramer at 19 Court Dr. Moscow, PA 18444. This was filed in accordance with 54 Pa.C.S. 311.417. T-1

### CHANGE OF NAME

Notice is hereby given that on Sept. 22, 2021, a Petition was filed by Sujely Vale to change her daughter's name from Ashley J. Vale to Ashley J. Nieves. The Court has fixed Nov. 9, 2021 at 10:00 am as the date and time of the Hearing at the Lackawanna County Courthouse. T-1

### CERTIFICATE OF ORGANIZATION

NOTICE of Organization – Notice is hereby given that a Certificate of Organization for Domestic Limited Liability Company for Ron Franks Cabinetry LLC, a Pennsylvania limited liability company, was filed on September 8, 2021 and accepted by the Commonwealth of Pennsylvania, Dept. of State in accordance with the provisions of the Pennsylvania Limited Liability Company Law of 1994 as amended. T-1

**LACKAWANNA JURIST**

**IN THE COURT OF COMMON PLEAS  
OF LACKAWANNA COUNTY, PENNSYLVANIA**

**CIVIL DIVISION**

**No.: 2019-05319**

**WELLS FARGO BANK, N.A. S/B/M TO WACHOVIA BANK,  
NATIONAL ASSOCIATION**  
Plaintiff

v.

**JOSEPH COSTANZI, IN HIS CAPACITY AS HEIR OF  
PHYLLIS JOHNSON A/K/A PHYLLIS ANN JOHNSON,  
DECEASED; MICHAEL COSTANZI, IN HIS CAPACITY AS  
HEIR OF PHYLLIS JOHNSON A/K/A PHYLLIS ANN TO:  
JOHNSON, DECEASED; UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS,  
OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR  
INTEREST FROM OR UNDER PHYLLIS JOHNSON A/K/A  
PHYLLIS ANN JOHNSON, DECEASED**  
Defendant(s)

NOTICE TO:  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL  
PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST FROM OR UNDER PHYLLIS  
JOHNSON A/K/A PHYLLIS ANN JOHNSON, DECEASED  
NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Being Premises: 1512 CEDAR AVENUE, A/K/A 1512 REAR  
CEDAR AVENUE, Scranton, PA 18505  
Being in CITY OF SCRANTON, County of LACKAWANNA,  
Commonwealth of Pennsylvania, 340-16706-020-016  
Improvements consist of residential property.  
Sold as the property of PHYLLIS JOHNSON

Your house (real estate) at 1512 CEDAR AVENUE, A/K/A  
1512 REAR CEDAR AVENUE, Scranton, PA 18505 is  
scheduled to be sold at the Sheriff's Sale on February 4,  
2022 at 10:00 AM, at the PA-LACKAWANNA,  
LACKAWANNA COUNTY COURTHOUSE, 200 NORTH  
WASHINGTON AVENUE, SCRANTON, PA 18503, to  
enforce the Court Judgment of \$47,701.25 obtained by,  
WELLS FARGO BANK, N.A. S/B/M TO WACHOVIA BANK,  
NATIONAL ASSOCIATION (the mortgagee), against the  
above premises.

**BROCK & SCOTT, PLLC**  
Attorney for Plaintiff  
(844) 856-6646 T-1

**IN THE COURT OF COMMON PLEAS  
OF LACKAWANNA COUNTY**

**MORTGAGE FORECLOSURE**

**NO.2021-cv-2673**

**COMMUNITY BANK, N.A.,**  
Plaintiff

vs.

**JEFFREY MURPHY and  
JACQUELINE MURPHY,**  
Defendants

TO: Jeffrey Murphy

NOTICE IS HEREBY GIVEN to **Jeffrey Murphy** that a  
complaint in mortgage foreclosure has been filed against you  
in connection with your interest in the property located at **633  
Minooka Avenue, Moosic, PA 18507.**

**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.**

LAWYER REFERRAL SERVICE  
LACKAWANNA BAR ASSOCIATION  
338 North Washington Avenue, 3<sup>rd</sup> Floor  
Scranton, Pennsylvania 18503  
(570) 969-9600  
-or-  
PENNSYLVANIA LAWYER REFERRAL SERVICE  
P.O. Box 1086, 100 South St.  
Harrisburg, PA 17108  
(Pennsylvania resident's phone:  
1-800-692-7375; out-of-state  
Residents phone: 1-717-238-6715)

**HOURLIGAN, KLUGER & QUINN, P.C.**  
Attorney for Plaintiff T-1