

LACKAWANNA JURIST

JUDICIAL OPINION

CASE NAME AND NUMBER: Warrick v. Scranton Quincy Hospital Company, LLC, 2019 WL 1332847 (Lacka. Co. 2016)

DATE OF DECISION: March 25, 2019

JUDGE: Terrence R. Nealon

ATTORNEYS INVOLVED:

Stuart O'Neal, Esquire, Ashley Zingaretti, Esquire, Counsel for Defendant, Scranton Quincy Hospital Company, LLC d/b/a Moses Taylor Hospital, Cindy S. Serge, Esquire, Counsel for Defendants, Geisinger Community Medical Center and Geisinger Clinic, Daniel P. Martz, Esquire, Carol M. Cowhey, Esquire, Michael Rugnetta, Esquire, Counsel for Defendant, John Westafer, M.D., and Additional Defendant Weatherby Locums, Inc., Cathleen Kelly Rebar, Esquire, Jennie Park Lee, Esquire, Counsel for Defendants, Heather Okun Demuth, PA-C, and Additional Defendant, Lackawanna Emergency Group, P.C.

Victoria Scanlon, Esquire, Robert J. Aldrich, III, Esquire, Counsel for Defendant, Phillip Boccagno, M.D.

Charles Eppolito, III, Esquire, Laura Hutchinson, Esquire Counsel for Defendants, Robert Leschingski, M.D. and Shrvan Katta,

M.D., Mark T. Perry, Esquire, Counsel for Defendants, David Rutta, M.D., and Gastrointestinal Consultants of NEPA

Raymond A. Petruccelli, Esquire, Counsel for Defendants, Joseph DeSerra, M.D. and Northeastern Surgical Specialists

Eugene P. Feeney, Esquire, Noah E. Katz, Esquire, Counsel for Joseph Berardelli PA-C

SUMMARY OF OPINION:

Plaintiff filed this malpractice action alleging a failure to timely and correctly diagnose and treat her abdominal complaints, thereby causing her to develop a perforated colon from diverticulitis and to undergo surgical repair. Recognizing the need for supporting expert testimony, plaintiff's counsel filed certificates of merit pursuant to Pa.R.C.P. 1042.3(a) attesting that appropriate experts had provided written statements that defendants' care fell outside acceptable professional standards and was a cause in bringing about plaintiff's harm. After plaintiff's attorneys later withdrew their appearance and plaintiff thereafter failed to produce any expert report by the court-imposed deadline, defendants filed motions for summary judgment.

Except in cases of obvious malpractice where a lay juror could recognize negligence just as well as any expert, a plaintiff must present expert testimony to establish the standard of care, the deviation from that standard, medical causation, and the extent of the harm. If plaintiff fails to produce such expert medical opinion following the completion of discovery and the expiration of the deadline for the production of experts reports, plaintiff is unable to establish a *prima facie* case of malpractice and a moving defendant is entitled to summary judgment. The allegations of plaintiff's complaint, the contents of her certificates of merit, and the parties' submissions clearly demonstrated that expert testimony was necessary to support plaintiff's allegations against defendants. Since plaintiff had not produced any expert report, nor had she opposed defendants' motions for summary judgments, those motions were granted based upon plaintiffs failure to establish a *prima facie* case of malpractice liability.

JUDICIAL OPINION

CASE NAME AND NUMBER: Yannuzzi v. Abington Heights School District, 2019 WL 1494778 (Lacka. Co. 2019)

DATE OF DECISION: April 3, 2019

JUDGE: Terrence R. Nealon

ATTORNEYS INVOLVED:

Edward Seglias, Esquire, Robert J. O'Brien, Esquire, Counsel for Plaintiff

Ryan P. Campbell, Esquire, Counsel for Defendant

SUMMARY OF OPINION:

A contractor sued a school district after the district removed the contractor from an indoor pool construction project and had the contracted work completed by another contractor pursuant to the surety performance bond. In response, the school district filed a counterclaim against the contractor seeking damages for breach of contract, negligence, misrepresentation, and violations of the Unfair Trade Practices and Consumer Protection Law (UTP/CPL). The contractor filed preliminary objections demurring to (1) the district's claims for consequential damages based upon the limitation of liability clause in the parties' contract, (2) the UTP/CPL claims for allegedly failing to state a claim for common law fraud, and (3) the negligence and misrepresentation claims due to the gist of the action doctrine and the economic loss doctrine. The contractor also challenged the factual specificity of the district's misrepresentation claim.

With the exception of the district's claims for pool rental expenses, student athlete transportation costs, and the loss of classroom space, the district's remaining claims for damages were not precluded by the contractual limitation of liability provision. Section 201-2(4)(xxi) of the UTP/CPL did not obligate the district to plead or prove common law fraud, and even if such a requirement existed, the district had stated a cognizable claim for fraudulent misrepresentation and concealment. Since the district's negligence claims were based upon the contractor's alleged breach of the duty of reasonable workmanship, which duty is implied by law and exists independently of any executory promise in the contract, those claims were not barred by the gist of the action doctrine or the economic loss doctrine. Furthermore, inasmuch as the district had asserted fraud in the inducement, which implicated the societal duty not to affirmatively mislead or advise without factual basis, its misrepresentation claim was not foreclosed by the gist of the action doctrine. Additionally, the district's misrepresentation claims was averred with sufficient particularity so as to permit the contractor to prepare a defense. Accordingly, the contractor's demurrer was sustained as to the district's claims for pool rental expenses, student athlete transportation costs, and the loss of use of classroom space, but in all other respects, the preliminary objections were overruled.

ESTATES

Esquire, COLBERT & GREBAS, P.C., 210 Montage Mountain Road – Suite A, Moosic, PA 18507.

First Notice

ESTATE OF WARREN DEAN BABCOCK, DECEASED, aka W. Dean Babcock, late of Moosic, Lackawanna County, Pennsylvania, (died April 21, 2012). Letters Testamentary 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.

NOTICE IS HEREBY GIVEN that Letters of Testamentary have been granted to Mary Kay Jones, Executrix of the **ESTATE OF LISA ANN KUTRA a/k/a LISA KUTRA**, deceased, late of the City of Scranton, County of Lackawanna and the Commonwealth of Pennsylvania who died on the 25th day of March, 2019. Said Letters being filed with the Register of Wills of Lackawanna County, No. 3519-00471. All persons indebted to said estate are requested to make payment and those having claims or demands are to present the same without delay to the Executrix above named in care of: James T. Lesho, Esquire, 121 South Main Street, Pittston, PA 18640.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF WILLARD J. LEWIS**, of Moosic, Lackawanna County, Pennsylvania, 18507. 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, Jeffrey Lewis, or John P. Sanderson, III, Attorney for the Estate – Sanderson Building, One Terrace Drive, Olyphant, Pennsylvania 18447.

NOTICE is hereby given that Letters Testamentary have been given in the **ESTATE OF BARBARA LEE MAIMAN, A/K/A BARBARA MAIMAN**, late of Clarks Summit, Lackawanna County, Pennsylvania, who died April 19, 2019. 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 Executor, Earle J. Maiman, and his attorneys, Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704.

ESTATE OF SYLVIO A. MELE, DECEASED, late of Old Forge, Lackawanna County, Pennsylvania, (died March 24, 2019). Letters Testamentary 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.

IN RE: **ESTATE OF GRACE S. ORAVEC**, late of Jessup, Pennsylvania, died April 12, 2019. Notice is hereby given that Letters Testamentary, on the above listed Estate to Christine Toth and Daniel Cherney. All persons indebted to the said Estate are required to make payment and those having claims to present the same without delay to the Executors named above or to Theresa J. Malski-Pezak, Esquire, 907 Church Street, Jessup, Pennsylvania 18434, Attorney for the Estate.

NOTICE IS HEREBY GIVEN that Letters Testamentary in the **ESTATE OF ANN MARIE WANYO**, (date of death: March 13, 2019) late of the Borough of Moosic, 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: ALBERT J. WANYO, CO-EXECUTOR, LORI A. BRADLEY, CO-EXECUTOR, KEVIN R. GREBAS,

Second Notice

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted in the **ESTATE OF WILLIAM J. GERMEK**, Deceased, late of Dickson City, PA who died on March 23, 2019, to Theresa Germek. 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 Administratrix, Theresa Germek, 219 Main Street, Dickson City, PA 18519, or to Michael J. Krushinski, Esquire, Attorney for the Estate at 418 Main Street, Dickson City, PA 18519.

ESTATE OF EDWARD W. KEEN, SR. A/K/A EDWARD W. KEEN, DECEASED, late of 2111 Wayne Avenue, Scranton, PA 18508, (Died March 17, 2019) Robert Keen and Jeanine Zielinski, Co-Executors; Dante A. Cancelli, Suite 401, 400 Spruce Street, Scranton, Pennsylvania 18503, Attorney.

RE: **ESTATE OF MARY JANE LUCAS**, late of Scranton, Lackawanna County, Pennsylvania. Letters Testamentary having been granted, creditors shall make demand and debtors shall make payment to James Lucas, Executor, or to David K. Brown, Esquire of Kredler Brooks Hailstone LLP, 220 Penn Avenue, Suite 200, Scranton, Pennsylvania 18503.

ESTATE OF BARBARA A. OLENICK, late of Archbald Borough, Pennsylvania (died February 14, 2019). Notice is hereby given that Letters of Administration on the above Estate have been granted to Bernard P. Olenick, Jr., of Throop, PA and Christopher Olenick, of Peckville, PA and Michael S. Olenick, of Peckville, PA. All persons indebted to the said estate are required to make payment and those having claims to present the same without delay to the Personal Representatives named herein, or to Nicholas D. Tellie, Esquire, Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

ESTATE OF SARAH E. REED a/k/a SARAH ELENORA REED, Deceased. Late of Jefferson Twp., Lackawanna County, PA. D.O.D. 1/20/19. Letters Testamentary on the above Estate have been granted to the undersigned, who request 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 payment without delay to Cheryl M. DiCiccio, Executrix, c/o C. Thomas Work, Esq., P.O. Box 679, Reading, PA 19603. Or to her Atty.: C. Thomas Work, Stevens & Lee, P.O. Box 679, Reading, PA 19603.

In re: **ESTATE OF LESTER F. ROGERS a/k/a LESTER ROGERS**, late of Jessup, Pennsylvania, D.O.D. 03/23/2019. Letters 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 Barbara R. Coyne, Personal Representative, or to Joseph S. Toczydlowski, Jr., Esquire of the Toczydlowski Law Office, 392 North Main Street, Archbald, PA 18403.

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RE: **ESTATE OF WILDA J. SHIFFER A/K/A WILDA JEAN MORGAN SHIFFER**, late of Clarks Summit, Pennsylvania (died April 10, 2019). Notice is hereby given that Letters Testamentary for the Estate of Wilda J. Shiffer a/k/a Wilda Jean Morgan Shiffer have been issued to Dennis W. Morgan, 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 23911 60th Avenue East, Graham, WA 98338 or to Robert T. Kelly, Jr., Myers Brier & Kelly, LLP, Attorney for the Estate, 425 Spruce Street, Suite 200, Scranton, PA 18503.

ESTATE OF DOROTHY SHORTEN, late of Scranton, Pennsylvania, (died October 21, 2018). Letters of Administration have been granted to Mary Ellen Conaboy, Administrator 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 Administrator named herein or to the attorney for the Estate at: Edwin A. Abrahamson, Jr., 1006 Pittston Avenue, Scranton, PA 18505.

RE: **ESTATE OF ANN M. STRASBURGER**, late of Scranton, Lackawanna County, and State of Pennsylvania, deceased, who died on the 30th day of October, 2018. Letters of 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 without delay to the Executrix, Frances Strasburger Ross, 413 So. Main Avenue, Scranton, PA 18504, or to Mattes & Mattes, P.C., 324 N. Washington Ave., Scranton, PA 18503.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF THOMAS R. TRATTHEN, JR.**, deceased, of the Borough of Olyphant, Lackawanna County, who died on January 20, 2019. 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 Executrix, Lisa Tratthen, in care of Christine M. Troitini, Esquire, 49 South Main Street, Suite 105, Pittston, PA 18640.

Third Notice

ESTATE OF RAYMOND E. ALTENBURGER, late of Scranton, Lackawanna County, Pennsylvania, (died January 1, 2019). Notice is hereby given that Letters of Administration of the estate have been issued to Raymond E. Altenburger, Jr., Administrator of the Estate. **MARIANNE M. STIVALA, ESQUIRE, BRIAN J. CALI & ASSOCIATES**, 103 EAST DRINKER STREET, DUNMORE, PENNSYLVANIA 18512.

RE: **ESTATE OF LILLIAN C. ANTOGNOLI**, late of Peckville, Pennsylvania (died March 19, 2019). Notice is hereby given that Letters Testamentary for the Estate of Lillian C. Antognoli have been issued to William J. Antognoli, M.D. and John A. Antognoli, Ed.D., Executors 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 Executors at 613 Main Street, Peckville, PA 18452 or to Robert T. Kelly, Jr., Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Spruce Street, Suite 200, Scranton, PA 18503.

ESTATE OF CHESTER BRZOSTEK, late of Dalton, PA died December 13, 2017, Executrix Judith Brzostek, Terrence V. Gallagher Attorney for the Estate, 416 Jefferson Avenue,

Scranton, PA 18510. Notice is hereby given that Letters Administration C.T.A have been granted. All persons indebted to the said estate are required to make payment, and those having claims or demands are to present the same without delay to the Executor's name.

RE: **ESTATE OF FORREST COMPTON, also known as FORREST C. COMPTON**, late of Jefferson Township, PA, who died March 3, 2019. 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: Robert Neil Compton, Executor, or Daniel L. Penetar, Jr., Esquire, 116 North Washington Avenue, Suite 2A, Scranton, PA 18503.

NOTICE IS HEREBY GIVEN that Letters Testamentary in the **ESTATE OF LOUIS DAROCY**, (date of death: March 19, 2019) late of the City of Scranton, 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: KEVIN R. GREBAS, EXECUTOR, BRENDA D. COLBERT, Esquire, COLBERT & GREBAS, P.C., 210 Montage Mountain Road – Suite A, Moosic, PA 18507.

ESTATE OF JERRY FOLEY A/K/A JEREMIAH J. FOLEY, JR., late of the City of Scranton, PA died March 8, 2019, Administratrix Jill Foley Kranson, Terrence V. Gallagher Attorney for the Estate, 416 Jefferson Avenue, Scranton, PA 18510. Notice is hereby given that Letters Administration have been granted. All persons indebted to the said estate are required to make payment, and those having claims or demands are to present the same without delay to the Administratrix's name.

ESTATE OF THOMAS M. GOOD, late of Scranton, PA (died May 3, 2018). Letters of Administration having been granted to Mary Good. All persons knowing themselves to be indebted to said Estate will make payment immediately, and those having claims will present them for settlement to Mary Good, Administratrix, or to Tullio DeLuca, Attorney for the Estate, 381 N. 9th Avenue, Scranton, PA 18504.

ESTATE OF JOSEPH DAVID HOSIE; Late of Archbald, PA; Died December 15, 2018; Executrix; Maryellen Hosie, 610 Main Street, Archbald, PA 18403.

Notice is hereby given that Letters Administration have been granted to Timothy Higgins in the **ESTATE OF MICHELE HIGGINS**, late of Moosic, Pennsylvania, who died on March 2, 2019. 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 Timothy Higgins, Administrator c/o John P. Finnerty, Esquire, 75 Glenmaura National Boulevard, Moosic, Pennsylvania 18507.

RE: **ESTATE OF TERESA C. MCDONALD**, late of South Abington Township, PA, who died March 8, 2019. 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: John A. McDonald, Executor, or Daniel L. Penetar, Jr., Esquire, 116 North Washington Avenue, Suite 2A, Scranton, PA 18503.

In Re: **BRIAN MIGNANO**, late of Thornhurst Township, Lackawanna County, Pennsylvania (Died February 28, 2019). Letters of Administration on the above estate having been granted to Brenda Mignano, all persons indebted to said estate are required to make payment, and those having claims

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to present the same without delay to the Administratrix Brenda Mignano, 66 Country Club Drive, Gouldsboro, PA 18424, or to Christopher P. Arnone, Esquire, 103 Stonefield Drive, Jefferson Township, PA 18436.

ESTATE OF NORMA A. SABOL, late of West Abington Township, Lackawanna County, Pennsylvania, (died November 14, 2018) Letters Testamentary to Kimberly Button; Edmund J. Scacchitti, Esq., Attorney, 400 Spruce Street, Suite 402, Scranton, Pennsylvania, 18503.

RE: **ESTATE OF HELEN SINGER**, late of Peckville, Pennsylvania. Letters of Testamentary in the above estate having been granted, creditors shall make demand and debtors shall make payment to David T. Williams, 13406 Fieldstone Way, Gainesville, VA 20155, Executor, or to James W. Reid, Esquire, Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, PO Box 240, Clarks Summit, PA 18411.

ESTATE OF GEORGE WEINBERG, DECEASED, late of Scranton, Lackawanna County, Pennsylvania, (died September 16, 2018). Letters Testamentary 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.

FICTITIOUS NAME

NOTICE IS HEREBY GIVEN, pursuant to the provisions of the Fictitious Name Act, Act 1982-295, that application has been made by Steven Edward Kniolek, 111 George Street, Throop, PA 18512 to the Secretary of the Commonwealth, in Harrisburg, on or about April 25, 2019, for a certificate to carry on business in Lackawanna County, PA under the FICTITIOUS NAME of "**Donkey Lawn**" with an address of 111 George Street, Throop, PA 18512.

t1-5/3

CHANGE OF NAME

Notice is hereby given that the Petition for a Change of Name was filed in the Court of Common Pleas of Lackawanna County by Quincy Buckley to change his daughters name from MiAjaiah Massey to MiAjaiah Buckley. The Court has fixed May 31, 2019 at 9am as the date and time of the hearing.

t1-5/3

NOTICE

Legal Notice

NOTICE is hereby given that on April 3, 2019 the Petition for Approval of the Sale of Real Property was filed with the Court of Common Pleas of Lackawanna County by the Carbondale Area School District. The Carbondale Area School District is seeking approval to sell district properties on Farview Street, Carbondale, Pennsylvania, known as 31 Farview Street (Map No. 04513-010-036), 35 Farview Street (Map No. 04513-010-037), and a portion of 7 School and Farview Street (Map No. 04513-010-034) to Cassidy Miller at a purchase price of \$210,000.00. The Court has fixed May 31, 2019 at 10:00 a.m. as the date and time of the hearing. The hearing will be held at the Lackawanna County Courthouse, 200 North Washington Avenue, Scranton, Pennsylvania, 18503 in Courtroom No. 6 before the Honorable Thomas Munley, Judge of the Court of Common Pleas.

John J. Lawler, Esquire
Solicitor, Carbondale Area School District
T2- 5/10

NOTICE

CIVIL ACTION

COURT OF COMMON PLEAS

LACKAWANNA COUNTY, PA

CIVIL ACTION-LAW

NO. 2018-05215

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

REVERSE MORTGAGE SOLUTIONS INC.,

Plaintiff

v.

JAMES ANTONIK, IN HIS CAPACITY AS HEIR OF MARY

ANN ANTONIK, DECEASED; et al,

Defendants

To: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARY ANN ANTONIK, DECEASED, Defendant(s), 204 OLYPHANT COURT, OLYPHANT, PA 18447

COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, REVERSE MORTGAGE SOLUTIONS INC., has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of LACKAWANNA County, PA docketed to No. 2018-05215, seeking to foreclose the mortgage secured on your property located, 204 OLYPHANT COURT, OLYPHANT, PA 18447.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you, and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

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

LAWYERS REFERRAL SERVICE

Northeastern Pennsylvania Legal Services

33 N. Main Street

Suite 200

Pittston, PA 18640

570-299-4100

RAS CITRON, LLC

ATTORNEYS FOR PLAINTIFF

Jenine Davey, Esq. ID No. 87077

133 Gaither Drive, Suite F

Mt. Laurel, NJ 08054

855-225-6906. t1-5/3

LACKAWANNA JURIST

NOTICE **NOTICE TO PLEAD**

NOTICE TO: GREAT EASTERN FINANCIAL SERVICES, INC.
1010 Albright Avenue
Scranton, PA 18508

TAKE NOTICE THAT HILDA GRAY, CHARLES WHITE, AND JANE WHITE, J/T/W/R/S have filed an Action to Quiet Title in the Court of Common Pleas of Lackawanna County (No.19-CV-2178) as to the above number, averring that they are entitled to clear title to the subject premises and to strike any purported lien you claim to the property. Plaintiffs request an Order declaring the Plaintiffs to be the legal and equitable owner of the property and striking a lien from 1994 that should have been marked Satisfied as well ordering the Recorder of Deeds to record an Order awarding fee simple title to plaintiff and striking your purported lien. You are hereby notified to file an Answer within twenty (20) days following the date of this publication. If you fail to do so, final judgement may be entered against you, as prayed for in the Complaint.

If you wish to defend, you must enter a written appearance personally or by an attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you. You should take this notice to your lawyer at once. If you do not have a lawyer or cannot afford one, telephone the office set forth below to find out where you can get legal help.

Northern Pennsylvania Legal
P.O. Box 186
Harrisburg, PA 17108-0185
Telephone: (717) 253-1031

Lawyer Referral Services
Lackawanna Bar Association
233 Penn Avenue
Scranton, PA 18503
(570) 969-9600

Harry T. Coleman, Esquire
41 N. Main Street
Carbondale, PA 18407
(570)282-7440
Attorney for the Plaintiff
T1-5/3