

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, **JUNE 10, 2022** 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. 2019-3277 ARGOLICA, LLC vs. JASON HURLEY and KRISTEN M. PREVISH AKA KRISTIN M. PREVISH, owner(s) of property situate in Borough of Dunmore, Lackawanna County, PA. Being: 169 East Pine Street, Dunmore, PA 18512
Assessment Map #: 14615060024
Assessed Value Figure: \$6,500.00
Improvements thereon:
A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$80,544.78

SALE 2

By virtue of a Writ of Execution filed to No. 18-CV-771, Citizens Savings Bank vs. Linda A. McHale, a/k/a Linda McHale, owner of property situate in City of Scranton, Lackawanna County, PA, being 630 East Market Street:
Dimensions: 41 x 140
Property ID #: 135.13-030-010
Assessment Value: \$11,000.00
Improvements thereon:
Single Dwelling
Attorney: David K. Brown, Esq
KREDER BROOKS HAILSTONE LLP
220 Penn Avenue, Suite 200
Scranton, PA 18503
(570)346-7922
Sheriff to collect: \$74,453.82*
*Plus additional interest, costs, escrow advances, late charges, attorneys' fees and other costs through date of payment

SALE 3

By virtue of a Writ of Execution filed to No. 21-CV-1675 WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF JUNIPER MORTGAGE LOAN TRUST A vs. THE UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER TIMOTHY WENTOVICH, DECEASED owner of property situate in the Fell Township, Lackawanna County, PA being 708 Morse Ave., Carbondale, PA 18407
Property ID #: 04507040012
Assessed Value Figure: \$5,300.00
Improvements Thereon:
Residential Property
Attorney: Jill M. Fein, Esquire Hill Wallack, LLP
Sheriff to collect: \$115,118.12 plus interest at the per diem rate of \$12.35 from February 1, 2022 until June 10, 2022
THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN FELL TOWNSHIP, COUNTY OF LACKAWANNA, AND

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COMMONWEALTH OF PA, TO WIT: ALL THAT CERTAIN PARCEL OF LAND IN FELL TOWNSHIP, LACKAWANNA COUNTY, COMMONWEALTH OF PA BEING THE SAME FEE SIMPLE PROPERTY CONVEYED BY DEED WHICH NANCY H. NOTCHICK AND ANDREW J. NOTCHICK BY DEED DATED SEPTEMBER 22, 1998 AND RECORDED OCTOBER 8, 1998 IN THE COUNTY OF LACKAWANNA IN BOOK 1640, PAGE 539 CONVEYED UNTO TIMOTHY WENTOVICH.

SALE 4

BY VIRTUE OF A WRIT OF EXECUTION, COMMUNITY BANK, N.A., DOCKET No. 21-CV-2673
JEFFREY MURPHY and JACQUELINE MURPHY are the owners of property situate in the Borough of Moosic, County of Lackawanna, Commonwealth of PA,
Being 633 Minooka Ave, Moosic, PA 18507
Assessment Map #: 18509 010 030
Assessed Value Figure: 11,000
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: \$88,738.06 (plus costs)

SALE 5

By virtue of a Writ of Execution filed to No. 2011-cv-03348, CitiBank, N.A., as Trustee for WAMU Asset-Backed Certificates, WAMU Series 2007-HE2 Trust v. Sara Stranieri, Owner of property situate in Scranton, Lackawanna County, PA, being 1309-1311 Division Street, Scranton, PA 18504
Dimensions: 0
Property ID #: 145-17-020-056
Assessed Value Figure: \$8,500.00
Improvements thereon:
Residential Dwelling
Atty: Richard J. Nalbandian, Esq.,
Eckert Seamans Cherin & Mellott LLC

Sheriff to collect: \$205,952.78

SALE 6

By virtue of a Writ of Execution filed to No. 21-CV-2672 PA Housing Finance Agency vs. All Heirs of John Andrew Simone, Deceased, Known or Unknown
All Heirs of John Andrew Simone, Deceased, Known or Unknown, owner(s) of property situate in the Borough of Dunmore, Lackawanna County, PA being 111 Allen Street, Dunmore, PA 18512
Dimensions: 45 X 116
Property ID #: 14709-050-015
Assessed Value Figure: \$7,200.00
Improvements thereon:
Residential single dwelling
Attorney: Lois M. Vitti, Esquire
Vitti Law Group, Inc.
663 Fifth Street, Oakmont, PA 15139
412-281-1725
Sheriff to collect: \$105,877.91 plus interest, taxes and costs

SALE 7

By virtue of a Writ of Execution No. 2018-2896 WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I v. BRIAN J. YOUSHOCK owner(s) of property situate in the BOROUGH OF DICKSON CITY, LACKAWANNA County, PA, being 811 LINK STREET A/K/A 811 LIND STREET L4, DICKSON CITY, PA 18519-1228
Tax ID #: 114-09-010-018
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$149,726.79
Attorneys for Plaintiff
Brock & Scott, PLLC

SALE 8

By virtue of a Writ of Execution No. 21 CV 4371 AMOS FINANCIAL LLC v. DAVID R SCOPELLITI owner(s) of property situate in the ARCHBALD BOROUGH, LACKAWANNA County, PA being

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214 LAWRENCE ST. ARCHBALD, PA 18403

Tax ID #: 0951704001401

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$39,550.52

Attorneys for Plaintiff

Brock & Scott, PLLC

Being: 1513 Swetland Street, Scranton, PA 18504

Assessment Map #: 14514010049

Assessed Value Figure: \$7,600.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$100,078.36

SALE 9

By virtue of a Writ of Execution filed to No.

2019-6008 QUICKEN LOANS INC. vs.

DEBORAH CRAVATH and MICHAEL

CRAVATH, owner(s) of property situae in

Borough of Throop, Lackawanna County, PA.

Being: 24 Emerald Drive, Throop, PA 18512

Assessment Map #: 1241603000127

Assessed Value Figure: \$31,940.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$284,575.71

SALE 10

By virtue of a Writ of Execution filed to No.

2016-2050 NATIONSTAR MORTGAGE LLC

D/B/A CHAMPION MORTGAGE

COMPANY vs. PAMELA K. JACKSON,

owner(s) of property situate in Township of

Benton, Lackawanna County, PA.

Being: Rr 2 Box 2237 Aka 16204 Sr 407,

Factoryville, PA 18419

Assessment Map #: 0290102000401

Assessed Value Figure: \$20,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$134,040.00

CONTAINING in all 1.37 acres of land, more or less.

SALE 11

By virtue of a Writ of Execution filed to No.

2021-04993 FREEDOM MORTGAGE

CORPORATION vs. HOLLY LISS AKA

HOLLY ANN LISS, owner(s) of property

situae in City of Scranton, Lackawanna

County, PA.

SALE 12

By virtue of a Writ of Execution filed to No.

2021-03716 MidFirst Bank v David S.

McDermott owner(s) of property situate in

Township of Elmhurst, Lackawanna County,

PA being 101 Front Street, AKA 2297 Front

Street, Elmhurst, PA 18416

Dimensions: 165x165x165x170

Property ID #: 18012010007

Assessed Value Figure: \$170,000.00

Improvements thereon:

Single family dwelling

Attorney: Katherine M. Wolf, Esquire; Scott A.

Dietterick, Kimberly J. Hong, Michael E.

Carleton, Meredith H. Wooters, Matthew P.

Curry, Holly N. Wolf, Alyk L. Oflazian and

Cristina L. Connor

Sheriff to collect: \$192,364.00

SALE 13

By virtue of a Writ of Execution filed to No.

15-1157 Bank of NY Mellon vs Sara & John

Stranieri, III, owner(s) of property situae in

Scranton. 811-813 W. Elm St. Scranton, PA

18504 Lackawanna County, PA being 811-813

W. Elm St. Scranton, PA 18504

Dimensions:

Property ID #: 15610040062

Assessed Value figure:

Improvements thereon:

Atty: Pincus Law Group, PLLC

Sheriff to collect: \$196,517.85

SALE 14

By virtue of a Writ of Execution filed to No. 20

CV 3888, ITDRP, LLC v. Duane Griffiths a/k/a

D. Griffiths and Christine Kuchwara, owner of

property situae in the Archbald, Lackawanna

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COUNTY, PA being 541 1st Street, Archbald
a/k/a Eynon, PA 18403.
Front: 60 Depth: 150
Property ID #: 09414030008
Assessed Value Figure: \$13,000.00
Improvements Thereon:
Residential Single Dwelling
Attorney: Edward J. McKee, Esq.
Sheriff to Collect: \$74,192.60

SALE 15

By virtue of a Writ of Execution filed to No.
2019-05876 NATIONSTAR MORTGAGE
LLC D/B/A MR. COOPER vs. MADELYN
BENDER Solely in Her Capacity as Heir of
Helen R. Mushinski Deceased and MARIA
MUSHINSKI Solely in Her Capacity as Heir of
Helen R. Mushinski Deceased, owner(s) of
property situate in City of Scranton,
Lackawanna County, PA.

Being: 1175 West Elm Street, Scranton, PA
18504

Assessment Map #: 15609050003
Assessed Value Figure: \$8,000.00
Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.
Sheriff to collect: \$54,185.91

Being Lot Number twenty four (24) in square or
block number five hundred and fifteen (515),
(City Assessment Block No. 52) and situate on
Street called and known as West Elm Street
upon a plot entitled the "Fairview Park Land
Company's Addition to the City of Scranton,
recorded in the Recorder of Deeds Office,
Lackawanna County, PA, said lot being forty
(40) feet in front and forty (40) feet in rear, and
one hundred and twenty nine (129) feet in
depth, extending to an alley in the rear of said
lot, together with the improvements thereon.
Subject to the exceptions and reservations
contained in prior deeds in the chain of title.

SALE 16

By virtue of a Writ of Execution filed to No. 17
CV 6296 Lakeview Loan Servicing, LLC vs.
Heather Shaffer owner of property situate in

Borough of Moscow, LACKAWANNA
COUNTY, PA BEING 210 Market Street,
Moscow, PA 18444

DWELLING KNOWN AS: 210 MARKET
STREET, MOSCOW, PA 18444.

TAX PARCEL #: 198.02-050-014.01

Title to said premises is vested in Heather
Shaffer by deed from Stacy Mason,
Administratrix of the Estate of William John
Mason, Sr., also known as William J. Mason,
Sr. dated October 28, 2014 and recorded
November 7, 2014 in Instrument Number
201417499.

Assessment Map #: 198.02-050-014.01

Assessed Value figure: \$7,000.00

Improvements thereon:

Residential Dwelling

Attorney: McCabe, Weisberg & Conway, LLC
Sheriff to collect: \$90,107.53

SALE 17

U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS INDIVIDUAL
CAPACITY BUT SOLELY AS OWNER
TRUSTEE FOR LEGACY MORTGAGE
ASSET TRUST 2020-GS3 P.O. Box 10826-
0826 Greenville, SC 29630-0826 v. ROBERT
P. KOVALESKI and NANCY L. KOVALESKI
COURT OF COMMON PLEAS OF
LACKAWANNA COUNTY NO. 20-CV-4265
CIVIL ACTION – MORTGAGE
FORECLOSURE

By virtue of a Writ of Execution to Case #:
20CV-4235

Issued to Plaintiff: U.S. Bank Trust National
Association, Not in Its Individual Capacity but
Solely as Owner Trustee for Legacy Mortgage
Asset Trust 2020-GS3

Property being known as: 816 Woodmere
Avenue, Dickson City, PA 18519

Parcel ID #: 114.05-060-011

Seized and taken in execution as the Property of
Joseph Catania

Judgment: \$150,596.71

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SALE 18

By virtue of a Writ of Execution filed to No. 16 CV 5490 LAKEVIEW LOAN SERVICING, LLC vs. DOMINICK TALARICO A/K/A DOMINICK JOSEPH TALARICO, owner(s) of property situate in City of Scranton, Lackawanna County, PA.
Being: 128 Hennessy Court, Scranton, PA 18504

Assessment Map #: 14518030027
Assessed Value Figure: \$9,000.00
Improvements thereon:
A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$74,923.42

Beginning at a point, being the westerly corner of land late of Carlucci; thence extending along line of lands of said Carlucci southeasterly one hundred thirty-five (135) feet, more or less, to line of lands late of T. Cavanaugh; thence southwesterly along line of said Vavanaugh's land thirty-four and seven-tenths (34.7) feet, more or less, to a corner in line of lands, now or late, of the Co-Operative Association of Hyde Park No. 1; thence northerly along line of lands of said Association one hundred twenty-eight (128) feet, more or less, to said Hennessy Court, and thence northeasterly along said Hennessy Court forty and five-tenths (40.5) feet to the place of beginning.

SALE 19

By virtue of a Writ of Execution No. 2019-CV-06490 U.S. BANK NATIONAL ASSOCIATION v. LAURA HORVATH-KELLER; MICHAEL D. KELLER owner(s) of property situate in the BOROUGH OF THROOP, LACKAWANNA County, PA, being 208 CHARLES ST. THROOP, PA 18512
Tax ID #: 12420-020-002
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$174,613.43
Attorneys for Plaintiff
Brock & Scott, PLLC

SALE 20

By virtue of a Writ of Execution No. 21 CV 4176 FREEDOM MORTGAGE CORPORATION v. BARBARA A. MACKIE owner(s) of property situate in the SCOTT TOWNSHIP, LACKAWANNA County, PA being 34 JOES LANE, SCOTT TOWNSHIP, PA 18433
Tax ID #: 0720102000825
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$99,338.75
Attorneys for Plaintiff
Brock & Scott, PLLC

SALE 21

By virtue of a Writ of Execution filed to No. 18-CV-1241 First National Bank, et.al. vs. Fredrick J. Mancuso, a/k/a Frederick J. Mancuso. Fredrick J. Mancuso, a/k/a Frederick J. Mancuso, owner(s) of property situate in Township of Fell, Lackawanna County, PA being RR1 Box 1382, Carbondale, PA 18407
Dimensions: 1.9783 acres
Assessment Map #: 03404-020-008.03
Assessed Value figure: \$25,000.00
Improvements thereon:
A single family dwelling
Attorney: Kristine M. Anthon
Sheriff to collect: \$355,220.60

SALE 22

By virtue of a Writ of Execution filed to No. 2018-02176 PNC Bank, National Association vs All Unknown Heirs of Mary B. Boyko a/k/a Mary B. Lapi, owner(s) of property situate in South Abington Township Lackawanna County, PA being 301 Maggies Road, South Abington Township, PA 18411
Dimensions: .66 acres
Property ID #: 08102060028
Assessed Value figure: \$282,620.00
Improvements thereon:
Residential Single Dwelling
Attorney: Tucker Arensberg, P.C.
Sheriff to collect: \$

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SALE 23

BY VIRTUE of a Writ of Execution filed to No. 2014-05010 Plaintiff: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PA HOUSING FINANCE AGENCY Vs. Defendant(s): MELANIE A. ETTEL AND CHARLES J. ETTEL, IV Real Estate: 16 Victoria Circle, Lake Ariel, PA 18436 Municipality: Township of Jefferson Lackawanna County, PA Dimensions: 125x214x125x219 Lot A10 Lake Loretta Development See Deed Book/Page: Instrument #: 200434481 Assessment Map: 1400101000210 Assessed Value: \$20,300 Improvements thereon: A residential dwelling house Attorney: Leon P. Haller, Esquire Purcell, Krug & Haller Sheriff to collect: \$164,544.40 (Total amount of Judgment)*
*With costs, interest, late charges and taxes, etc. as may accrue

SALE 24

By virtue of a Writ of Execution filed to No. 2019-03085 JPMorgan Chase Bank, National Association vs. Gretchen A. Rood, owner(s) of property situated in Borough of Jermyn Lackawanna County, PA being 508 Washington Avenue, Jermyn 18433 Dimensions: 50X255X40X95X26X140 Assessment Map #: 0731608001700 Assessed Value figure: \$14,500.00 Improvements thereon: A residential dwelling Attorney: Christopher A. DeNardo, Esquire Sheriff to Collect: \$122,180.03

SALE 25

By virtue of a Writ of Execution filed to No. 21-CV-1825 CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR NEW RESIDENTIAL MORTGAGE LOAN TRUST

2018-3 vs. PAUL BOBERSKY owner of property situate in the City of Scranton, Lackawanna County, PA being 1252 Philo Street, Scranton, PA 18508 Property ID #: 13415030036 Assessed Value Figure: \$5,500.00 Improvements Thereon: Residential Property Attorney: Jill M. Fein, Esquire Hill Wallack, LLP Sheriff to collect: \$106,388.96 plus interest at the per diem rate of \$6.86 from December 18, 2021 until June 10, 2022 THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE CITY OF SCRANTON, COUNTY OF LACKAWANNA, AND COMMONWEALTH OF PA, 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 PAUL BOBERSKY AND LEANNE BOBERSKY BY DEED DATED JULY 19, 2011 AND RECORDED AUGUST 26, 2013 IN THE COUNTY OF LACKAWANNA IN INSTRUMENT NO. 201318047 CONVEYED UNTO PAUL BOBERSKY.

SALE 26

By virtue of a Writ of Execution file to No. 2021-03989, HSBC Bank USA, N.A. et. al. vs. Megan Gilman et. al., owners of property situate in City of Scranton, Lackawanna County, PA, being 1017 Quincy Avenue, Scranton, PA 18510 Dimensions: 40X160 Property ID #: 14614050020 Assessed Value Figure: \$11,450.00 Improvements thereon: Residential Single Dwelling Attorney: Patrick J Wesner/Parker McCay PA Sheriff to collect: \$69,742.02

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SALE 27

By virtue of a Writ of Execution filed to No. 2019-6194
AMERIHOM MORTGAGE COMPANY,
LLC vs. DAWN SLATER and SCOTT
SLATER, owner(s) of property situate in
Township of Jefferson, Lackawanna County,
PA. Being: 436 Cortez Road, Jefferson
Township, PA 18436
Assessment Map #: 15003-020-034 and 15004-
010-037
Assessed Value Figure: \$10,000.00
Improvements thereon:
A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$122,955.98

SALE 28

By virtue of a Writ of Execution filed to No. 2018-CV-1871 PENTAGON FEDERAL CREDIT UNION vs. SUZANNE M. MURRAY-SMITH situate in Madison Township, PA being 52 Chipmunk Lane, L4, Madison Township, PA
Dimensions: 1.004 acres
Assessment Map #: 20702.010.001
Assessed Value figure: \$18,600.00
Improvements thereon:
SINGLE FAMILY RESIDENCE
Attorney: John R. O'Brien, Oliver, Price & Rhodes
Sheriff to Collect: \$113,399.69

SALE 29

By virtue of a Writ of Execution filed to No. 2022-cv-387, THE FIDELITY DISCOUNT AND DEPOSIT BANK vs Christopher Jones, owner(s) property situate in Scranton, Lackawanna County, PA being 406 Jefferson Avenue, Scranton, PA 18509
PARCEL I
All that certain piece or parcel of land situate, lying and being in the City of Scranton, Lackawanna County, PA described as follows:
The following described lot of land situate in the City of Scranton aforesaid, same being contiguous portions of Lots Numbered Fourteen

(14) and Fifteen (15) in Square or Block Numbered One hundred Eight (108) upon the Town Plot of Scranton thirty (30') feet of Lot Fourteen (14) and twenty-five (25') feet of Lot Fifteen (15) together being fifty-five (55') feet in the rear and one hundred fifty (150') feet in depth, the measurement of the depth being ten (10') feet inside the sidewalk. The party of the second part having the right to enclose, use and occupy ten (10') feet in front of said land for cellarway, porch, portico, bay window of shrubbery but not the right to erect any building thereon.

TAX MAP #: 156.28-020-014
Assessment Map #: 156.28-020-014
Assessed Value figure: \$26,000.00
Improvements thereon:
Residential Single Dwelling
Sheriff to collect: \$147,091.23
Attorney: Vincent S. Cimini, Esq
538 Spruce Street, Ste 800
Scranton, PA 18503
(570)346-0745
(570)346-0776 (f)

SALE 30

By virtue of a Writ of Execution filed to No. 2021-04503 ATLANTICA, LLC vs. MARITA ELLEN GORDON, owner(s) of property situate in Borough of Jermyn, Lackawanna County, PA. Being: 146 Buttonwood Street, Jessup, PA 18434
Assessment Map #: 10418010033
Assessed Value Figure: \$7,000.00
Improvements thereon:
A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$68,163.89

SALE 31

By virtue of a Writ of Execution filed to No. 4961-CV-2021 Wayne Bank, successor by merger with North Penn Bank vs. Thomas M. Jones and Linda S. Jones aka Linda F. Jones, owner(s) of property situate in City of Scranton, Lackawanna County, PA being (1) 2008 Price

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Street aka R 2008 Price Street (2) 2001 Price Street

Dimensions:

(1) 25x150x50x75x20 29x5x47

(2) 50x95

Property ID #: (1) 14509010038

(2) 14513010020

Assessed Value figure: (1) 3048 (2) 6857

Improvements thereon:

(1) Residential Single Dwelling

(2) Residential Multi Dwelling

Attorney: John J. Martin, Esquire

Sheriff to collect: \$53,388.45

SALE 32

By virtue of a Writ of Execution filed to No. 2022-cv-386, THE FIDELITY DISCOUNT AND DEPOSIT BANK vs Christopher Jones, owner(s) of property situate in Scranton, Lackawanna County, PA being 1900 North Washington Avenue, Scranton, PA 18509
PARCEL I

All that certain piece of land situate, lying and being in the City of Scranton, Lackawanna County and State of Pennsylvania, described as follows:

BEGINNING at the intersection of the Southeasterly side of North Washington Avenue with the Northeasterly side of Evelyn Street, distant twenty (20) feet in a Northeasterly direction from line of lands of The PA Oral School for the Deaf and distant two hundred six (206) feet Southwesterly from the intersection of the Southeasterly side of North Washington Avenue and Southwesterly side of Richmond Street; thence in a Southeasterly direction along the Northeasterly side of Evelyn Street, parallel with and distant twenty (20) feet Northeasterly from the line of lands of The PA Oral School for the Deaf a distance of one hundred twenty-five (125) feet to a corner of lands now or formerly of John D. Woodland and Mary G. Woodland, his wife, formerly the Northwesterly side of an alley later abandoned; thence in a Northeasterly direction along the line of said lands a distance of forty (40) feet to a corner; thence in a Northwesterly

direction parallel with the Northeasterly side of Evelyn Street a distance of one hundred twenty-five feet (125) to a corner in the Southeasterly side of North Washington Avenue; and thence in a Southwesterly direction along North Washing Avenue a distance of forty (40) feet to the place of beginning.

SAID premise are designated as Lot Number 1 on the Map of the Addition to the Tambly & Rymer Plot by E.S. Peck, recorded in Map Book 3, at Page 49 in the Office of the Recorder of Deeds of Lackawanna County.

Being the same premises conveyed by Joseph F. Hennessey, M.D. to Thomas M. McGrath, by deed dated February 10, 1994 and recorded in the office of the Recorder of Deeds in and for Lackawanna County in Deed Book 1461, pages 622-625.

TAX MAP #: 13514-070-001

Assessment Map #: 13514-070-001

Assessed Value figure: \$16,000.00

Improvements thereon:

Residential Single Dwelling

Sheriff to collect: \$82,960.72

Attorney: Vincent S. Cimini, Esq

538 Spruce Street, Ste 800

Scranton, PA 18503

(570)346-0745

(570)346-0776 (f)

SALE 33

By virtue of a Writ of Execution filed to No. 19CV5861 M&TBANK vs. CATHERINE A. ZURASKI and RICHARD G. ZURASKI, owner(s) of property situate in City of Carbondale, Lackawanna County, PA. 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

ALL that certain piece or parcel of land in the Sixth Ward of the City of Carbondale, County of Lackawanna and Commonwealth of PA, bounded and described as follows: to wit:

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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. Reference PIN #:045.10-040-025

SALE 34

By virtue of a Writ of Execution filed to No. 19CV7245 ROCKET MORTGAGE, LLC, F/K/A QUICKEN LOANS, LLC FKA QUICKEN LOANS INC. vs. SHANE P. NICHOLSON, SR Solely in His Capacity as Heir of Harold E. Nicholson Deceased, owner(s) of property situate in Borough of Throop, Lackawanna County, PA. Being: 518 Dunmore Street, Throop, PA 18512
Assessment Map #: 12513050042
Assessed Value Figure: \$6,000.00
Improvements thereon:
A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$63,922.57

All That Certain Lot of Ground in the Borough of Throop Lackawanna County, PA, Known As Lot No. 16 In Block J, Being Fifty (50) Feet in Front on Dunmore Road By one hundred and sixty five (165) feet in Depth, According to a Plan Entitled Price-Pancoast and Throops, Map of Throop

SALE 35

By virtue of a Writ of Execution No. 20-1883 U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of LSP9 Master Participation Trust v John A. Mecca, Linda A. Mecca
Docket #: 2020-01883

Property to be sold is situated in the borough/township of Dunmore, County of Lackawanna and State of PA.

Commonly known as 318 Elizabeth Street, Dunmore, PA 18512

Parcel #: 1461602002601

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

Judgment Amount: \$110,300.02

Attorneys for Plaintiff:

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212)471-5100

Adam Friedman, Esq.

Dated: December 10, 2021

SALE 36

By virtue of a Writ of Execution filed to No. 21-4208 Wells Fargo Bank vs Kevin Frederick, Marie Frederick, owner(s) of property situate in Clarks Summit Lackawanna County, PA being 13024 Lower Maple Drive
Dimensions: 1.08 A
Property ID #: 1200401003205
Assessed Value figure: \$20,000.00
Improvements thereon:
Single Family Dwelling
Attorney: Manley, Deas, Kochalski, LLC
Sheriff to collect: \$274,121.68

SALE 37

By virtue of a Writ of Execution filed to No. 20CV1361, U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT v. Thomas Carl Conroy, 1216 Beech Street, Scranton, PA 18505, owner of property situate in City of Scranton, Lackawanna County, PA, being known as 1216 Beech Street, Scranton, PA 18505.

Property ID #: 16809020013

Assessed Value Figure: \$0.00

Improvements thereon:

Single Family Residence

Attorney: Richard M. Squire & Associates, LLC

Sheriff to collect: \$2,000.00

LACKAWANNA JURIST

SALE 38

By virtue of a Writ of Execution filed to No. 19 Civil 6878, Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2018-2 v. Wayne Grzech, owner of property situate in the Borough of Dickson City, Lackawanna County, PA being 1227 Main Street, Dickson City, PA 18519.

Front: 50 ft. Depth: 165 ft.

Property ID #: 11409060023

Assessed Value figure: \$5,000.00

Improvements thereon:

Residential Real Estate

Attorney: Andrew J. Marley, Esq

Sheriff to collect: \$104,217.65

SALE 39

By virtue of a Writ of Execution filed to No. 2021-00034 THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR REGISTERED HOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-19 vs. THE UNKNOWN HEIRS OF PATRICK J. GILLESPIE, DECEASED, owner(s) of property situate in City of Scranton, Lackawanna County, PA. Being: 1722

Dorothy Street, Scranton, PA 18504

Assessment Map #: 13418040002

Assessed Value Figure: \$13,500.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$87,866.36

ALSO the surface or right of soil of the following described lots of land situate on the Northeasterly side of Dorothy Street, and fronting on said Dorothy Street, in the Twenty-first (21) Ward of the City of Scranton, County of Lackawanna and State of Pennsylvania, being known as Lots Numbers Two and Three (2 & 3) in Block or Square "P" upon plot of lots known as "The Tripp Farm Land Company's Plot of Lots", recorded in the Recorder's Office of Lackawanna County in Deed Book 165 page

2. Said lots being each Twenty-five (25) feet in front, same in rear, and One hundred twelve feet in depth, to a Court known as Reuben Court, Fourteen (14) feet wide for public use.

SALE 40

By virtue of a Writ of Execution filed to No. 2020-00211 ROCKET MORTGAGE, LLC, F/K/A QUICKEN LOANS, LLC FKA QUICKEN LOANS INC. vs. RUBEN BARREIRO, owner(s) of property situate in City of Scranton, Lackawanna County, PA. Being: 1125 Ash Street, Scranton, PA 18510
Assessment Map #: 14618010030
Assessed Value Figure: \$8,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$67,739.51

BEING LOT "C" IN ISADORE GOODMAN'S SUBDIVISION OF LOTS THIRTEEN (13) AND FOURTEEN (14) IN SQUARE OR BLOCK NUMBER ONE HUNDRED AND FORTY (140), ACCORDING TO MAP OF LACKAWANNA IRON AND COAL COMPANY OF A PART OF SCRANTON, SAID SUBDIVISION BEING RECORDED IN MAP BOOK NO. 2, AT PAGE 17, IN THE RECORDER'S OFFICE OF LACKAWANNA COUNTY. SAID LOT "C" BEING THIRTY-FIVE (35) FEET IN WIDTH IN FRONT ON ASH STREET, AND EIGHTY (80) FEET IN DEPTH WITH THE PRIVILEGE OF USING TEN (10) FEET IN FRONT OF THE FRONT LINE OF SAID LOT ON ASH STREET FOR YARD, PORCH, PIAZZA, CELLARWAY, AND BAY WINDOW, BUT FOR NO OTHER PURPOSE.

SALE 41

By virtue of a Writ of Execution filed to No. 20CV1084, Rocket Mortgage, LLC v. Unknown Heirs, Personal Representative, and Devises of Jeanette Surridge, deceased and Carolyn Marie Zupon, 308 Kennedy Street, Old Forge, PA 18518, owner of property situate in City of Old Forge, Lackawanna County, PA,

LACKAWANNA JURIST

being known as 308 Kennedy Street, Old Forge,
PA 18518.

Property ID #: 18415020012

Assessed Value Figure: \$6,000.00

Improvements thereon:

Single Family Residence

Attorney: Richard M. Squire & Associates,
LLC

Sheriff to collect: \$2,000.00

SALE 42

By virtue of a Writ of Execution No. 2013-
06775 SANTANDER BANK, N.A. v.

GERALD G. GAWRON, MARCELLA A.

GAWRON A/K/A MARCELLA GAWRON
owner(s) of property situate in the BOROUGH
OF THROOP, LACKAWANNA County, PA,
being 846 ADAMS COURT, THROOP, PA
18512

Tax ID #: 1250301002801

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$370,163.11

Attorneys for Plaintiff

Brock & Scott, PLLC

SALE 43

By virtue of a Writ of Execution No. 2018-
50361 Carbondale Area School District vs.
Nadine Staples. Nadine Staples, owner(s) of
property situate in Carbondale, Lackawanna
County, PA, being: 15 Sand Street

Dimensions: 56X76X34X79X122X19X147

Property ID #: 05509-010-005

Assessed Value Figure: \$8,942.00

Improvements thereon:

RESIDENTIAL PROPERTY

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

Sheriff to Collect: \$5,687.69

SALE 44

By virtue of a Writ of Execution No. 2017-
52100 Abington Heights School District vs.
Timothy D. Rowland, Patricia A. Rowland.
Timothy D. Rowland and Patricia A. Rowland,

owner(s) of property situate in Clarks Summit,
Lackawanna County, PA, being: 618 Sunset
Avenue

Dimensions: 2.20A

Property ID #: 10014-020-01600

Assessed Value Figure: \$32,000.00

Improvements thereon:

RESIDENTIAL PROPERTY

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

Sheriff to Collect: \$8,903.58

SALE 45

By virtue of a Writ of Execution No. 2017-
51726 Carbondale Area School District vs. John
Lasavage, Delores Lasavage. John Lasavage
and Delores Lasavage, owner(s) of property
situate in Carbondale, Lackawanna County, PA,
being: 53 Wayne Street

Dimensions: 112X94X112

Property ID #: 05510-010-002

Assessed Value Figure: \$10,000.00

Improvements thereon:

RESIDENTIAL MULTI DWELLING
PROPERTY

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

Sheriff to Collect: \$4,870.17

SALE 46

By virtue of a Writ of Execution No. 2020-
51369 Abington Heights School District vs.
Silvia C. Delvalle Jurado. Silvia C. Delvalle
Jurado, owner(s) of property situate in Clarks
Green, Lackawanna County, PA, being: 499 N.
Abington Road

Dimensions: 1.08A

Property ID #: 09002-010-00801

Assessed Value Figure: \$42,300.00

Improvements thereon:

RESIDENTIAL PROPERTY

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

Sheriff to Collect: \$10,223.12

LACKAWANNA JURIST

SALE 47

By virtue of a Writ of Execution No. 2019-51900 Abington Heights School District vs. Joseph Dandrea, Mary Ellen Dandrea. Joseph Dandrea and Mary Ellen Dandrea, owner(s) of property situate in Waverly Township, Lackawanna County, PA, being: 100 School Street

Dimensions: .64A

Property ID #: 08001-060-012

Assessed Value Figure: \$36,000.00

Improvements thereon:

RESIDENTIAL PROPERTY

Attorney: ROBERT P. DADAY, Esquire, DAVID D. DUGAN, Esquire, Portnoff Law Associates, Ltd., (866)211-9466
Sheriff to Collect: \$9,909.73

SALE 48

By virtue of a Writ of Execution No. 2014-51838 Abington Heights School District vs. Savana Properties LLC. Savana Properties LLC, owner(s) of property situate in S. Abington Township, Lackawanna County, PA, being: Fawn Hill Estates

Dimensions: 0.45AC

Property ID #: 10119-030-00535

Assessed Value Figure: \$4,000.00

Improvements thereon:

RESIDENTIAL VACANT LOT

Attorney: ROBERT P. DADAY, Esquire, DAVID D. DUGAN, Esquire, Portnoff Law Associates, Ltd., (866)211-9466
Sheriff to Collect: \$5,080.80

SALE 49

By virtue of a Writ of Execution No. 2019-51542 Carbondale Area School District vs. Joseph Brennan. Joseph Brennan, owner(s) of property situate in Carbondale, Lackawanna County, PA, being: 212 Belmont Street

Dimensions: 3.7A

Property ID #: 04510-050-001

Assessed Value Figure: \$60,000.00

Improvements thereon:

COMMERCIAL PROPERTY

Attorney: ROBERT P. DADAY, Esquire, DAVID D. DUGAN, Esquire, Portnoff Law Associates, Ltd., (866)211-9466
Sheriff to Collect: \$27,282.71

SALE 50

By virtue of a Writ of Execution No. 2013-52754 Scott Township Sewer and Water Authority vs. Susan Jane Krajewski, Elizabeth Doris Taylor. Susan Jane Krajewski and Elizabeth Doris Taylor, owner(s) of property situate in Scott Township, Lackawanna County, PA, being: 417 Country Club Road

Dimensions: 32x200

Property ID #: 05203-020-018

Assessed Value Figure: \$3,000.00

Improvements thereon:

RESIDENTIAL PROPERTY

Attorney: ROBERT P. DADAY, Esquire, DAVID D. DUGAN, Esquire, Portnoff Law Associates, Ltd., (866)211-9466
Sheriff to Collect: \$7,332.61

SALE 51

By virtue of a Writ of Execution No. 2018-51083 Abington Heights School District vs. Ronald E. Sniegocki. Ronald E. Sniegocki, owner(s) of property situate in Waverly Township, Lackawanna County, PA, being: 325 Carbondale Road

Dimensions: 24.48A

Property ID #: 07003-010-00901

Assessed Value Figure: \$59,800.00

Improvements thereon:

AGRICULTURAL IMPROVED PROPERTY

Attorney: ROBERT P. DADAY, Esquire, DAVID D. DUGAN, Esquire, Portnoff Law Associates, Ltd., (866)211-9466
Sheriff to Collect: \$12,640.54

SALE 52

By virtue of a Writ of Execution No. 2019-51682 Abington Heights School District vs. Lee David Jamison. Lee David Jamison, owner(s) of property situate in Newton Township, Lackawanna County, PA, being: 1671 Falls Road

LACKAWANNA JURIST

Dimensions: 2.57 A L2

Property ID #: 10902-020-012

Assessed Value Figure: \$17,500.00

Improvements thereon:

RESIDENTIAL PROPERTY

Attorney: ROBERT P. DADAY, Esquire,
DAVID D. DUGAN, Esquire, Portnoff Law
Associates, Ltd., (866)211-9466
Sheriff to Collect: \$6,619.14

SALE 53

By virtue of a Writ of Execution No. 2018-50963 Abington Heights School District vs. Lisa Miller, Ryan McDonnell. Lisa Miller and Ryan McDonnell, owner(s) of property situate in S. Abington Township, Lackawanna County, PA, being: 814 Fairview Road

Dimensions: 100x133

Property ID #: 09101-020-00124

Assessed Value Figure: \$26,000.00

Improvements thereon:

RESIDENTIAL PROPERTY

Attorney: ROBERT P. DADAY, Esquire,
DAVID D. DUGAN, Esquire, Portnoff Law
Associates, Ltd., (866)211-9466
Sheriff to Collect: \$8,496.97

SALE 54

By virtue of a Writ of Execution No. 2017-52579 Abington Heights School District vs. Joseph E. Struchko, Joanne Bennie, Marilyn Iiams, Jeanne Rosencrance. Joseph E. Struchko, Joanne Bennie, Marilyn Iiams and Jeanne Rosencrance, owner(s) of property situate in Clarks Summit, Lackawanna County, PA, being: 110 Maple Avenue

Dimensions: 50x150

Property ID #: 10012-020-01400

Assessed Value Figure: \$10,500.00

Improvements thereon:

RESIDENTIAL PROPERTY

Attorney: ROBERT P. DADAY, Esquire,
DAVID D. DUGAN, Esquire, Portnoff Law
Associates, Ltd., (866)211-9466
Sheriff to Collect: \$4,613.35

SALE 55

By virtue of a Writ of Execution No. 2020-51368 Abington Heights School District vs. Silvia C. Delvalle Jurado. Silvia C. Delvalle Jurado, owner(s) of property situate in Clarks Summit, Lackawanna County, PA, being: 1022 Sleepy Hollow Road

Dimensions: 138x28x216x168

Property ID #: 10014-020-03400

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: \$7,052.78

SALE 56

By virtue of a Writ of Execution No. 2018-50992 Abington Heights School District vs. Mary B. Lapi. Mary B. Lapi, owner(s) of property situate in S. Abington Township, Lackawanna County, PA, being: 301 Maggies Road

Dimensions: 0.66A

Property ID #: 08102-060-028

Assessed Value Figure: \$26,000.00

Improvements thereon:

RESIDENTIAL PROPERTY

Attorney: JEFFREY P. KELLY, Esquire,
Portnoff Law Associates, Ltd., (866)211-9466
Sheriff to Collect: \$8,380.01

SALE 57

By virtue of a Writ of Execution No. 2018-50394 Abington Heights School District vs. William D. Thompson, Lorissa Senczakowicz. William D. Thompson and Lorissa Senczakowicz, owner(s) of property situate in Clarks Summit, Lackawanna County, PA, being: 3 Front Street

Dimensions: 50x156

Property ID #: 10008-040-00200

Assessed Value Figure: \$19,000.00

Improvements thereon:

RESIDENTIAL PROPERTY

LACKAWANNA JURIST

Attorney: ROBERT P. DADAY, Esquire,
DAVID D. DUGAN, Esquire, Portnoff Law
Associates, Ltd., (866)211-9466
Sheriff to Collect: \$7,349.65

**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 JULY 10,
2022 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
MARCH 14, 2022**

LACKAWANNA JURIST

JUDICIAL OPINION

CASE NAME AND NUMBER: Hagedorn v. Rick's Backhoe Service, 2022 WL 1093495 (Lacka. Co. 2022)

DATE OF DECISION: April 4, 2022

JUDGE: Terrence R. Nealon

ATTORNEYS INVOLVED:

Michael Mongeluzzi, Esquire, Counsel for Plaintiff

John T. McGrath, Esquire, Counsel for Defendants

SUMMARY OF OPINION:

A Schuylkill County motorist filed a personal injury suit against a Lackawanna County personal representative and a Schuylkill County trucking company as a result of an accident that occurred in Berks County when the motorcyclist was struck by a now-deceased Dauphin County truck driver who was employed by the trucking company. The administrator and trucking company filed preliminary objections challenging venue under Pa.R.Civ.P. 1006(b) and 2179(a) on the basis that the company did not regularly conduct business in Lackawanna County under the "quality-quantity" test for corporate venue.

Pa.R.Civ.P. 1006(a)(1) provides that a civil action against an individual may be brought in any county where the individual may be served, and under Pa.R.Civ.P. 402(a)(2)(iii), a defendant may be served with original process by handing a copy to the defendant's agent at the defendant's office or usual place of business. Since a civil action against a deceased tortfeasor must be filed against the personal representative of the decedent's estate, and the duly appointed administrator of the truck driver's estate was properly served at his law office in Lackawanna County, venue was proper in Lackawanna County as to that personal representative. Furthermore, inasmuch Rule 1006(c)(1) states that an action seeking to enforce joint or several liability against multiple defendants may be brought against all defendants in any county in which venue may be laid against any one of them, and the motorcyclist has asserted joint and several liability against the administrator and the trucking company, venue was proper as to the trucking company in Lackawanna County regardless of whether it regularly conducted business there. Therefore, the preliminary objections challenging venue were overruled.

JUDICIAL OPINION

CASE NAME AND NUMBER: Fellerman & Ciarimboli Law, P.C. v. Messa, 2022 WL 1120165 (Lacka. Co. 2022)

DATE OF DECISION: April 14, 2022

JUDGE: Terrence R. Nealon

ATTORNEYS INVOLVED:

Jared D. Bayer, Esquire, Counsel for Plaintiff

David H. Colvin, Esquire,

James F. Mundy, Esquire, Counsel for Defendant

SUMMARY OF OPINION:

A law firm, which maintains offices in Delaware County, Lackawanna County, Luzerne County, Philadelphia County, and New Jersey, commenced a declaratory judgment action against a Philadelphia law firm seeking a determination regarding the proper methodology for calculating the Philadelphia firm's share of \$2,080,000 in attorneys' fees. The counsel fees in dispute (1) were generated from a wrongful death lawsuit that was filed and litigated in Philadelphia County and defended by Philadelphia attorneys, (2) arose from the death of a Philadelphia resident in a Philadelphia accident, and (3) were approved by a Philadelphia County judge at the conclusion of 30 months of litigation. With respect to the fees at issue, the Philadelphia firm had instituted a separate action against plaintiff in the Court of Common Pleas of Philadelphia County asserting claims for breach of fiduciary duty, tortious interference with contractual relations, breach of contract, and unjust enrichment. The Philadelphia firm filed a petition pursuant to Pa.R.Civ.P. 1006(d)(1) seeking to transfer venue in the declaratory judgment action to the Court of Common Pleas of Philadelphia County on *forum non conveniens*.

The record contained sufficient proof that continued litigation of the declaratory judgment action in Lackawanna County would be unduly burdensome for the Philadelphia firm and the anticipated witnesses, and would significantly disrupt their professional and personal obligations in the Philadelphia region. No material witness or relevant evidence was located in Lackawanna County, and Philadelphia County would provide easier access to witnesses and other sources of proof. Only a single witness -- the attorney formerly employed by the Philadelphia firm and currently associated with plaintiff's firm -- was deposed in the declaratory judgment action, and that deposition was conducted in Philadelphia "as a matter of convenience." Based upon the totality of the circumstances, Lackawanna County was an oppressive forum for the prosecution and adjudication of this matter, as a result of which the petition to transfer venue under Rule 1006(d)(1) was granted. Thus, the case was transferred to the Court of Common Pleas of Philadelphia County which handled the underlying wrongful death lawsuit and approved the counsel fees in dispute, and where another action was pending with regard to the parties' respective share of those fees.

LACKAWANNA JURIST

ESTATES

First Notice

NOTICE IS HEREBY GIVEN that Letters of Administration, have been granted to Mary Gavin, Administrator of the **ESTATE OF FRANCES M. ALTMANN, aka FRANCES ALTMANN** late of Dunmore, Lackawanna County, Pennsylvania, who died on September 28, 2021 to said Estate are required to make payment and those having claims or demands to present the same without delay to the Administrator, c/o Girard J. Mecaodon, Esquire, 363 Laurel Street, Pittston, PA 18640-1719.

RE: ESTATE OF BEATRICE L. CARDONI, late of Jessup, Pennsylvania (died March 23, 2022). Notice is hereby given that Letters Testamentary for the Estate of Beatrice L. Cardoni have been issued to Raymond Alunni, 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 821 Forest Road, Jefferson Township, Pennsylvania, 18436 or to Robert T. Kelly, Jr., Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Spruce Street, Suite 200, Scranton, PA 18503.

IN RE: ESTATE OF ANN ELLEN CHORBA, a/k/a ANNA E. CHORBA, late of Peckville, Pennsylvania, died April 7, 2022. Notice is hereby given that Letters Testamentary, c.t.a. on the above listed Estate to Paul John Chorba and Shawn Paul Chorba. All persons indebted to the said Estate are required to make payment and those having claims to present the same without delay to Theresa J. Malski-Pezak, Esquire, 907 Church Street, Pennsylvania 18434.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted to Mary Beth Dane and Patricia Laboranti Co-Executrices of the **ESTATE OF WILLIAM J. COSGROVE** late of Scranton, Lackawanna County, Pennsylvania, who died on April 8, 2022. All persons indebted to said Estate are required to make payment and those having claims to present the same without delay to the Co-Executrices or to Michael F. Cosgrove of Haggerty Hinton & Cosgrove LLP, 1401 Monroe Avenue, Suite 2, Dunmore, PA 18509.

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted in the **ESTATE OF KAREN ANN GREGORI** Deceased, late of Dickson City, Lackawanna County, Pennsylvania, 18519, who died on December 5, 2021. 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 Administrator, Bruce J. Gregori or John P. Sanderson, III, Attorney for the Estate – Sanderson Building, 1 Terrace Drive, Olyphant, Pennsylvania 18447. **THE SANDERSON LAW FIRM**

NOTICE is hereby given that Letters of Administration have been given in the **ESTATE OF KENNETH HAVIR**, late of the City of Scranton, Lackawanna County, PA, who died April 13, 2022. All persons indebted to said Estate are required to make payment, and those having claims or demands, to present the same without delay to Terri Balint, Administratrix, and her attorney, Jonathan A. Spohrer, 279 Pierce Street, Kingston, PA 18704.

ESTATE OF ROBERT MICHAEL LIPPOLIS a/k/a ROBERT M. LIPPOLIS, late of Mayfield, Lackawanna County, PA, (died January 8, 2022). Letters of Administration were granted to Katrina Lippolis. Creditors present claims and debtors make payment to the Administratrix or to Kim A. Giombetti, Esq., The Ritz Building, 222 Wyoming Avenue, Scranton, PA 18503, Attorney for the Estate.

ESTATE OF ELEANOR A. MARINO, LATE OF THE CITY OF SCRANTON, LACKAWANNA COUNTY, PA (DIED February 8, 2022), Marianne A. Marino, Executrix, or to Donald J. Frederickson, Jr., Esquire, KOBAL & FREDERICKSON, Attorneys for the Estate, 435 Main Street, Moosic, PA. 18507-1017.

NOTICE IS HEREBY GIVEN THAT Letters of Testamentary have been granted in the **ESTATE OF FRANK L. MAZZEO, SR.**, Deceased, late of 729 S. Main Street, Old Forge, Pennsylvania, 18518 (died January 31, 2022), and all persons indebted to said estate are requested to make payment, and those having claims to present the sum without delay, to FRANK A. MAZZEO, Jr., Executor c/o JOSEPH S. COLBASSANI ESQUIRE, MINORA, KROWIAK & MUNLEY, 700 Vine Street, 18510, Attorney for the estate.

RE: COLLEEN A. McANDREW, late of Roaring Brook Township, Lackawanna County, PA (died January 4, 2022), Letters of Administration have been granted to the undersigned, 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 payment without delay to: John R. McAndrew, Administrator, or to his attorney: Thomas J. Jones, Jr., Esquire, 410 Biden Street, Suite 301, Scranton, Pennsylvania 18503.

NOTICE IS HEREBY GIVEN that Letters of Administration in the **ESTATE OF JOHN MICHAEL MELNICK**, late of the Borough of Clarks Summit, Lackawanna County, Pennsylvania, who died on January 17, 2022, have been granted to Janet Melnick, Administratrix. All persons indebted to said Estate are requested to make payment and those having claims or demands are requested to present the same without delay to: David E. Schwager, Esquire, 183 Market Street, Suite 100, Kingston, PA 18704-5444.

ESTATE OF LUIS REYES, late of Dunmore, Lackawanna County, PA, died August 1, 2020. Letters of Administration were granted to Victoria Rodriguez. Creditors present claims and debtors make payment to the Administratrix, and/or to Scott E. Schermerhorn, Esquire, the Ritz Building, 222 Wyoming Avenue, Scranton, PA 18503, Attorney for the Estate.

RE: ESTATE OF ANN RIST, late of Taylor, PA, who died April 2, 2022. 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: Cheryl Werner, Executrix, or Daniel L. Penetar, Jr., Esquire, 116 North Washington Avenue, Suite 2A, Scranton, PA 18503.

LACKAWANNA JURIST

NOTICE IS HEREBY GIVEN that Letters of Administration have been issued to Reinhardt Sonnack, Jr., Administrator of the **ESTATE OF ADAM QUENTEN SONNAK**, Deceased, who died on December 22, 2021, late of Clarks Summit, Lackawanna County, Pennsylvania. All creditors are requested to present their claims and all persons indebted to the decedent will make payment to the aforementioned Administrator or his attorney, ROSENN, JENKINS & GREENWALD, LLP, 15 South Franklin Street, Wilkes-Barre, PA 18711-0075.

ESTATE OF JEANETTE MARIE QUIGLEY late of Dunmore, Lackawanna County, Pennsylvania, deceased. Letters Testamentary on said Estate having been granted to the undersigned, all persons indebted thereto are requested to make immediate payment and those having claims or demands against the same will present them without delay for settlement to: Kenneth Quigley, Jr., 1412 College Avenue, Dunmore, PA 18509 or Sudhir R. Patel, Esquire, FANELLI, EVANS & PATEL, P.C., The Necho Allen, No. 1 Mahantongo Street, Pottsville, PA 17901.

Second Notice

ESTATE OF JOSEPH F. BOLUS, late of Scranton, Pennsylvania (died March 15, 2022). Letters Testamentary have been issued to Nicole Murray Millett, Executrix of the Estate. All those indebted to said Estate are required to make payment and those having claims to present the same without delay to the Executrix for the Estate c/o Patrick Walsh, Esquire at the Law Office of Patrick A. Walsh, LLC, 604 N. State Street, Clarks Summit, PA 18411.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF NAN M. DOYLE a/k/a NAN MARIE DOYLE**, late of Carbondale, Lackawanna County, Pennsylvania (died July 13, 2021). 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, Kevin Callahan, or John J. Lawler, Jr., Attorney for the Estate, 25 North Main Street, Suite Two, Carbondale, Pennsylvania 18407. JOHN J. LAWLER, JR., ESQUIRE

IN RE: ESTATE OF VERNA MARYLAND GYR, late of South Abington Twp., Pennsylvania (Died December 11, 2021). Notice is hereby given that Letters Testamentary on the above Estate have been granted to Susan Marie Gyr. All persons indebted to the said estate are required to make payment and those having claims to present the same without delay to the Executrix named above or to Eugene Daniel Lucas, Esquire, 801 North Washington Avenue, Scranton, PA 18509. EUGENE DANIEL LUCAS, Attorney for the Estate.

ESTATE OF CHARLES W. HERMAN late of the City of Scranton, Lackawanna County, Pennsylvania, died on November 16, 2021. Letters of Testamentary having been granted to Sandra Jean Herman. Creditors shall make demands and debtors shall make payment without delay to Marjorie DeSanto Barlow, Esquire, Attorney for the Estate, DeSanto Barlow Law, PC, Professional Arts Building, 327 North Washington Ave., Suite 400, Scranton, PA 18503.

ESTATE OF MARY ELIZABETH KESTER, ESTATE NUMBER 35-2022-421, DECEASED, LATE OF MOSCOW, PA, LACKAWANNA COUNTY, PA: DIED SEPTEMBER 19, 2021. NOTICE IS HEREBY GIVEN THAT LETTERS OF ADMINISTRATION HAVE BEEN GRANTED IN THE ABOVE ESTATE. ALL PERSONS INDEBTED TO SAID ESTATE ARE REQUIRED TO MAKE PAYMENTS, AND THOSE HAVING CLAIMS OR DEMANDS ARE TO PRESENT THE SAME WITHOUT DELAY TO MARY KAY O'GRADY, 113 VAN BRUNT STREET, MOSCOW, PA 18444.

ESTATE OF GERARD J. KESTER, DECEASED, late of 921 HILLCREST DR., JESSUP, PA 18434, (Died APRIL 2, 2022). MICHAEL A. RESCIGNO, Executor; Dante A. Cancelli, Suite 260, 125 North Washington Ave., Pennsylvania 18503, Attorney. DANTE A. CANCELLI, ESQUIRE

ESTATE OF THERESA M. KWAK, late of Factoryville, Lackawanna County, Pennsylvania, 18419 (died, February 19, 2022). Letters Testamentary were granted to LEONARD M. KWAK AND MICHAEL F. KWAK. Creditors present claims and debtors make payments to John P. Pesota, Esquire, Suite 402 SNB Plaza, 108 North Washington Avenue, Scranton, Pa. 18503.

ESTATE OF JOSHUA B. LEONARD, ESTATE NUMBER 35-2022-548, DECEASED, LATE OF SCRANTON, PA, LACKAWANNA COUNTY, PA: DIED JANUARY 29, 2022. NOTICE IS HEREBY GIVEN THAT LETTERS OF ADMINISTRATION HAVE BEEN GRANTED IN THE ABOVE ESTATE. ALL PERSONS INDEBTED TO SAID ESTATE ARE REQUIRED TO MAKE PAYMENTS, AND THOSE HAVING CLAIMS OR DEMANDS ARE TO PRESENT THE SAME WITHOUT DELAY TO JESSICA A. LEONARD, 449 MILWAUKEE AVE, OLD FORGE, PA 18518.

ESTATE OF ELEANOR A. MARINO, LATE OF THE CITY OF SCRANTON, LACKAWANNA COUNTY, PA (DIED February 8, 2022), Marianne A. Marino, Executrix, or to Donald J. Frederickson, Jr., Esquire, KOBAL & FREDERICKSON, Attorneys for the Estate, 435 Main Street, Moosic, PA 18507-1017.

ESTATE OF KAREN ANNE MITERKO, ESTATE NUMBER 35-2022-502, DECEASED, LATE OF THORNHURST, PA, LACKAWANNA COUNTY, PA: DIED DECEMBER 21, 2021. NOTICE IS HEREBY GIVEN THAT LETTERS OF ADMINISTRATION HAVE BEEN GRANTED IN THE ABOVE ESTATE. ALL PERSONS INDEBTED TO SAID ESTATE ARE REQUIRED TO MAKE PAYMENTS, AND THOSE HAVING CLAIMS OR DEMANDS ARE TO PRESENT THE SAME WITHOUT DELAY TO CHRISTOPHER BERNIUS, 47 FLORAL DRIVE, THORNHURST, PA 18424.

Notice is hereby given that Letters Testamentary have been granted to Jennifer Schmidt, Executrix of the **ESTATE OF THEODORE J. MAJOR**, late of Jessup, PA, who died on April 5, 2022. All persons indebted to the Estate are required to make payment and those having claims or demands are to present the same without delay to the Executrix or to Raymond C. Rinaldi, II, Esquire, Rinaldi & Poveromo, P.C., P.O. Box 826, Scranton, PA, 18501. RINALDI & POVEROMO, P.C., Attorneys.

LACKAWANNA JURIST

ESTATE OF DEBORAH A. SHAMON a/k/a DEBORAH ANN SHAMON a/k/a DEBORAH SHAMON, of Peckville, Pennsylvania (died November 30, 2021). All persons indebted to the estate shall make payment and those having claims or demands are to present the same without delay to the Administrator, Nathan Shamon, or Richard A. Fanucci, Attorney for the Estate, 1711 Main Street, Blakely, PA 18447. **RICHARD A. FANUCCI, ESQ.**

ESTATE OF JOAN M. SMARGIASSI a/k/a JOAN SMARGIASSI, DECEASED, late of 39 CROOKED PINE RD., SCOTT TWP., PA 18447, (Died MARCH 2, 2022). **JOHN SMARGIASSI**, Executor; Mark G. Rudalavage, 171 Scranton-Carbondale Highway, Eynon, Pennsylvania 18403-1027, Attorney. **MARK G. RUDALAVAGE, ESQUIRE**

NOTICE IS HEREBY GIVEN that Letters Testamentary were granted to Eugene Daniel Lucas in the **ESTATE OF RITA R. ZARNOWSKI**, late of Olyphant, Lackawanna County, Pennsylvania, who died on January 3, 2022. 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.

Third Notice

ESTATE OF CATHERINE ARTHUR, late of Carbondale (Fell Township), Lackawanna County, Pennsylvania (died February 17, 2022). 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 First National Bank of Pennsylvania, Executor, 125 North State Street, Clarks Summit, Pennsylvania 18411 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.

RE: ESTATE OF EDWARD D. ARTHUR, late of Fell Township, Pennsylvania (died April 4, 2022). Notice is hereby given that Letters Testamentary for the Estate of Edward D. Arthur have been issued to Michael E. Arthur, 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 251 Canaan Street, Carbondale, PA 18407 or to Kris E. Fendrock, Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Spruce Street, Suite 200, Scranton, PA 18503.

RE: ESTATE OF PAUL CHARLES BARLOW, late of Jermy, Pennsylvania (died March 21, 2022). Letters Testamentary in the above estate having been granted, all persons having claims or demands against estate of decedent shall make them known and present them, and all persons indebted to said estate shall make payment thereof without delay to Elizabeth A. Phillips, Executrix, 102 Columbus Drive, Archbald, Pennsylvania 18433, or to John R. O'Brien, Esquire, Oliver, Price & Rhodes, Attorneys for the Estate, 1212 South Abington Road, P.O. Box 240, Clarks Summit, Pennsylvania 18411.

Notice is hereby given that Letters of Administration have been granted to John J. Chindemi in the **ESTATE OF MARTHE A. CHINDEMI**, late of Greenfield Township, Pennsylvania, who died on December 26, 2020. 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 John J. Chindemi, Administrator c/o Sean P. McDonough, Esquire, 75 Glenmaura National Boulevard, Moosic, Pennsylvania 18507.

ESTATE OF HERBERT C. KILMER late of Benton Township, Pennsylvania (Died January 30, 2022). Letters Testamentary have been granted to Mr. Kenneth Kilmer, Executor. All persons having claims against the Estate of 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 RONALD LUZASKY, LATE OF THE TOWNSHIP OF THORNHURST, COUNTY OF LACKAWANNA, AND COMMONWEALTH OF PENNSYLVANIA, DECEASED. WHEREAS, Letters Testamentary in the above-named estate have been granted to Deborah Lynne Rose, Executor of the Estate of Ronald Luzasky. All persons indebted to the said estate are requested to make immediate payment, and those having claims or demands to present the same without delay to: Deborah Lynne Rose, Executor, c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045.

NOTICE is hereby given that Letters Testamentary have been granted in the **ESTATE OF KATHRYN A. MCKENNA**, late of Jefferson Township, Lackawanna County (died November 22, 2021), to Phillip McKenna, Executor, Mark G. Tunis, Esquire, 336 S. State Street, Clarks Summit, PA 18411. All persons indebted to the said Estate are required to make payment, and those having claims or demands are to present same without delay to the Executor named above.

Letters Testamentary in the **ESTATE OF LOIS NOGAN a/k/a LOIS J. NOGAN**, late of N. Abington Twp., Pennsylvania (Died, March 4, 2022), have been granted to Lois Bogumil, Executrix. All persons having claims against the Estate are requested to present them in writing and all persons indebted to the Estate are required to make payment without delay to the above-named Executrix, or to Ann Lavelle Powell, Esquire, Powell & Appleton, P.C., 345 Wyoming Avenue, Scranton, PA 18503, Attorney for the Estate.

ESTATE OF MARY STARK aka MARY K. STARK late of Dalton, Lackawanna County, PA (died January 16, 2022). Letters of Administration c.t.a 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 Christopher Stark, 2360 Newton Ransom Boulevard, Clarks Summit, PA 18411 or to William F. Dinstone, Esquire, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 S. Abington Road, Clarks Summit, PA 18411.

LACKAWANNA JURIST

ESTATE OF STANLEY J. ZIGMONT, late of Scranton, Lackawanna County, Pennsylvania (died March 8, 2022). 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 Stephanie Henry, 1526 Quincy Avenue, Dunmore, Pennsylvania 18509, or Stanley Zigmont, Jr., 907 Columbus Avenue, Blakely, Pennsylvania, 18447, Co-Executors, or to Jenna Kraycer Tuzze, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, P.O. Box 240, Clarks Summit, Pennsylvania 18411.

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF
LACKAWANNA COUNTY, PENNSYLVANIA
CIVIL DIVISION-LAW

Notice is hereby given that the petition of Mike Hunter was filed in the above-named Court, requesting an order to change the name of Mike Hunter to Mike Sharifi. The Court has fixed the day of June 24, 2022 at 1:30PM at the Lackawanna County Government Center - 123 Wyoming Avenue, Scranton, Pennsylvania before Judge M. Walsh Dempsey, as the time and place for the hearing on said petition, when and where all interested parties may appear and show cause, if any, why the request of the petitioner should not be granted. T-1

FICTITIOUS NAME

Notice is hereby given that an Application for Registration of Fictitious Name has been filed with the Pennsylvania Department of State for the conduct of a business under the name of **Bounce House Party Services & Solutions** located at 1020 Ridge Avenue, Scranton, PA 18510. The name and address of the party interested in the business is: **Fitness Services & Solutions, LLC, 1020 Ridge Avenue, Scranton, PA 18510.**

Geff Blake, Esq.
BLAKE & WALSH, LLC T-1

NOTICE OF SUSPENSION

Notice is hereby given that on May 6, 2022, pursuant to Rule 214(d)(2), Pa.R.D.E., the Supreme Court of Pennsylvania ordered that Eugene Daniel Lucas (#34844) of Scranton, PA, be placed on Temporary Suspension until further definitive action by the Supreme Court, effective June 5, 2022.

Marcee D. Sloan
Board Prothonotary
The Disciplinary Board of the
Supreme Court of Pennsylvania T-1

NOTICE

Divorce Sought: Stephanie Townend, Scranton, v. Jerry Williamson, address unknown; married March 14, 2004, in Lackawanna County; CJ Rotteveel, attorney. T-1

LACKAWANNA JURIST

NOTICE

Court of Common Pleas - Lackawanna County, Pa - Civil Action-Law - No. 21 CV 4054 - Mortgage Foreclosure - Nationstar Mortgage LLC d/b/a Champion Mortgage Company, Plaintiff vs. Eric Myers, Known Heir of Mary Myers a/k/a Mary A. Myers, Diane Wheeland, Known Heir of Mary Myers a/k/a Mary A. Myers, Karen Zelna, Known Heir of Mary Myers a/k/a Mary A. Myers, Unknown Heirs, Successors and Assigns and All Persons, Firms, or Associations Claiming Right, Title and Interest Under Mary Myers a/k/a Mary A. Myers, Defendants - To the Defendant(s), Unknown Heirs, Successors and Assigns and All Persons, Firms, or Associations Claiming Right, Title and Interest Under Mary Myers a/k/a Mary A. Myers - TAKE NOTICE THAT THE Plaintiff has filed an action Mortgage Foreclosure, as captioned above. NOTICE: IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE YOUR DEFENSES OR OBJECTIONS 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, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE. N. Penn Legal Services, 33 N. Main St., #200, Pittston, PA 18640, 570.299.4100. Lawyer Referral Service, Lackawanna Bar Assn., 338 N. Washington Ave., 3rd Fl., Scranton, PA 18503, 570.969.9600. Alicia Sandoval, Atty. for Plaintiff, PINCUS LAW GROUP, PLLC, 2929 Arch St., #1700, Phila., PA 19104, 484.575.2201 T-1

NOTICE

IN THE COURT OF COMMON PLEAS OF LACKAWANNA COUNTY CIVIL ACTION-LAW JURY TRIAL DEMANDED

JOSE CEBALLOS
534 Marcy Avenue, Apt. 4A
Brooklyn, NY 11206

Plaintiff

v.

RONALD KASCOSAK
2147 Candlewood Lane
Blakeslee, PA 18610

And

UNITED PARCEL SERVICE FREIGHT
3343 West Coliseum Boulevard
Fort Wayne, IN 46808

Defendants

NO: 2022-CV-05431

TO: Ronald Kascosak

Be advised that Plaintiff, Jose Ceballos, instituted an action against you for injuries sustained in a motor vehicle incident on June 12, 2020.

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 20 days after this 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 INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICE TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

**North Penn Legal Services
33 North Main Street, Suite 200
Pittston, PA 18640
570-299-4100**

**Pennsylvania Lawyer Referral Service
Lackawanna Bar Association Lawyer Referral Service
233 Penn Avenue
Scranton, PA 18503
570-969-9161 T-1**