

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, **MARCH 11, 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. 21-2143 Hard Money PA, LLC vs 814 Sunset St., LLC. Nicole Fife & Joseph Underwood, owners of property situate in Scranton, Lackawanna County, PA being 814 Sunset St. Dimensions: 50 x 119 North PK L4 BD & Vanston

Property ID #: 13513040041
Assessed Value figure: 16,000
Improvements thereon:
Attorney: Fox Rothschild LLP
Sheriff to collect: \$160,051.81

SALE 2

By virtue of a Writ of Execution filed to No. 20-3524 GJS Capital Ventures vs Deborah J. Thomas & Jeff Thomas, owners of property situate in Vandling, Lackawanna County, PA being 427 Main St.

Dimensions: 50 x 100
Property ID #: 01608020029
Assessed Value figure: 9,500
Improvements thereon: Single family dwelling
Attorney: Stern & Eisenberg
Sheriff to collect: \$96,546.72

SALE 3

By virtue of a Writ of Execution filed to No. 20CV758 NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER vs. PATTI A. BREIG AKA PATTI ANN BREIG and WILLIAM P. BREIG AKA WILLIAM BREIG, owners of property situate in Borough of Old Forge, Lackawanna County, PA. Being: 408 Mary Street, Old Forge, PA 18518

Assessment Map #: 17515040012
Assessed Value Figure: \$9,000.00
Improvements thereon:
A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$68,260.83
BEING KNOWN AS: 408 MARY STREET, OLD FORGE, PA 18518

TITLE TO SAID PREMISES IS VESTED IN WILLIAM BREIG AND PATTI ANN BREIG, HIS WIFE BY DEED FROM MARY A.

LACKAWANNA JURIST

CARDILLO, UNMARRIED, AND JAMES N. GHIGIARELLI, UNMARRIED DATED 1/27/1989 RECORDED ON 1/27/1989, IN DEED BOOK 1277 AND PAGE OR INSTRUMENT #: 608.
PROPERTY ID #: 17515040012

SALE 4

By virtue of a Writ of Execution filed to No. 20CV1080 ROCKET MORTGAGE, LLC, F/K/A QUICKEN LOANS INC. vs. FRANCISCO RODRIGUEZ AKA FRANCISCO J. RODRIGUEZ, owners of property situate in City of Scranton, Lackawanna County, PA. Being: 41221 Providence Rd, Scranton, PA 18508
Assessment Map #: 13419050027
Assessed Value Figure: \$0.00
Improvements thereon:
A Residential Dwelling
Attorney: KML Law Group, P.C.
Sheriff to collect: \$106,649.56
BEING KNOWN AS: 1221 PROVIDENCE RD, SCRANTON, PA 18508
TITLE TO SAID PREMISES IS VESTED IN FRANCISCO J. RODRIGUEZ, UNMARRIED BY DEED FROM SEAN C. INGRAM AND KATHRYN A. INGRAM, HIS WIFE DATED 8/30/2006 RECORDED ON 9/15/2006, IN DEED BOOK AND PAGE OR INSTRUMENT#:
PROPERTY ID #: 13419050027

SALE 5

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
A Florida Limited Liability Company, 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054
Phone: (855)225-6906
Fax: (866)381-9549
ATTORNEYS FOR PLAINTIFF
DITECH FINANCIAL LLC Plaintiff v. THOMAS FOY Defendant. COURT OF COMMON PLEAS LACKAWANNA COUNTY. NO: 2019-04716
ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP

OF CARBONDALE, LACKAWANNA COUNTY, PA:
BEING KNOWN AS: 93-95 MAIN STREET, CHILDS, PA 18407
PIN: 06410030011
DIMENSIONS: 59 X 100
TOTAL VALUE: \$10,000
IMPROVEMENTS: RESIDENTIAL PROPERTY
By: Robert Crawley, Esquire ID No. 319712
Attorney for Plaintiff

SALE 6

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
A Florida Limited Liability Company, 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054
Phone: (855)225-6906
Fax: (866)381-9549
ATTORNEYS FOR PLAINTIFF
NEW RESIDENTIAL MORTGAGE LOAN TRUST 2017-3 Plaintiff v. BRIAN SHEEHAN Defendant. COURT OF COMMON PLEAS LACKAWANNA COUNTY. NO: 2019-05825
ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE CITY OF SCRANTON, LACKAWANNA COUNTY, PA:
BEING KNOWN AS: 1414 CHURCH AVENUE SCRANTON, PA 18508
PIN #: 13416020034
DIMENSIONS: 39 X 90 X 13 X 52 X 70 X 148
TOTAL VALUE: \$7,500
IMPROVEMENTS: RESIDENTIAL PROPERTY
By: Robert Flacco, Esquire ID No. 325024
Attorney for Plaintiff

LACKAWANNA JURIST

SALE 7

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

A Florida Limited Liability Company, 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054

Phone: (855)225-6906

Fax: (866)381-9549

ATTORNEYS FOR PLAINTIFF

REVERSE MORTGAGE SOLUTIONS, INC.

Plaintiff v. BEVERLY J. GEDRIMAS

Defendant. COURT OF COMMON PLEAS

LACKAWANNA COUNTY. NO: 2016-06982

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

BEING KNOWN AS: 1617 LAKELAND

DRIVE SCOTT TWP, PA 18433

BEING PARCEL #: 05202-010-00502

PIN: 0520201000502

DIMENSIONS: 111 X 423 X 107 X 385

TOTAL VALUE: \$22,000

IMPROVEMENTS: RESIDENTIAL PROPERTY

By: Robert Flacco, Esquire ID No. 325024

Attorney for Plaintiff

SALE 8

By virtue of a Writ of Execution filed to No. 2021-03366 PNC BANK, NATIONAL

ASSOCIATION vs. MARGARET

BENAVITCH, owner of property situate in

Scranton City, Lackawanna County,

Pennsylvania. Being: 1427 Bulwer Street, Scranton, PA 18504

Assessment Map #: 13419020050

Assessed Value Figure: \$0.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$104,250.08

BEING KNOWN AS: 1427 BULWER

STREET, SCRANTON, PA 18504

TITLE TO SAID PREMISES IS VESTED IN

MARGARET MARY BENAIVITCH, SINGLE

BY DEED FROM MICHAEL DAVID

BENAIVITCH, JR. DATED 4/14/2000

RECORDED ON 4/17/2000, IN DEED BOOK

237 AND PAGE OR INSTRUMENT #: 331.

PROPERTY ID #: 13419020050

SALE 9

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

A Florida Limited Liability Company, 133

Gaither Drive, Suite F, Mt. Laurel, NJ 08054

Phone: (855)225-6906

Fax: (866)381-9549

ATTORNEYS FOR PLAINTIFF

NEWREZ LLC D/B/A SHELLPOINT

MORTGAGE SERVICING Plaintiff v.

GLORIA BROUSSARD, IN HER CAPACITY

AS ADMINISTRATRIX AND HEIR OF THE

ESTATE OF WALTER SAAVEDRA A/K/A

WALTER A. SAAVEDRA; TANIA

SAAVEDRA, IN HER CAPACITY AS HEIR

OF THE ESTATE OF WALTER SAAVEDRA

A/K/A WALTER A. SAAVEDRA;

UNKNOWN HEIRS, SUCCESSORS,

ASSIGNS, AND ALL PERSONS, FIRMS, OR

ASSOCIATIONS CLAIMING RIGHT, TITLE

OR INTEREST FROM OR UNDER WALTER

SAAVEDRA A/K/A WALTER A.

SAAVEDRA, DECEASED, Defendants.

COURT OF COMMON PLEAS

LACKAWANNA COUNTY. NO: 19-CV-

5994

ALL THOSE CERTAIN LOTS OR PIECES

OF GROUND SITUATE IN SCRANTON,

LACKAWANNA COUNTY, PA:

BEING KNOWN AS: 121 FERDINAND ST

SCRANTON, PA 18508

PIN #: 13412030033

DWELLING TYPE: COMMERCIAL

COMBINATION STORE/APARTMENT

DIMENSIONS: 76 X 45

TOTAL VALUE: \$17,000

IMPROVEMENTS: RESIDENTIAL

PROPERTY

By: Robert Flacco, Esquire ID No. 325024

Attorney for Plaintiff

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SALE 10

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

A Florida Limited Liability Company, 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054

Phone: (855)225-6906

Fax: (866)381-9549

ATTORNEYS FOR PLAINTIFF

NATIONSTAR MORTGAGE LLC D/B/A

MR. COOPER Plaintiff v. ROBIN

SUPATOSKY AKA ROBIN P. SUPATOSKY

Defendant. COURT OF COMMON PLEAS LACKAWANNA COUNTY. NO: 2019-04234

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE FOURTH WARD OF THE BOROUGH OF MOOSIC, LACKAWANNA COUNTY,

PENNSYLVANIA:

BEING KNOWN AS: 3822 WYLAM

AVENUE MOOSIC, PA 18507

PIN: 17611020011

RESIDENTIAL SINGLE DWELLING

DIMENSIONS: 60 X 100

TOTAL VALUE: \$12,000

AND PIN: 17611020031

VACANT LOT

DIMENSIONS: 55 X 100

TOTAL VALUE: \$1,800

IMPROVEMENTS: RESIDENTIAL

PROPERTY

By: Robert Crawley, Esquire ID No. 319712

Attorney for Plaintiff

SALE 11

By virtue of a Writ of Execution filed to No.

17CV5575 REVERSE MORTGAGE

SOLUTIONS, INC. vs. VITA M FORGIONE

AKA VITA FORGIONE, owner of property

situates in Borough of Dunmore, Lackawanna

County, PA. Being: 801 Brenda Lane,

Dunmore, PA 18512

Assessment Map #: 1361701000210

Assessed Value Figure: \$20,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$193,820.01

SALE 12

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

A Florida Limited Liability Company, 133

Gaither Drive, Suite F, Mt. Laurel, NJ 08054

Phone: (855)225-6906

Fax: (866)381-9549

ATTORNEYS FOR PLAINTIFF

LOANCARE LLC Plaintiff v. GEORGE

PHILLIPS, JR., INDIVIDUALLY AND IN

HIS CAPACITY AS HEIR OF ANGELA

PHILLIPS; UNKNOWN HEIRS,

SUCCESSORS, ASSIGNS AND ALL

PERSONS, FIRMS OR ASSOCIATIONS

CLAIMING RIGHT, TITLE OR INTEREST

FROM OR UNDER ANGELA PHILLIPS

Defendant. COURT OF COMMON PLEAS

LACKAWANNA COUNTY. NO: 2021-

00877

ALL THOSE CERTAIN LOTS OR PIECES

OF GROUND SITUATE IN THE CITY OF

SCRANTON, LACKAWANNA COUNTY,

PA:

BEING KNOWN AS: 515 N HYDE PARK

AVE SCRANTON, PA 18504

PIN #: 14514050030

DWELLING TYPE: RESIDENTIAL SINGLE

DWELLING

DIMENSIONS: 30 X 165

TOTAL VALUE: \$6,000

IMPROVEMENTS: RESIDENTIAL

PROPERTY

By: Robert Crawley, Esquire ID No. 319712

Attorney for Plaintiff

LACKAWANNA JURIST

SALE 13

By virtue of a Writ of Execution filed to No. 21-CV-1654 WILMINGTON SAVINGS FUND SOCIETY, FSB AS TRUSTEE OF WV 2017-1 GRANTOR TRUST vs. HAZEL SMITH, KNOWN HEIR OF SOPHIE SMITH, DECEASED, ROBERT SMITH, KNOWN HEIR OF SOPHIE SMITH, DECEASED, FRANK SMITH, KNOWN HEIR OF SOPHIE SMITH, DECEASED and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER SOPHIE A. SMITH, DECEASED owner of property situate in the Township of Fell, Lackawanna County, PA being 796 Main Street, Simpson, PA 18407
Property ID #: 03511020021

Assessed Value Figure: \$4,800.00

Improvements Thereon: Residential Property
Attorney: Jill M. Fein, Esquire Hill Wallack, LLP

Sheriff to collect: \$45,630.24 plus interest at the per diem rate of \$3.60 from November 2, 2021 until March 11, 2022

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE TOWNSHIP OF FELL, COUNTY OF LACKAWANNA, AND COMMONWEALTH OF PENNSYLVANIA, TO WIT:

ALL THAT CERTAIN PARCEL OF LAND IN THE TOWNSHIP OF FELL, LACKAWANNA COUNTY, COMMONWEALTH OF PA BEING THE SAME FEE SIMPLE PROPERTY CONVEYED BY DEED FROM ADELLA KULICK BY DEED DATED DECEMBER 6, 1997 AND RECORDED DECEMBER 10, 1997 IN THE COUNTY OF LACKAWANNA IN BOOK 1608, PAGE 135 CONVEYED UNTO SOPHIE A. SMITH. SOPHIE A. SMITH DEPARTED THIS LIFE ON OR ABOUT MARCH 2, 2019.

SALE 14

By virtue of a Writ of Execution filed to No. 20CV150 PNC BANK, NATIONAL ASSOCIATION vs. JACQUELING HEMMINGS, owner of property situate in Borough of Throop, Lackawanna County, PA. Being: 214 Boulevard Avenue, Throop, PA 18512

Assessment Map #: 12415010030

Assessed Value Figure: \$11,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$99,201.49

BEING KNOWN AS: 214 BOULEVARD AVE, THROOP, PA 18512

TITLE TO SAID PREMISES IS VESTED IN JACQUELINE HEMMINGS BY DEED FROM FRANK LAHOTSKY DATED 10/18/2004 RECORDED ON 10/26/2004, IN DEED BOOK 2004 AND PAGE OR INSTRUMENT NUMBER: 39363.
PROPERTY ID #: 12415010030

SALE 15

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

A Florida Limited Liability Company, 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054

Phone: (855)225-6906

Fax: (866)381-9549

ATTORNEYS FOR PLAINTIFF

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2006-OPT-3, ASSET-BACKED CERTIFICATES, SERIES 2006-OPT-3 Plaintiff v. FRANK BETA A/K/A FRANK D. BETA Defendant. COURT OF COMMON PLEAS LACKAWANNA COUNTY. NO: 2021 CV 3409

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN CARBONDALE, LACKAWANNA COUNTY, PA:

BEING KNOWN AS: 94-96 RIVER ST CARBONDALE, PA 18407

PIN #: 05521030024

LACKAWANNA JURIST

DWELLING TYPE: RESIDENTIAL MULTI
DWELLING

DIMENSIONS: 43X68X43X71

TOTAL VALUE: \$10,000

IMPROVEMENTS: RESIDENTIAL
PROPERTY

By: Robert Crawley, Esquire ID No. 319712
Attorney for Plaintiff

SALE 16

By virtue of a Writ of Execution in Case
Number 2021-02752 CSMC 2019-RPL10 Trust
(Plaintiff) vs. Joseph Surdykowski a/k/a Joseph
Suroykowski (Defendant) owner of the property
situate in the Borough of Throop, Lackawanna
County, PA being 121 Bellman Street, Throop,
PA 18512

Dimensions: 50x165

Property ID #: 12415030011

Assessed Value Figure: \$7,500

Improvements thereon: Residential Dwelling
Attorney: Hladik Onorato and Federman, LLP,
Stephen M. Hladik, Esquire 298 Wissahickon
Avenue, North Wales, PA 19454
Sheriff to Collect: \$159,683.13 plus costs,
expenses, attorneys' fees and additional interest.

SALE 17

By virtue of a Writ of Execution No. 20-CV-
1410 UMB BANK, NATIONAL
ASSOCIATION, NOT IN ITS INDIVIDUAL
CAPACITY, BUT SOLELY AS LEGAL
TITLE TRUSTEE FOR LVS TITLE TRUST
XIII v. MICHAEL A. MAZZEI owner of
property situate in the CITY OF SCRANTON,
LACKAWANNA County, PA, being 1319
PINE STREET, SCRANTON, PA 18510
Tax ID #: 157.06-010-033
Improvements thereon: RESIDENTIAL
DWELLING
Judgment Amount: \$69,428.81
Attorneys for Plaintiff: Brock & Scott, PLLC

SALE 18

By virtue of a Writ of Execution No. 2018-
51053 Carbondale Area School District vs.
Alford J. Carpenter, Carmella M. Carpenter
United States of America. Alford J. Carpenter,
Carmella M. Carpenter and United States of
America, owners of property situate in
Carbondale, Lackawanna County, PA, being:
55 McCabe Avenue
Dimensions: 78X150X51X150
Property ID #: 04514-040-044
Assessed Value Figure: \$13,000.00
Improvements thereon: RESIDENTIAL
PROPERTY
Attorney: ROBERT P. DADAY, Esquire,
DAVID, D. DUGAN, Esquire, Portnoff Law
Associates, Ltd., (866)211-9466
Sheriff to Collect: \$6,208.08

SALE 19

By virtue of a Writ of Execution No. 2017-
52140 North Pocono School District vs. Savana
Properties, L.L.C. Savana Properties, L.L.C.,
owner(s) of property situate in Roaring Brook,
Lackawanna County, PA, being: Cobb Road
Dimensions: 15A
Property ID #: 17002-010-005
Assessed Value Figure: \$8,100.00
Improvements thereon: AGRICULTURAL
PROPERTY
Attorney: ROBERT P. DADAY, Esquire,
DAVID, D. DUGAN, Esquire, Portnoff Law
Associates, Ltd., (866)211-9466
Sheriff to Collect: \$5,597.45

LACKAWANNA JURIST

**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 APRIL
11TH, 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
DECEMBER 6, 2021**

LACKAWANNA JURIST

JUDICIAL OPINION

CASE NAME AND NUMBER: Merrifield v. Bonacuse, 2021 5851013 (Lacka. Co. 2021)

DATE OF DECISION: December 8, 2021

JUDGE: Terrence R. Nealon

ATTORNEYS INVOLVED:

Vincent S. Cimini, Esquire, Counsel for Plaintiff

Harry T. Coleman, Esquire, Counsel for Defendant

SUMMARY OF OPINION:

The parties in this personal injury suit filed motions *in limine* seeking to strike the trial testimony of their adversary's medical witnesses regarding the reasonableness and necessity of plaintiff's health care expenses and the lien asserted by CMS for its conditional payment of those bills. Both parties argued that the challenged expert testimony should be precluded pursuant to Pa.R.Civ.P. 4003.5(c) since that opinion testimony was beyond the fair scope of the pre-trial reports authored by those respective expert witnesses.

Rule 4003.5(c) governs testimony by experts retained in anticipation of litigation or trial and limits the direct testimony of any such expert to the "fair scope" of the pre-trial report authored by the expert. The reports produced by the defense expert who examined plaintiff pursuant to Pa.R.Civ.P. 4010 did not identify plaintiff's medical billing or CMS's itemized lien on the comprehensive list of documents that the expert reviewed, nor did those reports contain a single reference to the reasonableness of the charges or the amounts actually paid by CMS in satisfaction of those bills. In light of the discrepancy between the defense expert's pre-trial reports and his proffered testimony, plaintiff was unable to prepare a meaningful cross-examination to challenge his opinions concerning the reasonableness of those charges or CMS's payments. As a result of plaintiff's inability to formulate a purposeful response to the unexpected testimony that exceed the fair scope of the expert's pre-trial reports, plaintiff's motion *in limine* was granted.

Defendant waived any objection to the opinion testimony by plaintiff's treating physician regarding the reasonableness and necessity of plaintiff's medical expenses and the CMS lien by failing to object to that testimony at the time of the expert's trial deposition. Even if defense counsel had properly lodged a timely objection, it would have been meritless since the "fair scope" of the report limitation set forth in Rule 4003.5(c) applies only to expert witnesses whose opinions are "acquired or developed in anticipation of litigation or for trial." Since plaintiff's expert formed his opinions in his capacity as a treating physician, rather than as an expert hired by a party in anticipation of litigation or trial, that expert was not obligated to author a pre-trial report pursuant to Rule 4003.5(a)(1)(B), nor was his trial testimony subject to the "fair scope" rule in Rule 4003.5(c). Therefore, defendant's motion *in limine* was denied.

LACKAWANNA JURIST

JUDICIAL OPINION

CASE NAME AND NUMBER: Geisinger Clinic v. Rogan, 2021 WL 6096695 (Lacka. Co. 2021)

DATE OF DECISION: December 20, 2021

JUDGE: Terrence R. Nealon

ATTORNEYS INVOLVED:

Nicholas F. Kravitz, Esquire, Counsel for Plaintiff

Sarah R. Lloyd, Esquire, Counsel for Defendant

SUMMARY OF OPINION:

The Geisinger Health System's physician group practice filed an action against a formerly employed physician seeking declaratory judgment and injunctive relief for his alleged violation of a covenant not to compete for two years within a specific geographic region. The employer requested the issuance of a preliminary injunction to enjoin the physician from practicing within the proscribed area, and based upon the physician's status as the only board certified specialist in child abuse pediatrics in Lackawanna County and the unique medical services and forensic assessments that he furnished to patients and not-for-profit agencies in the community, another judge of this court concluded that the public interests outweighed the employer's interests, that the restrictive covenant was therefore unenforceable, and that a preliminary injunction was not warranted. The employer's appeal of the preliminary injunction ruling was dismissed as moot, and without consideration of its merits, on the ground that the two-year period in the non-compete agreement had expired. Following remand, the employer filed a motion for leave of court to amend its original pleading by omitting the prior claims for declaratory judgment and injunctive relief and including new claims for monetary damages resulting from the physician's breach of the restrictive covenant. The physician opposed the employer's requested amendment on the basis that it was barred by (a) the doctrine of election of remedies and (b) the preliminary injunction finding that the restrictive covenant was unenforceable.

Under the election of remedies doctrine, although a party may plead and pursue inconsistent remedies, it may recover damages pursuant to only one theory once it has made a "binding election" of a single remedy. Such a "binding election" occurs once the litigation reaches "a legal resolution" by way of a settlement, stipulation, or final judgment. A preliminary injunction cannot serve as a judgment on the merits since it is a temporary remedy, not a final adjudication, until such time as the parties' dispute can be resolved completely. The preliminary injunction determination in this case did not constitute "a legal resolution" of the employer's claims, as a result of which the employer did not previously make a "binding election" of a single remedy so as to be precluded by the election of remedies doctrine from pleading claims for monetary damages, even though they may conflict with its earlier theory seeking injunctive relief on the basis that its harm could not be compensated by money damages.

Nor did the preliminary injunction finding regarding the non-compete agreement foreclose the employer's ability to amend its earlier pleading to assert breach of contract claims prior to the expiration of the four-year statute of limitations. To be applicable, *res judicata* and collateral estoppel both require a final judgment on the merits in an earlier proceeding, and a preliminary injunction ruling does not operate as a final adjudication as to the merits of any issue since it serves only as a temporary remedy. The "coordinate jurisdiction rule" and the broader "law of the case" doctrine, which both the limit the ability of a judge to reopen questions decided by another judge of the same court in an earlier phase of the litigation, do not apply to determinations made in a preliminary injunction proceeding. Moreover, in dismissing the employer's appeal as moot, the Superior Court of Pennsylvania expressly stated that the employer's "remedy for breach of the covenant, now that its time period has elapsed, lies in an action of assumpsit for damages or in a proceeding for an accounting, not in a decree of specific performance." Consequently, since the physician did not identify the requisite prejudice resulting from the employer's proposed amendment, the employer's motion for leave to amend its pleading was granted.

LACKAWANNA JURIST

ESTATES

First Notice

ESTATE OF JOHN D. BRONZO a/k/a JOHN BRONZO, Late of Moscow, Pennsylvania. Notice is hereby given that, in the estate of the decedent set forth below, the Register of Wills has granted letters, testamentary or of administration to the persons named. All persons having claims against said estate are requested to make known the same to them or their attorneys and all persons indebted to said decedent are requested to make payment without delay to the executors or administrators named below. Donna H. McDonald, c/o 310 East Drinker Street, PO Box 175, Dunmore, PA 18512-0175, Executrix. Patrick N. Coleman, Esq., 310 E. Drinker St., PO Box 175, Dunmore, PA 18512-0175.

RE: ESTATE OF ROBERT CHERRY, late of Jessup, PA (deceased August 6, 2021). Letters Testamentary in the above estate having been granted, creditors shall make demand and debtors shall make payment to Lauren Cherry, 11550 Old Georgetown Rd., Rockville, MD, Executrix, or to James Christopher Munley, Esquire, Munley Law, Attorney for the Estate, 227 Penn Avenue, Scranton, PA 18503.

ESTATE OF THOMAS GERRITY, JR., Deceased, of 1425 Sloan Street, Scranton, Lackawanna County, PA, died December 6, 2021. Notice is hereby given that Letters Testamentary have been granted in the above Estate. All persons indebted to said Estate are required to make payment; and those having claims or demands are to present the same without delay to Loretta Gerrity, Executrix, 1425 Sloan Street, Scranton, Pennsylvania 18504, or Attorney Paul G. Batyko III, 4113 Birney Avenue, Moosic, Pennsylvania 18507.

RE: ESTATE OF MICHAEL F. LAWLER, late of Jessup, Pennsylvania (died January 17, 2022). Notice is hereby given that Letters Testamentary for the Estate of Michael F. Lawler have been issued to James P. McAndrew, 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 10 W. Valley View Drive, Sugarloaf, PA 18249 or to Robert T. Kelly, Jr., Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Biden Street, Suite 200, Scranton, PA 18503.

ESTATE OF MARYANN PATCHOFSKY, late of Scranton, PA (died 1/19/22), Nicholas Gabello, Sr., Executor. Paul A. Kelly, Jr., Esq.-Attorney. 201 Lackawanna Avenue, Suite 306, Scranton, PA 18503.

ESTATE OF WARREN ROBERT SHOTTO, late of Dunmore, Lackawanna County, Pennsylvania (died December 6, 2020). Notice is hereby given that Letters Testamentary for the Estate have been issued to Warren Shotto, 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 Administrator, or to John J. McGovern, Jr., Attorney for the Estate, 321 Spruce Street - Suite 201, Scranton, PA 18503.

ESTATE OF MARK SUMMA, late of Old Forge, Lackawanna County, Pennsylvania (died January 23, 2022). Notice is hereby given that Letters of Administration for the Estate have been issued to Mary Summa, Administrator of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to the Administrator, or to John J. McGovern, Jr., Attorney for the Estate, 321 Spruce Street - Suite 201, Scranton, PA 18503.

ESTATE OF NANCY RUCKER WALLIS, late of Greenfield Township, Lackawanna County, Pennsylvania (died April 2, 2020). Letters of Administration having been granted, all persons having claims or demands against estate of decedent shall make them known and present them, and all persons indebted to said decedent shall make payment thereof without delay to Jeffrey D. Wallis, Administrator, 124 Lake Avenue, Greenfield Township, Pennsylvania, 18407 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.

Notice is hereby given that Letters of Administration have been granted in the **ESTATE OF CATHERINE J. ZISKOWSKI**, late of Archbald, Lackawanna County, Commonwealth of Pennsylvania (died October 7, 2021). All persons indebted to the Estate are requested to make payments and all those having claims or demands are to present the same, without delay, to Barbara Amabile, Administratrix of the Estate or Jeffrey W. Nepa, Esquire, Attorney for the Estate, 41 N. Main Street, 4th Floor, Carbondale, PA 18407.

Second Notice

IN RE: ESTATE OF PATRICIA HOLLY ACQUINO, late of Blakely, Pennsylvania (Died December 09, 2021). Notice is hereby given that Letters Testamentary on the above Estate have been granted to Gerald L. Henry. All persons indebted to the said Estate are required to make payment and those having claims to present the same without delay to the Executor named above or to Eugene Daniel Lucas, Esquire, 1425 Green Ridge Street, Dunmore, PA 18509.

ESTATE OF WILLIAM L. CAREY, late of City of Scranton, Lackawanna County, Pennsylvania, deceased. Letters Testamentary in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Thirty-Fifth Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address within the County where notice may be given to Claimant. Kenneth Carey, Executor, 133 Woodcrest Boulevard, Stroudsburg, PA 18360. Elizabeth Bensingner Weekes, Esquire, Bensingner and Weekes, LLC, 529 Sarah Street, Stroudsburg, PA 18360.

LACKAWANNA JURIST

ESTATE OF ANN L. DAVIS A/K/A ANN LIEGEY DAVIS, late of South Abington Township, Lackawanna County, Pennsylvania (died January 3, 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 James Davis, Executor, 137 Clark Street, Clarks Green, 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.

IN RE: ESTATE OF ANN C. DROUSE, late of Scranton, Pennsylvania (Died December 06, 2021). Notice is hereby given that Letters Testamentary on the above Estate have been granted to David T. Drouse. All persons indebted to the said estate are required to make payment and those having claims to present the same without delay to the Executor named above or to Eugene Daniel Lucas, Esquire, 1425 Green Ridge Street, Dunmore, PA 18509.

ESTATE OF BONNIE EMERSON late of Madison Township, Pennsylvania (Died November 22, 2021). Letters of Administration have been granted to Brian K. Emerson, Neil T. Emerson, and Kevin J. Emerson, Co-Administrators. All persons having claims against the Estate or indebted to the Estate shall make payment or present claims to Douglas P. Thomas, Attorney for the Estate, 345 Wyoming Avenue, Suite 200, Scranton, PA 18503.

ESTATE OF BERNADINE V. FULL, DECEASED, late of 26 CHERRY COURT, CLIFTON TWP., PA 18424, (Died NOVEMBER 23, 2021). RUSSELL FULL, Executor; Dante A. Cancelli, Suite 260, 125 North Washington Ave., Scranton, Pennsylvania 18503, Attorney.

ESTATE OF DIANE MARIE GINSBURGH A/K/A DIANE GINSBURGH, late of Scranton, Lackawanna County, Pennsylvania (died December 20, 2021). Letters Testamentary having been granted, all persons having claims or demands against estate of decedent shall make them known and present them, and all persons indebted to said decedent shall make payment thereof without delay to Denise Kern, Executor, 16 Parkland Drive, South Abington Township, Pennsylvania 18411 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.

ESTATE OF JACQUELINE E. HAWKINS a/k/a JACQUELINE HAWKINS, late of Covington Township, Lackawanna County, PA (September 8, 2021). Notice is hereby given that Letters Testamentary on the above Estate have been granted to Terri Proctor. All persons indebted to the said estate are required to make payment and those having claims to present the same without delay to the Executrix named above or to Timothy B. Fisher II, Esquire, Fisher & Fisher Law Offices LLC, Attorneys for the Estate, 525 Main Street, PO Box 396, Gouldsboro, PA 18424.

ESTATE OF GEORGE A. REIHNER, Deceased. Late of Scranton Borough, Lackawanna County, PA. 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 Janet R. Schoepfer, 305 E. 95th St., Apt. G-6, New York, NY 10128 & George Allan Reihner, 6246 Orchard Ln., Cincinnati, OH 45213, Executors. Or to their Atty.: Latisha Bernard Schuenemann, Barley Snyder LLP, 2755 Century Blvd., Wyomissing, PA 19610.

ESTATE OF LAURIE A. SCHULER, late of Scranton, Lackawanna County, Pennsylvania. Letters of Administration on the above estate having been granted to Cheryl Williams, all persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to her c/o Joseph Kosierowski, Esq. 400 Broad Street, Milford, Pennsylvania 18337.

Notice is hereby given, that letters testamentary have been granted in the **ESTATE OF JOHN J. WALL**, deceased, 304 Schoolside Drive, Throop, PA 18512 who died October 2, 2021. All persons indebted to the said Estate are requested to make immediate payment and those having claims shall present them for settlement to: Lois A. Wall, Executrix, c/o James T. Mulligan, Jr., Esq., 3703 Birney Avenue, Moosic, PA 18507.

Third Notice

ESTATE OF ANTHONY FRANCIS BARRETT a/k/a ANTHONY F. BARRETT, late of Scranton, Pennsylvania, (Died: May 30, 2021). Notice is hereby given that Letters Testamentary on the above Estate have been granted to Robert Barrett, Executor. All persons indebted to the said Estate are required to make payment and those having claims to present the same without delay to the Executor named herein, or to Lawrence A. Durkin, Esquire, Durkin MacDonald, LLC, Attorney for this Estate, 536 East Drinker Street, Dunmore, Pennsylvania 18512.

RE: ESTATE OF ELIZABETH ANN MILDER BEH, a/k/a ELIZABETH A. MILDER BEH, late of Spring Brook Township, Pennsylvania (died October 31, 2021). Letters of Administration in the above estate having been granted, creditors shall make demand and debtors shall make payment to Jane Beh Clark, 920 Highland Square Drive NE, Atlanta, GA 30306, Executrix, or to Jenna M. Kraycer Tuzze, 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 Testamentary have been granted in the **ESTATE OF ROBERT J. CASTERLINE** of Old Forge, Lackawanna County, who died on December 8, 2021. All persons indebted to said estate are required to make payment and those having claims or demands to present same without delay to Charles Graziano or Mary Lou Graziano, or their attorney, Michelle L. Guarneri, Esquire, 49 S. Main Street, Suite 400, Pittston, PA 18640.

Notice is hereby given that Letters Testamentary have been granted in the **ESTATE OF DONNA M. DERENICK a/k/a DONNA MARIE DERENICK**, late of Moosic, who died on October 31, 2021, to John P. Kuna, Executor. All persons indebted to said Estate are requested to make payment and those having claims to present the same, without delay, to the Executor, c/o Jill A. Moran, Esquire, 789 Airport Road, Ste. 106, Hazle Township, PA 18202.

ESTATE OF SANTO M. GABRIEL, SR., late of Township of Waverly, PA (died December 15, 2021). Letters of Testamentary on the above estate have been granted, all persons having claims and demands against the estate of the above decedent shall make them known and present them; all of the persons indebted to the said decedent shall make payment thereof without delay to: Mark Gabriel, 26 Parkview Lane, Dalton, PA 18414. PATRICK J. LAVELLE, ATTORNEY FOR THE ESTATE.

LACKAWANNA JURIST

ESTATE OF JOSEPH McKINNON, DECEASED, late of 1510 DUNDAFF ST., DICKSON CITY, PA 18519, (Died DECEMBER 14, 2021). JOHN McKINNON, Executor; Dante A. Cancelli, Suite 260, 125 North Washington Ave., Scranton, Pennsylvania 18503, Attorney. DANTE A. CANCELLI, ESQUIRE

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF ALBIN ANTHONY RAGUCKAS**, deceased, who died July 3, 2021, late of Moscow Borough, Lackawanna County, Pennsylvania, to Stephen A. Raguckas, Executor. All persons indebted to said Estate are requested to make payment and those having claims or demands to present the same without delay to the Executor *c/o*, Samuel A. Falcone, Esquire, 900 Rutter Avenue, Suite 24, Forty Fort, PA 18704.

NOTICE IS HEREBY GIVEN that Letters Testamentary in the **ESTATE OF FRANK R. RUSTICUS**, late 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: MARY L. RUSTICUS, EXECUTRIX, C/O MATTHEW J. PARKER, ESQUIRE, MARSHALL, PARKER & WEBER, LLC, 49 E. Fourth Street, Suite 105, Williamsport, PA 17701.

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted in the **ESTATE OF JEROME EMERY SMITH, SR.**, Deceased, late of Dalton (Benton Twp.), Lackawanna County, Pennsylvania, who died on December 1, 2021. All persons indebted to said Estate are required to make payment, and those having claims or demands to present the same without delay to the Administrator, Elizabeth A. Owens, in care of their attorney, Jannell L. Dudick, 1043 Wyoming Ave., Forty Fort, PA. 18704.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF SUSAN C. SWEDER a/k/a SUSAN SWEDER**, Deceased, 168 Center Street, Carbondale Township, Lackawanna County, Pennsylvania 18407, who died on December 16, 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, Robert D. Sweder, or Michael N. Krisa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447. Michael N. Krisa, Esquire, KRISA & KRISA, P.C.

ESTATE OF PATRICK L. WALSH, ESTATE NUMBER 35-2022-114, DECEASED, LATE OF DALTON, PA, LACKAWANNA COUNTY, PA: DIED SEPTEMBER 15, 2021. NOTICE IS HEREBY GIVEN THAT LETTERS OF TESTAMENTARY HAVE BEEN GRANTED IN THE ABOVE ESTATE. ALL PERSONS INDEBTED TO SAID ESTATE ARE REQUIRED TO MAKE PAYMENTS, AND THOSE HAVING CLAIMS OR DEMANDS ARE TO PRESENT THE SAME WITHOUT DELAY TO ERIN DUFFY, 122 WEATHERBY STREET, DALTON, PA 18414 AND EILEEN WALSH, 11 VICTORIA STREET, SAUGUS, MA 01906.

ESTATE OF EDWIN RANDOLPH WHITNEY, JR. a/k/a **EDWIN R. WHITNEY, JR.**, late of Clarks Summit, Pennsylvania, (Died: January 11, 2022). Notice is hereby given that Letters Testamentary on the above Estate have been granted to Harold A. Nudelman, Executor. All persons indebted to the said Estate are required to make payment and those having claims to present the same without delay to the Executor named herein, or to Neil F. MacDonald, Esquire, Durkin MacDonald, LLC, Attorney for this Estate, 536 East Drinker Street, Dunmore, Pennsylvania 18512.

LACKAWANNA JURIST

FICTITIOUS NAME

An application for registration of the fictitious name Pennsib Health, 1102 Paul Ave, Dunmore, PA 18510 has been filed in the Department of State at Harrisburg, PA, File Date 11/29/2021 pursuant to the Fictitious Names Act, Act 1982-295. The name and address of the person who is a party to the registration is Alexander Tinnikov, 1102 Paul Ave, Dunmore, PA 18510, Olga Tinnikov, 1102 Paul Ave, Dunmore, PA 18510. T-1

CHANGE OF NAME

Notice is given that Jamir Alston has filed a Petition for Change of Name from Jamir Alston to Jamir McMillan. A hearing will be held on March 24, 2022 at 9:30am at the Lackawanna County Courthouse. T-1

CERTIFICATE OF ORGANIZATION

NOTICE IS HEREBY GIVEN THAT a Certificate of Organization, Domestic Limited Liability Company, for "Be Wise Holdings LLC", has been filed with and approved by the Department of State of the Commonwealth of Pennsylvania on December 20, 2021, pursuant to the Limited Liability Company Law of 1994, as amended and supplemented.

Law Office of Joseph F. Gaughan, P.C.
Joseph F. Gaughan, Esquire T-1

NOTICE

South Abington Township vs. Andrew L. Davidson
No. 2016-51934

Court of Common Pleas – Lackawanna County, PA
Notice is given that the above was named as Defendant in a civil action by Plaintiff to recover 2010-2018 sewer fees for property located at 130 Beverly Drive, S. Abington Township, PA, PIN #09103-020-056. An Amended Writ of Scire Facias for \$5,325.11 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or judgment may be entered. If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by Plaintiff. You may lose money, property or other rights important to you.

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

Northeastern PA Legal Services
33 N. Main Street, Ste. 200
Pittston, PA 18640
570.299.4100

Portnoff Law Assoc., Ltd.
P.O. Box 391
Norrilstown, PA 19404-0391

866.211.9466 T-1

LACKAWANNA JURIST

TERRA NOVA PROPERTY, LLC

PLAINTIFF

VS.

VERONICA A. HANNEVIG her heirs, executors, personal representatives, devisees, administrators, grantees, successors and assigns, and any and all persons, firms, associations or legal entities, claiming right, title or interest by through or under the Defendants or any of them and all other persons claiming through them generally,

DEFENDANTS

IN THE COURT OF COMMON PLEAS OF LACKAWANNA COUNTY, PENNSYLVANIA

CIVIL ACTION-LAW

QUIET TITLE

DOCKET NO: 2022-CV-680

LEGAL NOTICE

TO: VERONICA A. HANNEVIG her heirs, executors, personal representatives, devisees, administrators, grantees, successors and assigns, and any and all persons, firms, associations or legal entities, claiming right, title or interest by through or under the Defendants or any of them and all other persons claiming through them generally.

You are hereby notified that an Action in Quiet Title has been commenced with the Court of Common Pleas of Lackawanna County, Civil Division No. 2022-CV-680. In the Complaint filed in this action, it has been claimed that the Plaintiff has acquired all right, title and interest in the real property located in the Township of Fell, County of Lackawanna and Commonwealth of Pennsylvania, said premises being described particularly as follows:

ALL that certain lot, piece or parcel of land situated in the Township of Fell, County of Lackawanna and State of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin corner on the Northwesterly side of Belmont Street, said corner being the Southerly corner of lands of Michael Waurin and also a common corner of lots #29 and #30 as represented on Map of Lots made by Bryce R. Blair, C.E. for the Estate of Otis Reynolds; thence along the line of Belmont Street S 34° 10' W, 170 feet more or less to a corner of lands of Robert Hall; thence along the line of Robert Hall N. 54° 30' W, 237.6 feet to a point on the top of the bank on the Southwesterly side of Lackawanna River; thence along the bank of said River in a Northeasterly direction 172 feet more or less to a pipe corner of lands of Michael Waurin; thence along the line of said Waurin S 54° 30' East, 203.0 feet to Belmont Street, the place of beginning.

This property is also known as 311-319 Main Street, Simpson, PA 18407, Lackawanna County Tax Map Number 04506010018.

BEING the same premises conveyed to Terra Nova Property, LLC by Deed dated November 17, 2021, and recorded on December 21, 2021, in the Office of the Recorder of Deeds for Lackawanna County at Instrument Number 202129463.

NOTICE

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Northeastern Pennsylvania Legal Services
33 N. Main Street
Suite 200
Pittston, PA 18640
Telephone (570) 299-4100

Patrick A. Walsh, Esq.
Law Office of Patrick A. Walsh, LLC
604 North State Street
Clarks Summit, PA 18411
(570) 903-1684.
Pa Supreme Court ID Number 87931