

LACKAWANNA JURIST

JUDICIAL OPINION

CASE NAME AND NUMBER: Abda v. Keystone Klub Keyser Oak, LLC, et al. - **2025 WL 3249700** (Lacka. Co. 2025)

DATE OF DECISION: November 20, 2025

JUDGE: Terrence R. Nealon

ATTORNEYS INVOLVED: Molly Dempsey Clark, Esquire and Quinn D. Karam, Esquire, *Counsel for Plaintiff*  
Donld P. Shiffer, III, Esquire, *Counsel for Defendant, Keystone Klub Keyser Oak, LL*  
Danielle L. Mulchahey, Esquire, *Counsel for Defendant, Albert Christian Ceccoli a/k/a Chris Ceccoli*

SUMMARY OF OPINION:

A patron at a skill-based games venue sued that entertainment lounge for negligence and its owner for assault and battery and intentional infliction of emotional distress after the owner allegedly attacked and injured the patron there. In support of his intentionally inflicted emotional distress claim, the patron also alleged that the owner later used his vehicle to cause damage to the grounds of the patron’s residence and shouted profanities at the patron’s minor son in the process. The owner demurred to the patron’s demand for punitive damages on the ground that he failed to allege specific facts supporting a finding of willful or wanton conduct and to his cause of action for intentional infliction of emotional distress on the basis of legal insufficiency.

Willful or wanton conduct may be averred generally under Pa.R.Civ.P. 1019(b) and a demand for punitive damages is not governed by the “material facts” pleading requirement in Pa.R.Civ.P. 1019(a) since it does not constitute a “cause of action” and instead is merely an element of damages that is incidental to an underlying cause of action. The patron stated a *prima facie* claim for assault and battery against the owner, and generally averred willful and wanton conduct by the owner, as a result of which the demurrer to the claim for punitive damages was overruled. However, the complaint did not describe conduct that was so outrageous in character and extreme in degree as to exceed all possible bounds of decency and to be regarded as atrocious and utterly intolerable in a civilized society. As a result, the demurrer to the patron’s claim for intentional infliction of emotional distress was sustained due to its legal insufficiency.

## LACKAWANNA JURIST

### ESTATE

#### First Notice

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted to Chad Wilmot, Administrator, of the Estate **OF BALL, MARJORIE N., AKA BALL, MARJORIE**, late of Scranton, Lackawanna County, Pennsylvania, who died on August 6, 2023. 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, c/o Biagio V. Musto, II, Esquire, 171 William Street, Pittston, PA 18640.

Estate of **JOHN BRAVETTI**, late of Roaring Brook Township, Lackawanna County, Pennsylvania (died September 26, 2025). Notice is hereby given that Letters of Testamentary for the Estate have been issued to **MICHELLE M. POPLAWSKI**, Executrix of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to the EXECUTRIX, or to John J. McGovern, Jr., Attorney for the Estate, 321 Biden Street - Suite 201, Scranton, PA 18503.

**ESTATE OF ANDREW E. EARYES, NUMBER 35 2024 1180**, Deceased, Late of Carbondale, Lackawanna County, PA: Died July 10, 2024. Notice is hereby given that Letters of Testamentary have been granted in the above Estate. All persons indebted to said Estate are requested to make payments, and those having claims or demands are required to present the same without delay to Kimberly Doherty, 16 Neponset Road, Wilmington, DE 19810.

**ESTATE OF JOHN R. HOLLENBACK**, late of Greenfield Township, Lackawanna County, Pennsylvania (died October 6, 2025). 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 the Executor, John P. Hollenback, 52 Lynwood Terrace, Clifton, New Jersey 07012, or to John M. Price, Esquire, Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, Clarks Summit, Pennsylvania 18411.

**ESTATE OF ALICE KEISLING**, late of South Abington Township, Lackawanna County, Pennsylvania (died July 26, 2025). 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 one of the Executors, Matthew P. Keisling, 10 Dunbar Way, Old Forge, PA 18518, Sarah Snyder, 2385 Cherry Hill Road, Clarks Summit, PA 18411, or to James J. Gillotti, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, Clarks Summit, Pennsylvania 18411.

**ESTATE OF DEBORAH LANUTI**, late of the Village of Eynon, died October 27, 2025. 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 the decedent shall make payments thereof, without delay to Jakub LeKach, 9459 State Route 374, Clifford Township, PA 18470, or Attorney Robert C. Robinson, 336 S. State Street, Clarks Summit, PA 18411.

Estate of **ELIZABETH R. OSMAN**, late of Dalton, Lackawanna County, Pennsylvania (died October 20, 2025). Notice is hereby given that Letters Testamentary for the Estate have been issued to Jeffery A. Osman, 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, or to John J. McGovern, Jr., Attorney for the Estate, 321 Biden Street - Suite 201, Scranton, PA 18503.

**ESTATE OF TREVOR PAUL SCHIRRA, NUMBER 35 2025 1451**. Deceased, Late of Dickson City, Lackawanna County, PA: Died September 13, 2025. Notice is hereby given that Letters of Administration have been granted. All persons indebted to the above Estate are required to make payments, and those having claims or demands are to present the same without delay to J. Michael Schirra, 205 Reed Road, Roaring Brook Township, PA 18444, and Mary Rose Schirra, 413 Fourth St., First Floor, Dunmore, PA 18512.

**ESTATE OF ROBERT W. SEMIAN**, late of the City of Scranton, Lackawanna County, Pennsylvania (died July 31, 2025). 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 one of the Executors, David Scott Semian, 8802 Terra Cliff, San Antonio, TX 78255, Richard Robert Semian, 14 Jamie Beth Drive, Mertztown, PA 19539, or to James J. Gillotti, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, Clarks Summit, Pennsylvania 18411.

Notice is hereby given that Letters Testamentary have been granted to Karen Kepic, Administratrix of the **ESTATE OF ELEANOR A. SWIDERSKI**, late of Olyphant, Lackawanna County, Pennsylvania, who died on July 15, 2025. 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 Administratrix, c/o Biagio V. Musto, II, Esquire, 171 William Street, Pittston, PA 18640.

## LACKAWANNA JURIST

### Second Notice

**NOTICE IS HEREBY GIVEN** that Letters Testamentary have been granted in the **ESTATE OF RUTH L. BELASKI, a/k/a RUTH LILLIAN BELASKI**, Deceased, 10 Hart Place, Carbondale, Lackawanna County, Pennsylvania 18407, who died on October 24, 2025. 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, John Wormuth, or Michael N. Krisa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447.

**ESTATE OF MAUREEN E. COYLE** late of Dunmore, Lackawanna County, Pennsylvania, 18510 (died August 5, 2025). Letters in the above Estate having been granted, all persons having claims or demands against the Estate of the Decedent shall make them known and present them, and all persons indebted to the said Decedent shall make payment thereof, without delay, to Donna Wharton, Personal Representative, or to Joseph S. Toczydlowski, Jr., Esquire of the Toczydlowski Law Office, 723 N. Main Street, Archbald, PA, 18403.

**NOTICE IS HEREBY GIVEN** that Letters of Administration were granted to Rochelle M. Ferraro Coxé, in the **ESTATE OF DOLORES T. FERRARO**, late of the City of Scranton, Lackawanna County, Pennsylvania, who died on January 9, 2024. All persons indebted to the said Estate are required to make payment, and those having claims or demands to present the same without delay to the estate's counsel named below: Edwin A. Abrahamsen, Esquire Abrahamsen, Conaboy & Abrahamsen, P.C. 255 E. Grove St., 2<sup>nd</sup> Fl, Clarks Summit, PA 18411.

**NOTICE** is hereby given that Letters Testamentary have been granted in the **ESTATE OF RONALD JENKINS**, late of Scranton, Lackawanna County, who died September 14, 2025. All persons indebted to said Estate are required to make payment and those having claims to present the same, without delay to the Executrix, Margaret Walsh, and her Attorney, David Cherundolo, Esquire, 410 Jefferson Avenue, Scranton, PA 18510.

**THE ESTATE OF JOHN W. MONTGOMERY, JR., a/k/a JOHN W. MONTGOMERY, a/k/a J. WILLIAM MONTGOMERY, JR.**, late of the City of Scranton, County of Lackawanna, Commonwealth of Pennsylvania (died October 10, 2025). Notice is hereby given that Letters Testamentary have been granted in the above Estate to Tamara Pierre, Executrix. 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 Tamara Pierre, 195 Colvin Road, Dalton, PA 18414.

**NOTICE** is hereby given that Letters of Administration have been granted in the Estate of **ROBERT E. PASSARIELLO**, late of Old Forge, Lackawanna County, who died September 24, 2025. All persons indebted to said Estate are requested to make payment and those having claims to present the same, without delay to the Administratrix, Bonnie Grochal, and her Attorney, David Cherundolo, Esquire, 410 Jefferson Avenue, Scranton, PA 18510.

**NOTICE IS HEREBY GIVEN** that Letters Testamentary have been granted in the **ESTATE OF MATTHEW P. PROROCK**, of Blakely, Lackawanna County, Pennsylvania, 18447. 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 Executrix, Joanne Linnenbach, or John P. Sanderson, III, Attorney for the Estate – Sanderson Building, 1 Terrace Drive, Olyphant, Pennsylvania 18447.

**RONALD J. REFICE**, late of Clarks Summit, Lackawanna County, Pennsylvania, (Died October 19, 2025), Letters Testamentary granted to Personal Representative, Catherine Tolerico Refice. All persons indebted to the said Estate are requested to make payment and all creditors having claims or demands are to present without delay to Catherine Tolerico Refice or to the attorney for the Estate Donna M. DeVita, Esq., 1209 Marion Street, Dunmore, Pa. 18509.

**ESTATE OF CARMEN A. SANTARSIERO**, late of Scranton, Pennsylvania, died on October 10, 2025. All persons having claims against the Estate shall present same to Executrix, Donna Zelinski, c/o Donald W. Jensen, Esquire, 538 Biden Street, Suite 730, Scranton, Pennsylvania 18503.

Notice is hereby given that Letters Testamentary have been granted to Cynthia Hunter in the **ESTATE OF DOROTHY VERONICA STEWART**, of the Township of South Abington, County of Lackawanna, Commonwealth of Pennsylvania, who died on October 7, 2025. All persons indebted to said Estate please make payment; and those having claims, present the same to Andrew J. Lentowski, Esquire, P.O. Box 1135, Moscow, PA 18444.

**ESTATE OF DOROTHY V. TROTTA A/K/A DOROTHY TROTTA**, late of Roaring Brook Township, Pennsylvania (died June 25, 2025). Notice is hereby given that Letters Testamentary for the Estate of Dorothy V. Trotta a/k/a Dorothy Trotta have been issued to Lisa A. Trygar, Executrix of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to the Executrix at 4411 Dawn Acres Drive, Moscow, PA 18444 or to Robert T. Kelly, Jr., Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Biden Street, Suite 200, Scranton, PA 18503.

**ESTATE OF HELEN G. YEARING**, late of Archbald, Lackawanna County, Pennsylvania, 18505 (died September 27, 2025). Letters in the above Estate having been granted, all persons having claims or demands against the Estate or the Decedent shall make them known and present them, and all persons indebted to the said Decedent shall make payment thereof, without delay, to Carol Snyder, Personal Representative, or to Joseph S. Toczydlowski, Jr., Esquire of the Toczydlowski Law Office, 732 N. Main Street, Archbald, PA 18403.

## LACKAWANNA JURIST

### Third Notice

**ESTATE OF JEAN V. KVERAGAS**, late of Dunmore, Pennsylvania (died September 12, 2025). Notice is hereby given that Letters of Administration on the above Estate have been granted to David Kveragas, of Clarks Summit, PA. All persons indebted to the said Estate are required to make payment and those having claims to present the same without delay to the personal Representative named herein, or to Patrick N. Coleman, Esquire, Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

**ESTATE OF ALICE T. MCNULTY**, late of Archbald Borough, Lackawanna County, Pennsylvania, Date of Death, May 23, 1991. Letters of Administration in the above Estate having been granted, all persons having claims or demands against the Estate of the Decedent shall make them known and present them, and all persons indebted to the said Decedent shall make payment thereof, without delay, to Michael Francis McNulty, Personal Representative, or to Joan Guari, Esquire of the Toczydowski Law Office, 723 North Main Street, Archbald, PA 18403.

**ANN MACKRELL**, Dec'd. Scranton City, Lackawanna County, PA. D.O.D. 10/2/25. Letters Test. 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 Kristen Mackrell Clark, Executrix, 1439 Monroe Ave., #1, Dunmore, PA 18509

**ESTATE OF MARY WALSH (A/K/A MARY DESALES WALSH)**, late of Olyphant, Pennsylvania (died July 12, 2025). Notice is hereby given that Letters Testamentary for the Estate of Mary Walsh (a/k/a Mary DeSales Walsh) have been issued to Joan A. DeMatteo, Executrix of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to the Executrix at 106 Sugar Maple Lane, Roaring Brook Township, PA 18444 or to Robert T. Kelly, Jr., Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Biden Street, Suite 200, Scranton, PA 18503

**LACKAWANNA JURIST**

**HOURIGAN, KLUGER & QUINN**  
A PROFESSIONAL CORPORATION  
BY: JAMES T. SHOEMAKER, ESQUIRE  
IDENTIFICATION NO. 63871  
LAW OFFICES  
600 THIRD AVENUE  
KINGSTON, PA 18704-5815  
(570) 287-3000

ATTORNEY FOR PLAINTIFF

COMMUNITY BANK, N.A.,

Plaintiff,

vs.

BRITTANY KLEINDIENST n/b/m  
BRITTANY L. EILBER and  
ETHAN EILBER,

Defendants.

IN THE COURT OF COMMON PLEAS  
OF LACKAWANNA COUNTY

CIVIL ACTION--LAW

MORTGAGE FORECLOSURE

CASE NO. 2025-CV-7184

**NOTICE IS HEREBY GIVEN TO** the defendants, **Brittany Kleindienst n/b/m Brittany L. Eilber and Ethan Eilber**, that a complaint in mortgage foreclosure has been filed against you in the above captioned matter on September 5, 2025.

**PUBLIC 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, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.**  
**LEGAL SERVICES OF NORTHEASTERN PENNSYLVANIA, INC.**  
**NORTHERN PENNSYLVANIA LEGAL SERVICES, INC.**

33 N. Main Street, Suite 200  
Pittston, PA 18640  
(800) 953-4250 (toll free)

-or-

**PENNSYLVANIA LAWYER REFERRAL SERVICE**  
P.O. Box 1086, 100 South St.  
Harrisburg, PA 17108

(Pennsylvania resident's phone: 1-800-692-7375;  
out-of-state residents phone: 1-717-238-6715)

**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.**