

LACKAWANNA JURIST

JUDICIAL OPINION

CASE NAME AND NUMBER: Barnoski v. CBRE Global Investors, LLC, et al. - **2025 WL 2810049** (Lacka. Co. 2025)

DATE OF DECISION: October 2, 2025

JUDGE: Terrence R. Nealon

ATTORNEYS INVOLVED: Christopher A. Piazza, Esquire, *Counsel for Plaintiff*
Greg A. Ray, Esquire, *Counsel for Defendants*

SUMMARY OF OPINION:

Plaintiff commenced this premises liability action against two owners of a Montgomery County property where he allegedly fell, and asserted that venue is proper in this forum under Pa.R.Civ.P. 1006(c) and 2179(a)(2) since he alleged joint and several liability and one of the defendants regularly conducts business in this county at an Archbald property. After defendants filed a preliminary objection asserting improper venue under Pa.R.Civ.P. 1028(a)(1), albeit without any supporting affidavits or evidence, the parties were directed to conduct venue-related discovery pursuant to Pa.R.Civ.P. 1028(c)(2) and to resubmit defendants' venue challenge following the completion of that discovery. In accordance with Pa.R.Civ.P. 4007.1(e), plaintiff served a designated witness deposition notice upon the corporate defendants to produce deponents with knowledge of their business activities in this forum, and defendants designated and produced a single individual who testified under oath that she did not know whether defendants conducted any business in this county or owned any property or employed any personnel here. Defendants' preliminary objection asserting improper venue was submitted for a decision based upon that limited evidentiary record.

A plaintiff's choice of forum is entitled to "great weight" and defendants bear the burden of producing "some evidence" to establish that venue is improper in the chosen forum and that a change of venue is warranted. Although defendants were afforded a reasonable opportunity to identify evidence substantiating their contention that they do not regularly conduct business in this county, they failed to do so and did not satisfy their burden of proving that a change of venue was necessary. Consequently, since plaintiff asserted joint and several liability against defendants, venue was proper as to both defendants under Pa.R.Civ.P. 1006(c), and defendants' preliminary objection asserting "improper venue" pursuant to Pa.R.Civ.P. 1028(a)(1) were overruled.

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JUDICIAL OPINION

CASE NAME AND NUMBER: *Doyle v. Keyed, et al.*, 2024-CV-9036.
DATE OF DECISION: October 16, 2025
JUDGE: Mark Powell
ATTORNEYS INVOLVED: Leon Aussprung, M.D., Esq., James E. Hockenberry, Esq., Brian Edmondson, Esq.
Attorneys for Plaintiffs
Amy Shwed, Esq., Ciara L. DeNaples, Esq., Joseph T. Healey, Esq.
Cipriani & Werner
Attorneys for Lehigh Valley Defendants
Mark R. Zolfaghari, Esq., Matthew P. Hall, Esq.
Attorneys for St. Luke's Defendants

SUMMARY OF OPINION:

This 57-page opinion comprehensively addresses three sets of Preliminary Objections filed by multiple defendants in *Doyle v. Keyed, et al.*, a medical negligence and wrongful death action arising from the death of Conor Jack Doyle during a complicated delivery. The Preliminary Objections raise procedurally complex challenges to Plaintiffs' Second Amended Complaint. More specifically, Julie and Christopher Doyle sued various Lehigh Valley and St. Luke's entities, as well as Dr. Shadi Kayed, alleging negligent obstetric and postpartum care, institutional negligence, and vicarious liability. The opinion consolidates all objections filed by both hospital systems and by plaintiffs to a joinder complaint involving a midwife, Laurice Dunning, R.N., C.N.M., and her practice, The Midwives and Associates, Inc., to ensure consistent procedural treatment of the many overlapping claims.

The court noted the procedural history, which contained a sequence of amended complaints and successive preliminary objections filed largely out of time under Pa.R.Civ.P. 1026(a). Despite those irregularities, the court entertained Objections on the merits.

The Complaint outlined Mrs. Doyle's home labor under Ms. Dunning's care, her emergent transfer to Lehigh Valley Hospital-Pocono, and the vacuum-assisted delivery by Dr. Kayed that resulted in the infant's death and the mother's subsequent infections, uterine rupture, and surgical procedures.

Applying Pa.R.Civ.P. 1019 and 1028, the court set forth the standards for demurrer and lack of specificity, emphasizing that all well-pleaded facts are accepted as true and doubts resolved in favor of overruling objections.

On the substantive objections, the court overruled nearly all challenges. It first denied the Lehigh Valley Defendants' request to sever their case from that of the St. Luke's Defendants, finding the issue undeveloped and unsupported by authority. It rejected Dr. Kayed's claim that he could not be vicariously liable for hospital staff, holding that vicarious liability may attach under the "captain-of-the-ship" doctrine or where a physician exercises actual control. Because the complaint alleged that Dr. Kayed directed and supervised others

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during the delivery, those averments stated a viable theory of vicarious liability under the second scenario.

The court next upheld the plaintiffs' claims of direct and corporate negligence against Lehigh Valley Physicians Group (LVPG) and Lehigh Valley Hospital. Citing *Scampono v. Highland Park Care Center*, it rejected defendants' reliance on *Sutherland v. Monongahela Valley Hospital* and found that medical corporations other than hospitals can owe non-delegable duties under *Thompson v. Nason Hospital* and Restatement § 323. The complaint alleged that the hospital failed to maintain safe facilities, select competent physicians, oversee medical personnel, and enforce adequate rules—sufficiently pleading systemic negligence.

The court also overruled objections to punitive damages. It found that plaintiffs sought punitive damages only against Dr. Kayed and that their averments—repeated failed vacuum attempts, failure to perform a timely cesarean section, misuse of fundal pressure, and improper discharge—could, if proven, constitute reckless disregard warranting punitive damages under *Hutchison v. Luddy*. Because mental-state conditions may be averred generally under Pa.R.Civ.P. 1019(b), the claim survived the pleadings stage.

On informed consent, defendants argued that childbirth procedures are not surgical acts requiring consent. The court disagreed, distinguishing *Sinclair v. Block* and aligning with *Gordon v. Bakare* and *Dalinsky v. Hasiuk*, which recognize a viable claim when a patient is denied a meaningful choice between vaginal and cesarean delivery. The opinion held that Mrs. Doyle's allegation—that Dr. Kayed failed to discuss surgical alternatives despite her risk factors—stated a plausible informed-consent claim.

The court further upheld the plaintiffs' count for negligent infliction of emotional distress. It held that Mrs. Doyle, having suffered physical impact and observed her child's death, and Mr. Doyle, who witnessed the traumatic delivery and aftermath, fit within the recognized categories under *Sinn v. Burd* and *Toney v. Chester County Hospital*. Observing the results of negligent medical acts may satisfy the contemporaneous-observation requirement in a malpractice context.

Finally, the court rejected objections claiming vagueness or open-ended allegations. Citing *Reynolds v. Thomas Jefferson University Hospital* and *American States Insurance Co. v. State Auto Insurance Co.*, it found that the complaint gave fair notice of the factual bases of each theory and that Pennsylvania's fact-pleading rules do not require evidentiary detail. The Lehigh Valley and St. Luke's defendants were deemed sufficiently apprised of the who, what, when, where, and how of the alleged negligence to prepare defenses.

In sum, the court's opinion methodically analyzes multiple preliminary objections spanning issues of standing, joinder, vicarious and corporate liability, punitive damages, informed consent, negligent infliction of emotional distress, and specificity. Nearly all objections were overruled. The ruling preserves the plaintiffs' claims against all defendants—Lehigh Valley entities, St. Luke's entities, and Dr. Kayed—allowing the case to proceed to discovery and trial on the merits.

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JUDICIAL OPINION

CASE NAME AND NUMBER: Debra and Richard Sember, her husband, v. Lackawanna Heritage Valley Authority and City of Scranton, 2024-CV-3255 (Lacka. Co. 2025).

DATE OF DECISION: October 22, 2025

JUDGE: Mark Powell

ATTORNEYS INVOLVED: Edward Krowiak, *Counsel for Plaintiff*; Eugene Fenney, *Counsel for Defendant LHVA*; Ryan McBride, *Counsel for Defendant, LHVA*; Mark Kozlowski, *Counsel for Defendant, City of Scranton*; Jordan Mazzoni, *Counsel for Defendant, City of Scranton*

SUMMARY OF OPINION

Plaintiffs Debra and Richard Sember filed a negligence and loss of consortium action against the Lackawanna Heritage Valley Authority (LHVA) and the City of Scranton after Debra Sember tripped over an elevated concrete base while jogging on the Lackawanna Heritage Trail in September 2022. They alleged both defendants were negligent in maintaining and supervising the trail, failing to repair or warn of the dangerous condition, and allowing the obstruction to remain, despite knowledge of its existence. The City contended it was the owner of the trail, while LHVA exercised care, custody, and control of it. Both defendants moved for judgment on the pleadings, claiming immunity under the Recreational Use of Land and Water Act (RULWA) and, as to the City, the Pennsylvania Political Subdivision Tort Claims Act (PSTCA).

Under Pennsylvania Rule of Civil Procedure 1034, a court may grant judgment on the pleadings only where no factual dispute exists and the movant is entitled to judgment as a matter of law. The standard requires accepting all well-pleaded facts in the complaint as true. Both defendants argued that RULWA bars plaintiffs' claims because the trail is recreational land open to the public without charge. The Act provides that owners owe no duty to recreational users to maintain safety or warn of dangers, and the Act further defines "land" to include paved and unpaved trails. Defendants also claimed that LHVA and the City qualify as "owners" or "persons in control of the premises" entitled to statutory protection. They cited *Stanton v. Lackawanna Energy, Ltd.* and similar precedent extending RULWA immunity to entities holding easements or control over public recreational lands.

However, the Court found that RULWA immunity is not absolute and depends on factual circumstances, including the nature of the alleged defect, the owner's control, and whether exceptions apply, such as willful or malicious failure to warn. Because the plaintiffs alleged a man-made hazard—a raised concrete base—and claimed defendants knew of it but failed to repair or warn, the Court held it could not determine from the pleadings alone whether the RULWA applied at this early stage in litigation. The issue requires factual development to assess whether the condition was part of the trail's recreational use or an artificial structure beyond RULWA's protection.

The City of Scranton also claimed governmental immunity under the PSTCA, which generally shields local agencies from tort liability except for specific enumerated exceptions involving negligence. The City argued that it was immune because the trail was maintained by LHVA and not in the City's "care, custody, or control," and that plaintiffs' claims did not fall within any statutory exception. The Court found that the record was insufficient to determine the extent of each defendant's control or whether the alleged defect constituted a dangerous condition of real property that might trigger an exception to immunity. These are questions of fact that cannot be resolved without discovery.

The Court concluded that both motions relied on blanket assertions of immunity unsupported by a developed factual record. Because multiple genuine issues of material fact remain—including ownership and maintenance responsibility for the trail, the nature and visibility of the concrete obstruction, and potential exceptions to immunity—the Court denied both defendants' Motions for Judgment on the Pleadings. The matter will proceed to discovery so that the factual and legal issues can be fully adjudicated.

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ESTATE

First Notice

Notice is hereby given that Letters Testamentary have been granted to Jacqueline A. Musyt, in the **ESTATE OF ELEANOR DRAIM**, late of Olyphant, Pennsylvania, who died on November 30, 2023. All persons indebted to the Estate are requested to make payment and those having claims or demand are to present the same without delay to Sean P. McDonough, Esquire, 459 Wyoming Avenue, Kingston, Pennsylvania 18704.

Estate of **ARTHUR J. JORDAN**, late of Scranton, Pennsylvania (died September 4, 2025). Notice is hereby given that Letters Testamentary for the Estate of Arthur J. Jordan have been issued to Arthur J. Jordan, Jr., Mary Catherine Veety and Marie S. Jordan, Executors of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to the Executors at 143 Point Road, Factoryville, PA 18419 or to Robert T. Kelly, Jr., Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Biden Street, Suite 200, Scranton, PA 18503.

In the Estate of **NORBERT R. KOSCIUK** of Throop, Lackawanna County, Commonwealth of Pennsylvania. Letters Testamentary in the above estate have been granted to Cheryl A. Kosciuk. All persons indebted to said estate are requested to make prompt payment and all having claims against said estate will present them without delay to: Marissa McAndrew, Esquire, McAndrew Law Offices, PC, 630 Main Street, Forest City, PA 18421, (570) 785 – 3333, Attorney for the Estate.

Notice is hereby given that Letters Testamentary have been granted in the Estate of **SALLY ANN KUTCH, a/k/a SALLY A. KUTCH**, Deceased, 134 Wagner Boulevard, Greenfield Township, Lackawanna County, Pennsylvania 18407, who died on September 11, 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 Executrix, Kim Liparulo, or Michael N. Krisa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447.

Estate of **PAUL R. LAHOTSKI a/k/a PAUL LAHOTSKI** (died September 10, 2025) formerly of Throop, Pennsylvania. All persons indebted to the estate shall make payment and those having claims or demands are to present same without delay to the Administratrix, Lorraine Lahotski, or Richard A. Fanucci, Attorney for the Estate, 1711 Main Street, Blakely, PA 18447.

ESTATE OF RONALD R. LEAS, late of Scranton, Pennsylvania (died June 16, 2025), Jeffrey R. Leas, Administrator, Gregory J. Pascale, Esq., Attorney for the Estate, Needle Law, P.C., 240 Penn Avenue, Scranton, PA 18503.

ESTATE OF ANNOINETTE S. MECCA, DECEASED, late of Scranton, Pennsylvania (Died August 31, 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 David C. Mecca, Testator, c/o Attorney Joseph F. Gaughan, 1107 Oram Street, Scranton, PA 18504.

ESTATE OF GARY WAYNE OWENS, late of Scranton, PA (died July 4, 2025), Letters of Administration having been granted to Joshua Ryan Owens. All persons knowing themselves to be indebted to said Estate will make payment immediately, and those having claims will present them for settlement to JOSHUA RYAN OWENS, Administrator or to: Tullio DeLuca, Attorney for the Estate, 4113 Birney Avenue, Suite 2, Moosic, PA 18507.

ESTATE OF JOYCE SOLOMON, aka ALICE SOLOMON, late of the Borough of Archbald, Lackawanna County, PA (Died September 4, 2025). NOTICE is hereby given that Letters Testamentary in the above Estate have been granted to Joseph Solomon, 340 Wayne Street, Archbald, PA 18403, Executor, on October 24, 2025. All persons indebted to the above Estate are required to make payment, and all those having claims or demands are to present same without delay, to the Executor named herein or to James J. O'Connor, Esquire, Attorney for the Estate, 496 North Main Street, Archbald, PA 18403.

Notice is hereby given that Letters Testamentary have been granted in the **ESTATE OF SARA THOMAS, a/k/a SARA E. THOMAS**, Deceased, 2327 N. Washington Avenue, Scranton, Lackawanna County, Pennsylvania 18509, who died on September 19, 2025. 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 the Executor, Daniel Thomas or Michael N. Krisa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447.

ESTATE OF THEODORE CROMWELL VAN NORT, JR. late of South Abington Township, Lackawanna County, PA (died September 22, 2025). 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 Timothy Van Nort, Co-Administrator of the Estate, 5 Kraft Street, Archbald, PA 18403 or to Mark Van Nort, Co-Administrator of the Estate, 45 White Birch Lane, Dalton, PA 18414, or to Jane M. Carlonas, Esquire, 1212 S. Abington Road, Clarks Summit, PA 18411.

NOTICE IS HEREBY GIVEN that Letters of Administration in the Estate **OF MARIE A. ZULLO**. (Date of Death: August 15, 2024) late of the City of Scranton, Lackawanna County, Pennsylvania, have been granted to the undersigned. All persons indebted to said estate are required to make immediate payment and those having claims shall present them for settlement to: Ursula Tracy and Marie Elena Zullo, c/o Shandra S. Kisailus, Esquire, 245 North River Street, Wilkes-Barre, PA 18702, Phone: 570-824-9949.

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Second Notice

Estate of **PETER D. ARVONIO, JR.**, Deceased, late of 820 Laurel RD., Mayfield, PA 18433, (Died September 11, 2025) Cathleen L. Arvonio, Executrix; Dante A. Cancelli, Esquire, Suite 260, 125 North Washington Ave., Scranton, Pennsylvania 18503, Attorney.

NOTICE is hereby given that Letters of Administration have been granted in the **ESTATE OF CLEMENTINE CICHY, a/k/a CLEMINTINE A. CICHY**, late of Old Forge, Lackawanna County, who died September 14, 2025. All persons indebted to said Estate are requested to make payment and those having claims to present the same, without delay to the Executor, Theodore Cerullo, and her Attorney. David Cherundolo, Esquire, 410 Jefferson Avenue, Scranton, PA 18510.

BILLY JO FARA, a/k/a LUCILLE L. MARSH, late of Old Forge, Lackawanna County, Pennsylvania, who died August 4, 2025, Letters of 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 Scott R. Daly, Executor, c/o Attorney Scott Lynett, The Law Office of Scott Lynett, 237 Penn Avenue, Scranton, Pennsylvania 18503.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been issued to Marion Megan Hillebrand, Executrix of the **ESTATE OF MICHAEL J. HILLBRAND**, Deceased, who died on September 4, 2025, late of Scott Township, Lackawanna County, Pennsylvania. All creditors are requested to present their claims and all persons indebted to the decedent will make payment to the aforementioned Executrix or her attorney. Rosen, Jenkin & Greenwald, LLP, 15 South Franklin Street, Wilkes-Barre, PA 18711.

ESTATE OF WAYNE JAMES LANCE SR. A/K/A WAYNE J. LANCE A/K/A WAYNE LANCE (died August 28, 2025) formerly of Scranton, Pennsylvania. All persons indebted to the estate shall make payment and those having claims or demands are to present same without delay to the Executor, Mark D. Lance, or Richard A. Fanucci, Attorney for the Estate, 1711 Main Street, Blakely, PA 18447.

Notice is hereby given that Letters Testamentary have been granted to Marcianna Hosier, Executrix, of the **ESTATE OF LOIS ANN LINKO**, late of Jefferson Township, PA, who died on September 15, 2025. 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.

ESTATE OF JANE A. OVENS A/K/A JANE OVENS, late of Jefferson Township, Pennsylvania (died June 13, 2025). Notice is hereby given that Letters of Administration on the above Estate have been granted to Walter W. Frisbie, of Elmhurst, PA. All persons indebted to the said estate is 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.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been issued to James E. Palumbo, Executor of the **ESTATE OF KAREN PALUMBO**, Deceased, who died on April 18, 2019, late of Moosic, Lackawanna County, Pennsylvania. All creditors are requested to present their claims and all persons indebted to the decedent will make payment to the aforementioned Executor or his attorney. Rosen, Jenkin & Greenwald, LLP, 15 South Franklin Street, Wilkes-Barre, PA 18711.

ESTATE OF MICHAEL GERARD PAVESE, of County of Lackawanna, Pennsylvania, LETTERS TESTAMENTARY on the above Estate 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: Michelle Anthony, Executrix c/o James H. Lutz, Esquire, 1765 Narrows Hill Road, Upper Black Eddy, PA 18972.

ESTATE OF LILLIAN D. TROIANI, Deceased, late of Jessup, Pennsylvania (Died February 19, 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 Marlane Baldoni, Testatrix, c/o Attorney Joseph F. Gaughan, 1107 Oram Street, Scranton, PA 18504.

Notice is hereby given that Letters of Testamentary, have been granted in the **ESTATE OF JOSEPH J. WAGNER**, late of Scranton, PA (died July 11, 2025). 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: Holly Wagner, Executrix; or Terrence J. McDonald, Atty., 1103 East Drinker Street, Dunmore, PA 18512.

NOTICE IS HEREBY GIVEN that on October 3, 2025, Fran Kovaleski, Lackawanna County Register of Wills, granted Letters of Administration, in common form, for the **ESTATE OF WILLIAM J. WHITELAVICH**, late, of Simpson, PA, to Frances M. Whitelavich. Mr. Whitelavich passed on July 27, 2025. Anyone having a claim against the Estate, please contact Lance J. Fanucci, Esquire, 300 Betty Street, Suite 2, Eynon, PA 18403, phone 570.489.0098.

NOTICE is hereby given that Letters of Administration have been granted in the **ESTATE OF KIMBERLEY A ZABROWSKI**, late of Dickson City, Lackawanna County, who died August 29, 2025. All persons indebted to said Estate are requested to make payment and those having claims to present the same, without delay to the Administrator, Julie Zabrowski, and her attorney. David Cherundolo, Esquire, 410 Jefferson Avenue, Scranton, PA 18510.

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Third Notice

Letters of Testamentary have been granted in the following Estate of decedent to the personal representative named, who requests all persons having claims or demands against the Estate of the said decedent to make known the same in writing to her attorney, and all persons indebted to the said decedent are requested to make payment without delay: **ESTATE OF FELICIA BOCAN**, Deceased, of Dunmore, PA. No-35-25-01268. Executor: Jeffrey J. Bocan, 103 Exeter Circle, Old Forge, PA 18518, or to Attorney John F. Morris, Esquire, Voelker & Morris LLC, 310 Grant Street, Suite 1220, Pittsburg, PA 15219.

ESTATE OF NELLIE G. CAVAGE A/K/A NELLIE CAVAGE, late of Carbondale, Pennsylvania (died July 22, 2025). Notice is hereby given that Letters of Administration on the above Estate have been granted to David Cavagem or Wellsboro, PA. All persons indebted to the said estate is 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 STEPHANIE P. GATES, late of Scranton, Lackawanna County, PA (died August 29, 2025). 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 Joseph Dunstone, III, 137 Lake Avenue, Greenfield Twp, PA 18407, Administrator of the Estate, or to William F. Dunstone, Esquire, 1212 S. Abington Road, Clarks Summit, PA 18411.

ESTATE OF KATHLEEN M. LYONS A/K/A KATHLEEN LYONS, late of South Abington, Pennsylvania (died May 25, 2025). Notice is hereby given that Letters of Administration on the above Estate have been granted to Veronica Dende, of Clarks Summit, PA. All persons indebted to the said Estate is 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.

NOTICE IS HEREBY GIVEN that Letters of Administration in the **ESTATE OF LINDA PAGNOTTI**, late of the Borough of Old Forge, Lackawanna County, Pennsylvania, have been granted to the undersigned. All persons indebted to said Estate are required to make immediate payment and those having claims shall present them for settlement to: Brittany Rhodes, Administratrix. Brenda D. Colbert, Esquire, Colbert & Grebas, P.C., 210 Montage Mountain Road – Suite A, Moosic, PA 18507.

Articles of Dissolution

NOTICE IS HEREBY GIVEN THAT pursuant to the provisions of 15 Pa. C.S.A. Section 1975(b) that ARTICLES OF DISSOLUTION will be filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on behalf of **Lakeland Land, LLC.**, 29 Depot Street, Peckville, PA 18452.

Articles of Incorporation

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with the Department of State on October 20, 2025 for **DUNMORE JR BUCKS INC.**, pursuant to the provisions of the Pennsylvania Nonprofit Corporation Law of 1988. The Corporation is organized for charitable, literary, scientific, religious and educational purposes.

Certificate of Organization

NOTICE IS HEREBY GIVEN that a Certificate of Organization, Domestic Limited Liability Company, for **Wood Street Mortgage LLC**, a Pennsylvania limited liability company, has been filed and approved by the Department of State, Commonwealth of Pennsylvania, on, September 25, 2025, in accordance with the provisions of the Commonwealth of Pennsylvania Limited Liability Company law of 1994, 15 Pa. C.S.A. Section 8901, as amended. The principal place of business is 1030 Wood Street, Scranton, PA 18508.

NOTICE IS HEREBY GIVEN that a Certificate of Organization, Domestic Limited Liability Company, for **Citadel Energy, LLC**, a Pennsylvania limited liability company, has been filed and approved by the Department of State, Commonwealth of Pennsylvania, on, September 26, 2025, in accordance with the provisions of the Commonwealth of Pennsylvania Limited Liability Company law of 1994, 15 Pa. C.S.A. Section 8901, as amended. The principal place of business is 809 Hilltop Drive, Jessup, PA 18434.

Change of Name

In the Court of Common Pleas, Lackawanna County, Pennsylvania, Civil Division:

In Re: In the Matter of the Petition of **Daniel Mahoney** for Change of Name to **Daniel Paul Mahoney**. Notice is hereby given that on October 21, 2025, the Petition for Change of Name was filed in the above Court, requesting and Order to change Petitioner's name to Daniel Paul Mahoney. The Court has fixed the 12th day of December, 2025 at 1:30 p.m. in Courtroom A at the Lackawanna County Government Center located at 123 Wyoming Avenue in Scranton, PA 18503 s the time and place for the hearing of said petition for name change, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

In the Court of Common Pleas, Lackawanna County, Pennsylvania, Civil Division:

In Re: In the Matter of the Petition of **Jeremy Llyod** for Change of Name to **Jeremy Keough**. Notice is hereby given that on October 10, 2025, the Petition for Change of Name was filed in the above Court, requesting and Order to change Petitioner's name to Jeremy Keough. The Court has fixed the 12th day of December, 2025 at 1:30 p.m. in Courtroom A at the Lackawanna County Government Center located at 123 Wyoming Avenue in Scranton, PA 18503 s the time and place for the hearing of said petition for name change, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

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NOTICE

**IN THE COURT OF COMMON PLEAS OF LACKAWANNA COUNTY,
CIVIL ACTION – LAW, ACTION TO QUIET TITLE, PATRICK JOHN HOULIAN,
JR AND TARA ROSE PHILLIPS V. WINTON CONSOLIDATED CO.,
UNKNOWN HEIRS, SUCCESSORS AND ASSIGNS**

**ACTION TO QUIET TITLE
NO. 2025-CV-7803**

NOTICE IS HEREBY GIVEN TO THE DEFENDANT, any and all persons, firms, associations or legal entities claiming right, title or interest by, through or under Defendant and all other persons claiming through it generally.

You are hereby notified that Patrick John Houlian and Tara Rose Phillips, have filed an Action to Quiet Title in the Court of Common Pleas of the 45th Judicial District, Lackawanna County, Civil Action No. 2025-CV-7803 which you are required to defend; setting forth claim of ownership of parcel of land as follows:

All that certain piece, parcel or plot of unclaimed land situate in the borough of Jessup, County of Lackawanna, and State of Pennsylvania, bounded, and described to wit:

Beginning at a point at the northwesterly corner of lands now or formerly of Ellen Falskie. Said point also being on the easterly line of lands now or formerly William and Lorraine Recipko.

Thence, in a northeasterly direction along said lands of Falskie forty-eight (48) feet more or less to a corner of lands now or formerly Christine Touch.

Thence, along said lands in a northwesterly direction sixty-five (65) feet more or less to a point on the easterly line of lands now or formerly Brandon and Elizabeth Balduino.

Thence, in a southwesterly direction along said line twenty-five (25) feet more or less to the northeasterly corner of lands now or formerly William and Lorraine Recipko.

Thence, in a southeasterly direction along said line fifty-two (52) feet more or less to the place of beginning.

Containing 2,060 square feet of land more or less.

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 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 claims or relief requested by the Plaintiffs. You may lose money or property or other rights important to you.

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

Lawyer Referral Service
Lackawanna Bar Association
233 Penn Avenue
Scranton, PA 18503
Telephone: 570.969.9161

Northern PA Legal Services, Inc
33 N. Main Street
Pittston, PA 18640
Telephone: 570.299-4100

You are further advised that a Hearing on this matter has been scheduled by the Court January 8th, 2026 @ 11:00am Courtroom #2, at 200 North Washington Avenue, Scranton, Pennsylvania,

By: Joan Lednovich-Guari, Esquire
Attorney for Plaintiffs
723 N. Main Street
Archbald, PA 18403