

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 6, 2026 AT 10 AM** OF SAID DAY.

******ATTENTION**** 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 THE SAID DATE. FULL COMPLIANCE OF THE TOTAL AMOUNT IS DUE BY TWO O'CLOCK ON THE AFTERNOON OF THE SAID DATE.**

*For more information on Sheriff Sales and how they work, please visit:
https://www.lackawannacounty.org/government/elected_officials/sheriff/sheriff_sales.php*

SALE 1

By virtue of a Writ of Execution filed to No. 2025-04629, Lakeview Loan Servicing, LLC v. Keith David Griffiths Jr Defendants/owners of property situate in the City of Clarks Summit, Lackawanna, PA, being 608 Meadow Lane, Clarks Summit, PA 18411.

Front: Depth:

Property ID#: 1000103001000

Assessed Value figure: \$0.00 Improvements thereon:

Residential Real Estate

Attorney: Kenya Bates, Esq (203664)

Sheriff to collect: \$169,992.88

SALE 2

By virtue of a Writ of Execution No. 2023-01151, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST v. CHERYL FRITZEN, AS EXECUTRIX AND HEIR TO THE ESTATE OF BARBARA J. VARAKSA, DECEASED; DOROTHY DAVIS, AS EXECUTRIX AND HEIR TO THE ESTATE OF BARBARA J. VARAKSA, DECEASED, owner(s) of property situate in the 21ST WARD OF THE CITY OF SCRANTON, LACKAWANNA County, PA, being, 2715 LAFAYETTE STREET, SCRANTON, PA 18504.

Tax ID#. 1440802002201 and 14408020022

(Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount:

\$153,236.34

Attorneys for Plaintiff

Brock & Scott, PLLC

SALE 3

By virtue of a Writ of Execution filed to No. 2021-01731, EARNEST, INC. vs. JOHN R. WAZNAK, owner(s) of property situate in City of Scranton . Lackawanna County, PA. Being: 1213 West Court, Scranton, PA 18508.

Assessment Map #: 13419030049

Assessed Value Figure: \$10,000.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$72,713.60

All that certain lot, piece or parcel of land, situate, lying and being in the Second Ward, of the City of Scranton, County of Lackawanna and State of PA.

SALE 4

By virtue of Writ of Execution No. _____, Athene Annuity and Life Company v 915 Hickory LLC Docket #: 25CV3561

Property to be sold is situated in the 19th Ward of the City of Scranton, County of Lackawanna and

LACKAWANNA JURIST

Commonwealth of PA.

Commonly known as: 915 - 917 Hickory Street, Scranton, PA 18505 Parcel #: 15717020025

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

Judgment Amount: \$257,415.00

Attorneys for the Plaintiff:

1325 Franklin Avenue, Suite 160 Garden City, NY 11530

(212) 471-5100

By: Danielle Johnson Esq. (334703)

SALE 5

By virtue of a Writ of Execution filed to No. 2023-01198, Nationstar Mortgage LLC vs. Michael Ossont, Esquire, Administrator of the Estate of Flor Gonzalez, Jr. deceased, owner(s) of property situated in Fourth Ward of the Borough of Moosic Lackawanna County, PA, being 3718 Wylam Avenue. Moosic. PA 18507.

(Dimensions of parcel, square footage and/or acreage)

Assessment Map #: 17611030005

Assessed Value figure: \$172,720.00

Improvement thereon: a residential dwelling

Attorney: Christopher A. DeNardo, Esq.

Sheriff to Collect: \$ _____

SALE 6

By Virute of a Writ of Execution filed to No. 2024-07661 LLACG COMMUNITY INVESTMENT FUND, vs. ESTATE OF HARRIET B BROTTNER; ANY AND ALL UNKNOWN HEIRS, SUCCESSORS AND ASSIGNS, REPRESENTATIVES, DEVISES, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT TITLE OR INTERESTS FROM OR UNDER THE ESTATE OF HARRIET B. BROTTNER, DECEASED.

Estate Of Harriet B Brotter; Any And All Unknown Heirs, Successors And Assigns, Representatives, Devises, And All Persons, Firms Or Associations Claiming Right Title Or Interests From Or Under The Estate Of Harriet B. Brotter, Deceased, owner of the property situated in City of Scranton, County of Lackawanna, and Commonwealth of PA being 1900 Cleveland Avenue, Scranton, PA 18505.

Containing an area of 15,000 Square Feet. (dimensions of parcel, square footage and/or acreage)

Property ID#: 15719020009 Assessed Value Figure: \$27,000

Improvements thereon: A Single-Family Residential Dwelling Attorney: William Miller, Esq

SALE 7

By Virute of a Writ of Execution filed to No. 2024-07661 Kiavi Funding, Inc. vs. 317 NORTHERN LLC. 317 NORTHERN LLC, owner of the property situated in City of Scranton, County of Lackawanna, and Commonwealth of PA being 317 Northern Boulevard, South Abington, PA 18411.

Containing an area of 3,750 Square Feet.

Property ID#: 11201020030 Assessed Value Figure: \$7,200

Improvements thereon: A Single-Family Residential Dwelling Attorney: William Miller, Esq

SALE 8

By virtue of a Writ of Execution - Case No. 2025-CV-3657, Luzerne Bank vs. John W. Dodge, Jr.

ALL that piece or parcel of land situate in the 20th Ward of the City of Scranton, County of Lackawanna and Commonwealth of PA, bounded and described as follows:

IMPROVEMENTS thereon consist of: Residential single-family home

PROPERTY ID# OF THE ABOVE-DESCRIBED PREMISES:

Map/Parcel/Plate: 1671401003601

PROPERTY BEING KNOWN AS: 421 Campbell Street, Scranton, PA 18505.

HOURIGAN, KLUGER & QUINN, P.C.

SALE 9

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC, A Florida professional limited liability company.

ATTORNEYS FOR PLAINTIFF

Danielle A. Coleman, Esq.

PA ID No. 323583

133 Gaither Drive, Suite F

LACKAWANNA JURIST

Mount Laurel, NJ 08054

(855) 225-6906

WELLS FARGO BANK, N.A. V. CECILIA A. VASQUEZ; OMAR ALBERTO FROMETA

COURT OF COMMON PLEAS OF

LACKAWANNA COUNTY, NO.: 2025-04908

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE CITY OF SCRANTON,

LACKAWANNA COUNTY, PA:

BEING KNOWN AS: 917 S 9TH AVE SCRANTON, PA 18504 BEING PARCEL #: 15613070049

DIMENSIONS: 40X111

TOTAL VALUE: \$132,670

IMPROVEMENTS: RESIDENTIAL PROPERTY

By: A Aa. e&Ro.AAA 11.A^\

Danielle A. Coleman, Esq,

PA ID No. 323583

Attorney for Plaintiff

SALE 10

By virtue of a Writ of Execution filed to No. 25CV5652, Legacy Mortgage Asset Trust 2021-GS1 vs. Frederick J. Aileo; Mary T. Aileo, owner(s) of property situated in City of Carbondale Lackawanna County, PA being 65 Pike Street, Carbondale, PA 18407.

(Dimensions of parcel, square footage and/or acreage)

Assessment Map #: 05529010031

Assessed Value figure: \$135,690.00

Improvement thereon: a residential dwelling

Attorney: Christopher A. DeNardo, Esq.

Sheriff to Collect: \$ _____

SALE 11

By virtue of a Writ of Execution filed to No. 2025-04681, PHH Mortgage Corporation v. George H. Talerico Defendants/owners of property situate in the City of Scranton, Lackawanna, PA being 102 Seymour Avenue, Scranton, PA 18505.

Front: Depth:

Property ID#: 1680702001801

Assessed Value figure: \$0.00

Improvements thereon:

Residential Real Estate

Attorney: Steven P. Kelly, Esq (308573)

Sheriff to collect: \$203,016.96

SALE 12

By virtue of a Writ of Execution filed to No. 25 CV 03909, PENNYMAC LOAN SERVICES, LLC vs. LYNDASAY J. BffIMELIN A/KIA LYNDASAY BIRMELIN, owner(s) of property situate in Borough of Moscow, Lackawanna County, PA.

Being: 715 Beech Street, Moscow, PA 18444

Assessment Map #:19810030012

Assessed Value Figure: \$12,500.00

Improvements thereon:

A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$105,100.26

ALL THAT CERTAIN lot or parcel of land situate in the Borough of Moscow, County of Lackawanna and Commonwealth of PA.

SALE 13

By virtue of a Writ of Execution filed to No. 2025- CV-2101, Penn East Federal Credit Union vs. Richard M. Wagner, owner of property situate in the Borough of Old Forge Lackawanna County, PA being 896 Sibley Avenue.

Parcel I - Southeasterly part of Lot 11, Block 5 of the New York, Susquehanna and Western Coal Company Plot,

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recorded in Lackawanna County Deed Book 75, Page 234 et seq.

Parcel II - Part of the Southeasterly part of Lot 11 and Northwesterly part of Lot 12 of the aforesaid Block 5 of the New York, Susquehanna and Western Coal Company Plot, recorded in Lackawanna County Deed Book 75, Page 234 et seq.

Parcel I and Parcel II comprise a lot 50' x 150'.

Property ID#: 16504-020-015

Assessed Value figure: Land \$1,000. Improvement \$9,000, Total 10,000

Improvements thereon: Single Family Residence

Attorney: Brigid E. Carey, Esq

Sheriff to collect: \$112,834.43

SALE 14

PAUL A. KELLY, Jr., Esq.

201 Lackawanna Avenue, Suite 306, Scranton PA 18503

(570) 344-5059

NET Federal Credit Union 119 Mulberry Street, Scranton PA 18503 vs. TARJI BARNES, a/k/a TARJI JALIK BARNES,

215 ½ William Street Scranton, PA 18508.

IN THE COURT OF COMMON PLEAS OF LACKAWANNA COUNTY, CIVIL ACTION - LAW,
MORTGAGE FORECLOSURE.

NO. 2025 CV 5470

By virtue of a Writ of Execution filed to No. 2025 CIV 5470, NET Federal Credit Union vs Tarji Barnes, a/k/a Tarji Jalik Barnes, owner of property situate in the City of Scranton, Lackawanna County, PA, being 215 ½ William Street, Scranton, PA 18508.

Sheriff to collect \$30,938.92 plus interest, taxes, costs and Attorneys' fees. Judgment filed to Docket# 2025 CIV 5470 Writ of Execution issued November 18, 2025.

Assessment Map No.: 13408-070-032

Two (2) story residential dwelling.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Tarji Barnes, a/k/a Tarji Jalik Barnes.

Attorney: Paul A. Kelly, Jr.

SALE 15

By virtue of Writ of Execution No. ____ Athene Annuity and Life Company v 740 Orchard LLC. Docket #: 25CV4268

Property to be sold is situated in the City of Scranton, County of Lackawanna and Commonwealth of PA.

Commonly known as: 740 Orchard Street, Scranton, PA 18505.

Parcel #: 15668030042

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

Judgment Amount: \$225,444.29 Attorneys for the Plaintiff:

1325 Franklin Avenue, Suite 160 Garden City, NY 11530

(212) 471-5100

By Jacqueline McNally, Esq. (201332)

SALE 16

By virtue of Writ of Execution No. ____ Athene Annuity and Life Company v 961 Wheeler LLC. Docket #: 25CV4230

Property to be sold is situated in the Tenth Ward of the City of Scranton, County of Lackawanna and Commonwealth of PA.

Commonly known as: 961 Wheeler Avenue, Scranton, PA 18510. Parcel #: 15706060006

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

Judgment Amount: \$330,435.66

Attorneys for the Plaintiff:

1325 Franklin Avenue, Suite 160 Garden City, NY 11530

(212) 471-5100

By: Jacqueline McNally, Esq. (201332)

SALE 17

By virtue of Writ of Execution No. ____ Athene Annuity and Life Company v 931 Providence LLC Docket #:

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25CV414

Property to be sold is situated in the Twenty-first Ward of the City of Scranton, County of Lackawanna and Commonwealth of PA.

Commonly known as: 931-933 Providence Road, Scranton, PA 18508.

Parcel #: 14507060040

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

Judgment Amount: \$255,794.36 Attorneys for the Plaintiff:

1325 Franklin Avenue, Suite 160 Garden City, NY 11530

(212) 471-5100

By: Jacqueline McNally, Esq. (201332)

SALE 18

By virtue of Writ of Execution No. _____ Athene Annuity and Life Company v 628 Hill LLC.

Docket #: 25CV3298

Property to be sold is situated in the Borough of Mayfield, County of Lackawanna and Commonwealth of PA.

Commonly known as: 628 Hill Street, Mayfield, PA 18433.

Parcel #: 07405070029

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

Judgment Amount: \$148,482.57 Attorneys for the Plaintiff:

1325 Franklin Avenue, Suite 160 Garden City, NY 11530

(212) 471-5100

By: Danielle Johnson, Esq. (334703)

SALE 19

By virtue of a Writ of Execution filed to case number 2025-CV-7728, Plaintiff, Fidelity Deposit & Discount Bank vs. Defendant, FRM LLC,

Owner of property situate in Carbondale, Lackawanna County, PA, being known as 25 Dundaff Street, Carbondale, PA.

Consisting of three parcels: 138x159x62x176; 43x176x41x23x150; and 59x153x169.

Property ID #s: 04569-010-003, 04569-010-007, and 04569-010-00101.

Improvements thereon: Commercial Building.

Assessed value: \$52,000.00

Sheriff to collect: \$20,651.00, Plus additional costs, expenses and attorney's fees, and post-judgment interest until paid in full.

Attorneys: Cipriani & Werner, P.C.

SALE 20

By virtue of a Writ of Execution filed to No. 2025-03607, U.S. Bank Trust Company, National Association, as trustee, as successor-in-interest to U.S. Bank National Association, as Trustee for the CMLTI Asset-Backed Pass-Through Certificates, Series 2007-AMC3 v. David P. Searfoss and Karen Searfoss, solely in her capacity as known heir of Patricia S. Searfoss, deceased and Lisa Burke, solely in her capacity as known heir of Patricia S. Searfoss, deceased and The Unknown Heirs of Patricia S. Searfoss Defendants/owners of property situate in the City of Scranton, Lackawanna, PA, being 730 Birch Street, Scranton, PA 18505.

Front: Depth:

Property ID#: 15620040021

Assessed Value figure: \$0.00

Improvements thereon:

Residential Real Estate

Attorney: Steven P. Kelly, Esq (308573)

Sheriff to collect: \$104,962.07

SALE 21

By virtue of a Writ of Execution filed to No. 2025-04505, Rocket Mortgage, LLC f/k/a Quicken Loans, LLC v. Gianna Stull, solely in her capacity as known heir of Lorie Stull, deceased and The Unknown Heirs of Lorie Stull and The Unknown Heirs of Taylor Stull and Willard Stull III, solely in his capacity as known heir of Lorie Stull, deceased Defendants/owners of property situate in the City of Scranton, Lackawanna, Pennsylvania being 1109 Rear Philo St, Scranton, PA 18508.

Front: Depth:

LACKAWANNA JURIST

Property ID#: 13419030009

Assessed Value figure: \$0.00

Improvements thereon:

Residential Real Estate

Attorney:

Kenya Bates, Esq (203664),

Steven P. Kelly, Esq (308573), Matthew Fleck, Esq (330498) Jessica N. Manis, Esq (318705) Matthew C.

Fallings, Esq (326896) Daniel P. Jones, Esquire (321876)

Caroline P. Aprahamian, Esq (329932)

Sheriff to collect: \$163,385.61

SALE 22

By virtue of a Writ of Execution No. 2022-51090, Riverside School District vs. Richard Abott.

Richard Abott, owner(s) of property situate in Taylor, Lackawanna County, PA, being: 734 S. Main Street. 40x150

Property ID#: 17606-020-008

Assessed Value Figure: \$10,000.00

Improvements thereon:

Attorney:

Portnoff Law Associates, Ltd., (866) 211-9466

Sheriff to Collect: \$6,008.52

SALE 23

By virtue of a Writ of Execution No. 2021-53194, Riverside School District vs. Croker Custom Graphics, L.L.C.

Croker Custom Graphics, L.L.C., owner(s) of property situate in Taylor, Lackawanna County, PA, being: 641 Oak Street.

80x138x142x125

Property ID#: 15518-020-033

Assessed Value Figure: \$16,000.00

Improvements thereon:

Attorney:

Portnoff Law Associates, Ltd.

(866) 211-9466

Sheriff to Collect: \$7,105.80

SALE 24

By virtue of a Writ of Execution No. 2023-51026, Riverside School District vs. Joseph M. Symuleski.

Joseph M. Symuleski, owner(s) of property situate in Moosic, Lackawanna County, PA, being: 3709 Lydon Lane.

57x120

Property ID#: 17611-030-00902 Assessed Value Figure: \$2,500.00

Improvements thereon:

Attorney:

Portnoff Law Associates, Ltd.

(866) 211-9466

Sheriff to Collect: \$5,885.39

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 6, 2026** 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:

CPL. BOB MOORE
REAL ESTATE DEPUTY
SHERIFF'S OFFICE
SCRANTON, PA. 18503

DECEMBER 1, 2025

LACKAWANNA JURIST

IN RE:	:	IN THE COURT OF COMMON PLEAS
	:	OF LACKAWANNA COUNTY
ADMINISTRATIVE ORDER	:	
SUBMISSION OF INVOICES BY	:	ORPHANS' COURT DIVISION
COURT APPOINTED ATTORNEYS	:	
FOR ALLEGED INCAPACITATED	:	
PERSONS	:	DOCKET NO. <i>35-2026-0000</i>

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ORDER

And Now, this 28th day of January, 2026, it is hereby ORDERED and DECREED that in accordance with Pennsylvania Legislative Act 24 (Act of Apr. 16, 1992, P.L. 108, No. 24) Court appointed attorneys representing Alleged Incapacitated Persons (AIP) in Guardianship actions shall timely submit invoices at the court appointed rate for all fees and costs associated with their representation of an Alleged Incapacitated Person (AIP). Invoices shall be submitted to the Lackawanna County Orphans' Court for approval within Thirty (30) days from the completion of the Attorney's representation of the Alleged Incapacitated Person (AIP). Once approved, the invoices shall be forwarded to the Lackawanna County Register of Wills for further processing and submission to the Commonwealth's Department of Human Services for reimbursement in accordance with Pennsylvania Legislative Act 24.

It is further ORDERED and DECREED that this Order shall remain in full force and effect until further Order of Court.

FRANCES KOVALESKI
 REGISTER OF WILLS
 2026 JAN 28 P 3
 CLERK OF ORPHANS COURT

BY THE COURT:


 _____, J.
 HONORABLE FRANK J. RUGGIERO

cc: Frances Kovaleski, Register of Wills
 Frank Castellano, Esq., Court Administrator
 Donald Frederickson, Esq., Orphans' Court Master
 James A. Gibbons, P.J.

LACKAWANNA JURIST

JUDICIAL OPINION

CASE NAME AND NUMBER: Richione v. Carpenter, et al. - 2025 WL 3644426
(Lacka. Co. 2025)

DATE OF DECISION: December 16, 2025

JUDGE: Terrence R. Nealon

ATTORNEYS INVOLVED: Patrick Coleman, Esquire, *Counsel for Plaintiff*
Gerald L. Carpenter and Antoinette Carpenter,
Self-Represented
Raymond W. Ferrario, Esquire, *Counsel for*
Defendants, Roger Landsiedel, Barbara
Landsiedel, and Travis Landsiedel
Blair H. Granger, Esquire, *Counsel for Defendant,*
Community Bank, N.A.

SUMMARY OF OPINION:

Richione conveyed land to the Landsiedels pursuant to an agreement that contained a right of first refusal (ROFR) for Richione in the event that the Landsiedels received and accepted a bona fide offer from a third party to purchase the property. The Landsiedels conveyed the subject premises to their son nine years later, and their son thereafter sold the property to the Carpenters without furnishing written notice or the ROFR to Richione. The Carpenters obtained mortgage financing from Community Bank, and Richione alleged that although the title search would have revealed that the property was subject to his ROFR, the Carpenters and Community Bank nevertheless proceeded to closing on the mortgage financing in contravention of his ROFR. Richione instituted this action to compel the Carpenters, the Landsiedels, and their son to convey marketable title to the property to him free of Community Bank's mortgage and to have that recorded mortgage declared null and void.

Community Bank sought the entry of summary judgment on the ground that the Richione-Landsiedels agreement expressly subordinated Richione's ROFR to any mortgage liens. A right of first refusal is governed by standard principles of contract construction, and when the words of the agreement are clear and unambiguous, the writing itself need only be examined in order to ascertain and give effect to the parties' intent. The agreement at issue specifically stated that the ROFR was "subordinate to the liens of any mortgage or mortgages as now or hereafter shall be placed from time to time upon the optioned realty . . . without the necessity of any further instrument or act on the part of [Richione] to effect subordination." Per those clear and unambiguous terms, Richione's ROFR was subordinate to Community Bank's first lien mortgage, as a result of which Community Bank was entitled to judgment as a matter of law. Therefore, Community Bank's motion for summary judgment was granted.

LACKAWANNA JURIST

JUDICIAL OPINION

CASE NAME AND NUMBER: *Doyle v. Keyed, et al.*, 2024-CV-9036

DATE OF DECISION: January 27, 2026

JUDGE: Mark Powell

ATTORNEYS INVOLVED: Scott E. Schermerhorn, Esquire, *Attorney for Plaintiff, Teresa Perrini*
Edward S. Neyhart, Esquire, *Attorney for Defendant, Forest Drive Townhouse Association*

Summary of Opinion: *Doyle v. Keyed, et al.*, 2024-CV-9036.

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

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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.

LACKAWANNA JURIST

ESTATE

First Notice

NOTICE is hereby given that Letters of Administration have been given in the **ESTATE OF DENIS KEITH ANSON**, late of Moscow, Lackawanna County, Pennsylvania, who died November 25, 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 Administrator, Laurie Anson, c/o Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704.

NOTICE IS HEREBY GIVEN that Letters Testamentary in the **ESTATE OF WILLIAM AURIEMMA**, late of Ransom Township, 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: Ellen Bolock, Executrix, Brenda D. Colbert, Esquire, Colbert & Grebas, P.C., 210 Montage Mountain Road – Suite A, Moosic, PA 18507.

ESTATE OF JOSEPHINE ANN BERTA a/k/a JOSEPHINE BERTA a/k/a JOANN BERTA (died December 22, 2025) formerly of Peckville, Pennsylvania. All persons indebted to the estate shall make payment and those having claims or demands are to present same without delay to the Executrix, Nicole Marie Berta, or Richard A. Fanucci, Attorney for the Estate, 1711 Main Street, Blakely, PA 18447.

Notice is hereby given that Letters Testamentary have been given in the **ESTATE OF JAMES JOHN CAPUTO, a/k/a JAMES CAPUTO**, late of the Borough of Old Forge, Lackawanna County, PA, who died December 6, 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 Jeffrey A. Mackie and Tina Marie Dolgash, Co-Executors, and their attorney, Jonathan A. Spohrer, 279 Pierce Street, Kingston, PA 18704.

ESTATE OF ANN C. CARNEY, late of Carbondale, Lackawanna County, Pennsylvania (died December 15, 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 John F. Carney, Executor, 133 Firethorn Road, Baden, Pennsylvania 15005 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 on January 15, 2026, Fran Kovaleski, Lackawanna County Register of Wills, granted Letters of Administration, in common form, for the **ESTATE OF WILLIAM F. FOWLER**, late of Taylor, PA, to Attorney Lance J. Fanucci. Mr. Fowler passed on March 2, 2022. Anyone having a claim against the Estate, please contact Patrick A. Kane, Esquire, 960 Scranton-Carbondale Hwy, Archbald, PA 18403, phone 570.876.6904.

Estate Notice is hereby given that Letters of Administration have been granted in the **ESTATE OF JOSEPH J. KISHEL, JR.**, late of Springbrook Township, Pennsylvania, Lackawanna County, who died December 15, 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 Doreen J. Kishel, 1568 SR 502, Springbrook Twp, 18444, and her attorneys, Mey & Sullia, LLP, 1144 East Drinker Street, Dunmore, Pennsylvania 18512.

NOTICE IS HEREBY GIVEN, that Letters Testamentary have been granted to Amy Dougan, Executrix in the **ESTATE OF JOAN T. MAZEITIS**, late of South Abington Township, Lackawanna County, Pennsylvania, who died on November 19, 2025. All persons indebted to said Estate are requested to make payment and those having claims or demands to present the same without delay to Amy Dougan, Executrix, c/o Stephen B. Killian, Esquire, 575 Pierce Street, Suite, 303, Kingston, Pennsylvania, 18704.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted to Robert J. Noto in the **ESTATE OF ROBERT F. NOTO**, late of Dunmore, PA (died October 22, 2025). All persons indebted to said estate are requested to make payment, and creditors to present their claims without delay to the Executor c/o Ernest A. Sposto Jr., Esq., 108 North Washington Avenue, Suite 401, Scranton, PA 18503, Attorney for the Estate.

ESTATE OF KATHERINE O'NEIL A/K/A KATHERINE CECELIA O'NEIL A/K/A SISTER KATHERINE O'NEIL, IHM, late of Scranton, Lackawanna County, Pennsylvania (died November 13, 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 Sister Kathryn Clauss, IHM, Executor, 2300 Adams Avenue, Scranton, Pennsylvania 18509 or to Jenna Kraycer Tuzze, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, Clarks Summit, Pennsylvania 18411.

ESTATE OF JOSEPH M. RUTKOWSKI a/k/a JOSEPH RUTKOWSKI (died January 2, 2026) 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 Administrator, Joseph M. Rutkowski, II, or Richard A. Fanucci, Attorney for the Estate, 1711 Main Street, Blakely, PA 18447.

NOTICE IS HEREBY GIVEN that on December 30, 2025, Fran Kovaleski, Lackawanna County Register of Wills, granted Letters of Administration, in common form, for the **ESTATE OF EUGENE P. STANKOSKY**, late of Jessup, PA, to George Howanitz. Mr. Stankosky passed on November 29, 2025. Anyone having a claim against the Estate, please contact Lance J. Fanucci, Esquire, 300 Betty Street, Eynon, PA 18403, (570) 489-0098.

LACKAWANNA JURIST

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF JAMES A. TOLEN**, late of Carbondale, Lackawanna County, Pennsylvania (died November 19, 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 Executor, John J. Lawler, or John J. Lawler, Jr., Attorney for the Estate, 25 North Main Street, Suite Two, Carbondale, Pennsylvania 18407.

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted in the **ESTATE OF ALLEN ROBERT VANWERT**, Deceased, late of Throop, PA who died on April 19, 2025 to Susan VanWert. 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 the Administrator, Susan VanWert, 811 Center Street, Throop, PA 18512 or to Michael J. Krushinski, Esquire, Attorney for the Estate at 418 Main Street, Dickson City, PA 18519.

Second Notice

ESTATE OF ROMAYNE R. BUCK, Late of Greenfield Township, Pennsylvania (Died November 9, 2025). Letters Testamentary have been granted to Shirley Griffiths and David Buck, Executors. 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 JOHN M. BURANICH, IV, late of Ransom, Pennsylvania, died on December 21, 2025. All persons having claims against the Estate shall present same to Executor, John M. Buranich, III, c/o Donald W. Jensen, Esquire, 538 Biden Street, Suite 730, Scranton, Pennsylvania 18503.

ESTATE OF ELIZABETH CALLIS late of Taylor, Pennsylvania (died March 15, 2017). Notice is hereby granted that Letters of Administration on the above Estate have been granted to David Callis, of Dickson City, PA. All people 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 JAMES F. CARDEN a/k/a JAMES CARDEN, late of Carbondale, Pennsylvania. Letters Testamentary in the above-referenced 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: Tamara Dougher, Personal Representative, c/o Geff Blake, Esquire, Blake & Walsh, LLC, 436 Jefferson Avenue, Scranton, Pennsylvania 18510, Attorney for the Estate.

ESTATE OF LEE ARTHUR CLIFFORD a/k/a LEE CLIFFORD (died December 25, 2025) formerly of Olyphant, Pennsylvania. All persons indebted to the estate shall make payment and those having claims or demands are to present same without delay to the Co-Executrixes, Tara Lynn Clifford and/or Kristal Clifford O'Donnell, or Richard A. Fanucci, Attorney for the Estate, 1711 Main Street, Blakely, PA 18447.

ESTATE OF JOHN E. CONKLIN a/k/a JOHN CONKLIN (died December 24, 2025) formerly of Dalton, Pennsylvania. All persons indebted to the estate shall make payment and those having claims or demands are to present same without delay to the Executrix, Christine Smith, or Richard A. Fanucci, Attorney for the Estate, 1711 Main Street, Blakely, PA 18447.

ESTATE OF CONNIE H. DAILEY, late of Scranton, Pennsylvania (died September 22, 2025). Notice is hereby given that Letters of Administration for the Estate of Connie H. Dailey have been issued to Linda J. Landi, 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 at 514 Wedge Drive, Scranton, PA 18519 or to Kris E. Fendrock, Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Biden Street, Suite 200, Scranton, PA 18503.

NOTICE IS HEREBY GIVEN that Letters of Administration have been issued to Lisa Tomcykoski, Administratrix of the **ESTATE OF LOLA EGLESIA, a/k/a LOLA EGLASIAS, a/k/a LOLA GAGLIO, a/k/a LOLA E. GAGLIO, a/k/a LOLA EGLESIA GAGLIO, a/k/a LOLITA EGLESIA, a/k/a LOLA EGLESIAS**, Deceased, who died on January 10, 2025, late of Jefferson 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 Administratrix or her attorney, Rosenn, Jenkins & Greenwald, LLP, 15 South Franklin Street, Wilkes-Barre, PA 18711-0075.

ESTATE OF BERNIECE GIGLIOTTI, late of South Abington Township, Lackawanna County, Pennsylvania. Letters Testamentary on the above Estate having been granted to Kimberly Barrows, 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.

ESTATE OF JOSEPH E. LISIEWSKI aka JOSEPH LISIEWSKI, late of Scranton, PA (died November 10, 2025) Stanley Lisiewski, Executor, Chester M. Bestrycki, Jr., Attorney for the Estate, Law Offices of Chester M. Bestrycki, Jr., 135 Phinney Street, Scranton, PA 18505.

ESTATE OF GLORIA J. MAKOWSKI, late of Scranton, PA, died 12-7-25. Letters Testamentary granted on 1-16-26 to Christine L. Patrick. All persons indebted to the said Estate are required to make payments and those having claims to present the same without delay to the Executrix named above of to Robert J. Murphy, Esq., 208 Chestnut Street, Dunmore, PA 18512.

LACKAWANNA JURIST

ESTATE OF MARY E. MCDONALD (AKA MARY EAGEN MCDONALD), DOD: 11/20/2025, Late of Scranton, Co-Executors: Katherine Thornton & Michael J. McDonald, Counsel: Stevens & Lee, P.C. C/O Jay R. Wagner, Esq., 111 N. Sixth Street, Reading, PA 19601.

NOTICE is hereby given that Letters Testamentary have been granted in the **ESTATE OF ANTHONY J. MUCCILO**, late of the Borough of Old Forge, Lackawanna County, who died October 23, 2025. All persons indebted to said Estate are requested to make payment and those having claims to present the same, without delay, to the Executrices, Anita L. Mucciolo and Maria E. Smallcombe, and their Attorneys. Saporito, Falcone & Watt, 48 South Main Street, Pittston, PA 18640.

ESTATE OF DOLORES PISARSKI, Late of Scranton, Lackawanna County, Pennsylvania. Letters Testamentary on the above Estate having been granted to Robert Simms, all persons indebted to the said Estate are requested to make payment, and those having claims to present the same without delay to him c/o Joseph Kosierowski, Esq., 400 Broad Street, Milford, Pennsylvania 18337.

ESTATE OF JOSEPH J. SERAFIN, JR. a/k/a JOSEPH J. SERAFIN (died December 3, 2025) formerly of Dickson City, Pennsylvania. All persons indebted to the estate shall make payment and those having claims or demands are to present same without delay to the Administrator, Ann Marie Serafin, or Richard A. Fanucci, Attorney for the Estate, 1711 Main Street, Blakely, PA 18447.

ESTATE OF KEITH TUCKER, late of Roaring Brook Township, Lackawanna County, Pennsylvania (died December 24, 2025). Letters Testamentary in the above estate having been granted, all persons having claims or demands against estate of decedent shall make them known and present them, and all persons indebted to said estate shall make payment thereof without delay to Megan Tucker, Co-Executor, Brian Tucker, Co-Executor, or to Virginia Speicher Barrett, Esquire, Oliver, Price & Rhodes, Attorneys for the Estate, 1212 South Abington Road, Clarks Summit, Pennsylvania 18411.

Third Notice

Notice is hereby given that Letters Testamentary have been granted in the **ESTATE OF JAMES JOSEPH BARBOUR**, late of Jermyrn, Lackawanna County, Commonwealth of Pennsylvania (died October 24, 2025). All persons indebted to the Estate are requested to make payment and all those having claims or demands are to present the same, without delay to Charles Barbour, Executor of the Estate or Sean P. McGraw, Esquire, Attorney for the Estate, 41 N. Main Street, 4th Floor, Carbondale, PA 18407.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF WALTER J. BENDOWSKI a/k/a WALTER J. BENDOWSKI, SR.**, late of the City of Scranton, Lackawanna County, Pennsylvania, who died on November 9, 2025, to Walter J. Bendowski, Executor. All persons indebted to said Estate are requested to make payment and those having claims or demands to present same to said Executor in care of the undersigned. John J. Gill, Jr., Esq., Gallagher, Brennan & Gill, 220 Pierce Street, Kingston, PA 18704-4655.

ESTATE OF PAUL J. BRZOSTOWSKI, late of Scranton, Pennsylvania (died December 06, 2025). Notice is hereby given that Letters of Administration on the above Estate have been granted to Lynette Laino-Keeley, Scranton, 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 Nicholas D. Tellie, Esquire, & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

In the **ESTATE OF KENNETH CLUNE** of Scranton, Lackawanna County, Commonwealth of Pennsylvania. Letters of Administration in the above estate have been granted to John W. Clune. 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, P.C, 630 Main Street, Forest City, PA 18421, (570) 785 – 3333, Attorney for the Estate.

ESTATE OF ALICE T. COLEMAN, late of Archbald, Lackawanna County, Pennsylvania, 18403 (died December 3, 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 William McNulty, Personal Representative, or to Joseph S. Toczydlowski, Jr., Esquire of the Toczydlowski Law Office, 723 N. Main Street, Archbald, PA 18403.

ESTATE OF JOAN DENNEBAUM, Estate No. 35-25-01591, Deceased, late of Scranton, Lackawanna County, PA, died October 24, 2025. 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 the Executor Paul J. Dennebaum, c/o Atty. Paul J. LaBelle, 3703 Birney Avenue, Moosic, PA 18507.

ESTATE OF ANTHONY J. DESCIPIO, SR., late of the Township of Elmhurst, Pennsylvania (died 12/09/2025). Notice is hereby given that Letters of Testamentary on the above Estate have been granted to Joseph DeScipio, Roaring Brook Township, Pennsylvania. 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 Nicholas D. Tellie, Esquire, Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

LACKAWANNA JURIST

Notice is hereby given that Letters Testamentary have been granted in the **ESTATE OF CAROL L. DOBISHINSKY**, late of Dunmore, Lackawanna County, Commonwealth of Pennsylvania (died December 24, 2025). 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 Mary Amico, Executrix of the Estate or Jeffrey W. Nepa, Esquire, Attorney for the Estate, 41 N. Main Street, 4th Floor, Carbondale, PA 18407.

ESTATE OF LINDA P FORTUNA late of Scranton, Lackawanna County, PA (December 9, 2025). Letters Testamentary granted to ANTHONY FORTUNA; all persons indebted thereto shall make payment and all creditors shall present their claims without delay to them c/o Paul Keeler, Esq., 415 S. State St., Clarks Summit, PA 18411.

ESTATE OF KEITH L. HARRIS, Estate No. 35-25-01590, Deceased, late of Old Forge, Lackawanna County, PA, died December 3, 2025. Notice is hereby given that Letters of Administration have been granted in the above Estate. All persons indebted to said Estate are required to make payments, and those having claims or demands are to present the same without delay to the Administrator Keith F. Harris, c/o Atty. Paul J. LaBelle, 3703 Birney Avenue, Moosic, PA 18507.

In the **ESTATE OF JAMES G. REDDINGTON** of Olyphant, Lackawanna County, Commonwealth of Pennsylvania. Letters Testamentary in the above Estate have been granted to Pamela J. Dunning. 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.

BARBARA A. SMITH, late of Archbald, Lackawanna County, Pennsylvania, (died November 13, 2025). Notice is hereby given that Letters Testamentary have been issued to Marie A. Batzel, Executrix of the Estate. Marianne M. Stivala, Esquire, Cali Law, 103 Drinker Street, Dunmore, Pennsylvania 18512.

ESTATE OF CAROLANN M. SYLVESTER, late of Jermyon, PA (died December 25, 2025), Joanne E. Hirschler, Administratrix. Paul A. Kelly, Jr., Esq. – Attorney, 201 Lackawanna Avenue, Suite 306, Scranton, PA, 18503.

JOHANNA T. THOMAS, late of Archbald, Lackawanna County, Pennsylvania, (died October 14, 2025.) Notice is hereby given that Letters Testamentary have been issued to Lisa C. Thomas and Linda J. Thomas-Hemak, Co-Executrices of the Estate. Marianne M. Stivala, Esquire, Cali Law, 103 East Drinker Street, Dunmore, Pennsylvania 18512.

ESTATE OF JOHN J. TURI aka REVEREND JOHN J. TURI aka JOHN FRANCIS TURI late of Dunmore, Lackawanna County, PA (died December 28, 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 Martin Roche, 1025 Fisk Street, Scranton, PA 18509, Mary Ellen Pasqualichio, 1304 Fords Pond Road, Clarks Summit, PA 18411, Co-Executors of the Estate or to Jane M. Carlonas, Esquire, 1212 S. Abington Road, Clarks Summit, PA 18411.

ESTATE DAVID F. WILLIAMS JR, ESTATE NO. 35-26-00014, late of Dunmore, Lackawanna County, PA (died November 9, 2025). Notice is hereby given that Letters Testamentary for the Estate of David F. Williams Jr. have been issued to David Williams, 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: Executor David Williams, c/o Atty. Corey D. O'Brien, O'BRIEN LEGAL, 72 Glenmaura National Boulevard, Suite 104, Moosic PA 18507.

ESTATE MARY ELLEN WILLIAMS, ESTATE NO. 35-26-00013, late of Dunmore, Lackawanna County, PA (died October 12, 2025). Notice is hereby given that Letters Testamentary for the Estate of Mary Ellen Williams have been issued to David Williams, 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: Executor David Williams, c/o Atty. Corey D. O'Brien, O'BRIEN LEGAL, 72 Glenmaura National Boulevard, Suite 104, Moosic PA 18507.

LACKAWANNA JURIST

Articles of Incorporation

NOTICE is hereby given that Articles of Incorporation-Nonprofit were filed with the Department of State, Commonwealth of Pennsylvania on 01/27/2026 for the purpose of forming a nonprofit corporation under The Pennsylvania Nonprofit Corporation Law of 1988, as amended. The name of the corporation is **Evelyn's Army Foundation**. The purpose of the corporation is organized to support school art programs and youth sports by providing funding, sponsorships, resources, and charitable support to schools and youth organizations in order to promote creativity, physical activity, teamwork, and positive youth development. and other purposes permitted by The Pennsylvania Non Profit Corporation Law.

Fictitious Name

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on January 20, 2026, for **101 Motors** with a principal place of business located at 201 Willow Rd, Dalton, PA 18414-9552 in Lackawanna County. The individual interested in this business is Bryan Moffatt, also located at 201 Willow Rd, Dalton, PA 18414-9552. This is filed in compliance with 54 Pa.C.S. 311.

Notice is hereby given, pursuant to the provisions of 54 Pa.C.S. 311 and 54 Pa.C.S. Ch.3, that an Application for Registration of Fictitious Name for the conduct of a business in Lackawanna County, PA, under the assumed or fictitious name, style or designation of **Matthews Chevrolet** was filed in the office of the Secy. Of the Commonwealth of Pennsylvania (PA), Dept. of State, on 1/28/2026. Purpose: Car Dealership. Principal place of business: 320 N Jensen Rd., Vestal, NY 13850-2153. The name and address of the person/entity owning or interested in said business is Matthews of Peckville, Inc., (a Car Dealership organized in Pennsylvania), with an address of 538 Biden St., Ste. 320, Ann B. Cianflone, Scranton, PA 18503-1816.

Change of Name

In the Court of Common Pleas, Lackawanna County, Pennsylvania, Civil Division: In Re: In the Matter of the Petition of Jeremy Josue Vera Alban for Change of Name of, a Minor, by Petitioner-Parent, Evelyn Karina Alban Tasiguano for Change of Name of the Minor Child. Notice is hereby given that on January 6, 2026, the Petition for Change of Name of Minor Child was filed in the above Court, requesting an Order to change the minor child's name to Jeremy Josue Frey Alban. The Court has fixed the 27th day of March, 2026 at 1:30 p.m., in Courtroom A, at the Lackawanna County Government Center located at 123 Wyoming Avenue in Scranton, PA 18503 as 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.

LACKAWANNA JURIST

TO: SEAN DURKIN
(LAST KNOWN ADDRESS)
236 South Main Avenue
Apt. 1 First FL Rear
Scranton, PA 18504

NOTICE

A petition has been filed asking the Court to put an end to all rights you have to your child, **R.D., born on 9/17/2016 in Lackawanna County and the biological female child of Jennifer Durkin.** The Court has set a hearing to consider ending your rights to your children. That hearing will be held on **February 23rd, 2026 at 9:30 A.M.** in Courtroom #3 located on the 2nd Floor of the Lackawanna County Courthouse, 200 N. Washington Avenue, Scranton, Pennsylvania, 18503. If you do not appear at this hearing, the Court may decide that you are not interested in retaining your rights to your child and your failure to appear may affect the Court's decision on whether to end your rights to your child. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your children may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer.

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.

Northern Pennsylvania Legal Services, Inc.
33 North Main Street, Suite 200
Pittston, PA 18640
(570) 299-4100

Publication is to be made ----- *one (1) time per week for one (1) week.*

Lackawanna County
Office of Youth and Family Services
ATTN: Fiscal Department
123 Wyoming Avenue, 4th Floor
Scranton, PA 18503

LACKAWANNA JURIST

**TO: SEAN DURKIN
(LAST KNOWN ADDRESS)
236 South Main Avenue
Apt. 1 First FL Rear
Scranton, PA 18504**

NOTICE

A petition has been filed asking the Court to put an end to all rights you have to your child, **S.D., born on 6/10/2018 in Lackawanna County and the biological female child of Jennifer Durkin.** The Court has set a hearing to consider ending your rights to your children. That hearing will be held on **February 23rd, 2026 at 9:30 A.M.** in Courtroom #3 located on the 2nd Floor of the Lackawanna County Courthouse, 200 N. Washington Avenue, Scranton, Pennsylvania, 18503. If you do not appear at this hearing, the Court may decide that you are not interested in retaining your rights to your child and your failure to appear may affect the Court's decision on whether to end your rights to your child. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your children may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer.

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LACKAWANNA JURIST

TO: SEAN DURKIN
(LAST KNOWN ADDRESS)
236 South Main Avenue
Apt. 1 First FL Rear
Scranton, PA 18504

NOTICE

A petition has been filed asking the Court to put an end to all rights you have to your child, **I.D., born on 10/9/2013 in Lackawanna County and the biological female child of Jennifer Durkin.** The Court has set a hearing to consider ending your rights to your children. That hearing will be held on **February 23rd, 2026 at 9:30 A.M.** in Courtroom #3 located on the 2nd Floor of the Lackawanna County Courthouse, 200 N. Washington Avenue, Scranton, Pennsylvania, 18503. If you do not appear at this hearing, the Court may decide that you are not interested in retaining your rights to your child and your failure to appear may affect the Court's decision on whether to end your rights to your child. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your children may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer.

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Publication is to be made ----- *one (1) time per week for one (1) week.*

Lackawanna County
Office of Youth and Family Services
ATTN: Fiscal Department
123 Wyoming Avenue, 4th Floor
Scranton, PA 18503

LACKAWANNA JURIST

**TO: SEAN DURKIN
(LAST KNOWN ADDRESS)
236 South Main Avenue
Apt. 1 First FL Rear
Scranton, PA 18504**

NOTICE

A petition has been filed asking the Court to put an end to all rights you have to your child, **A.D., born on 5/20/2015 in Lackawanna County and the biological female child of Jennifer Durkin.** The Court has set a hearing to consider ending your rights to your children. That hearing will be held on **February 23rd, 2026 at 9:30 A.M.** in Courtroom #3 located on the 2nd Floor of the Lackawanna County Courthouse, 200 N. Washington Avenue, Scranton, Pennsylvania, 18503. If you do not appear at this hearing, the Court may decide that you are not interested in retaining your rights to your child and your failure to appear may affect the Court's decision on whether to end your rights to your child. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your children may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer.

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