

LACKAWANNA JURIST

JUDICIAL OPINION

CASE NAME AND NUMBER: Bryson v. Stoneledge Partners, LLC, and Marlin - 2025 WL 1907348 (Lacka. Co. 2025)

DATE OF DECISION: July 10, 2025

JUDGE: Terrence R. Nealon

ATTORNEYS INVOLVED: Frank J. Santomauro, Esquire, *Counsel for Plaintiffs*
Todd A. Johns, Esquire, *Counsel for Defendants*

SUMMARY OF OPINION:

The purchasers of a home sued the limited liability company (LLC) seller and its individual owner/officer for fraud, negligent misrepresentation, and violations of the Unfair Trade Practices & Consumer Protection Law. They alleged that the LLC and its owner affirmatively concealed their knowledge of serious water filtration problems and related water damage involving the home, and the purchasers sought damages for significant water damage to the home following the first rainfall subsequent to their purchase of the home. The LLC owner filed preliminary objections challenging the legal sufficiency of the purchaser's allegations which he maintained were insufficient to pierce the corporate veil of the LLC so as to make him personally liable since the purchasers failed to aver that he acted "outside the scope of his role as the corporate officer."

A party may seek to pierce the corporate veil of an entity based upon an "alter ego" theory of liability by establishing that (1) the individual owner exercised domination and control over the corporation and (2) injustice will result if corporate fiction is maintained despite unity of interests between the corporation and its principal. An owner may be liable individually if the court pierces the corporate veil because the corporation is not a bona fide independent entity, but under the "participation theory," the owner's liability is not predicated on a finding that the corporation is a sham or mere alter ego and instead attaches where the evidence establishes the individual's participation in the tortious activity. But to impose individual liability under the participation theory, the individual owner or officer must have engaged in misfeasance, i.e., the improper performance of an act, rather than merely nonfeasance, i.e., the omission of an act which a person ought to do. Since the allegations contained in the purchasers' complaint adequately averred misfeasance on the part of the LLC owner so as to expose him to individual liability under the participation theory, his demurrer was overruled.

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JUDICIAL OPINION

CASE NAME AND NUMBER: Edwin Garcia v. Tom Hesser Chevrolet, Inc.,
Lacka. Co. Powell, J. 2022 CV 2730.

DATE OF DECISION: July 30, 2025

JUDGE: Mark Powell

ATTORNEYS INVOLVED: Roger Mattes, Jr., *Counsel for Plaintiff*;
Travis Eckersley, *Counsel for Defendant*

SUMMARY OF OPINION:

The plaintiff, Edwin Garcia, alleged that while incarcerated in 2014, his 1998 Chevrolet Lumina was stolen and later fraudulently sold by the defendant dealership. After a lengthy investigation, which was subsequently closed, Garcia discovered in 2022 that his vehicle had been sold during his incarceration with a title allegedly bearing his forged signature, notarized by a notary employed by the defendant. Garcia claimed he never signed such a document and that no prison records indicated a notary visit, rendering the notarization suspect. Garcia asserted a cause of action for fraud and sought various damages, including punitive damages.

The defendant filed preliminary objections under Pennsylvania Rules of Civil Procedure 1028(a)(3) (insufficient specificity) and 1028(a)(4) (legal insufficiency). The court rejected both objections.

Regarding Rule 1028(a)(3), the court held that Garcia's complaint included sufficient factual detail to place the defendant on notice of the claims. The complaint laid out the identity of the parties and vehicle, the circumstances of the theft, the alleged forgery, the role of the notary, and Garcia's resulting damages. These allegations, supported by police reports and other documents, were adequate to meet the specificity standard.

As to Rule 1028(a)(4), the court found that Garcia stated a legally cognizable claim for fraud. The court acknowledged that proving fraud requires justifiable reliance on a false representation, which the defendant argued was lacking. However, the court concluded that Garcia had sufficiently alleged that the transfer documents were forged and that the dealership misrepresented its authority to sell the vehicle. The court emphasized that, at this stage, it must accept all well-pleaded facts as true and draw all reasonable inferences in the plaintiff's favor.

Ultimately, the court found the complaint sufficiently pleaded both factually and legally to proceed and overruled all of defendant's preliminary objections, allowing Garcia's claims to move forward.

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ESTATE

First Notice

ESTATE OF BARBARA J. RONDONANSKI, ESTATE NO. 35-25-00923, late of Dunmore, Lackawanna County, PA (died March 25, 2025). Notice is hereby given that Letters Testamentary for the Estate of Barbara J. Rondonanski have been issued to Robert Rondonanski, 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 Robert Rondonanski, c/o Atty. Corey D. O'Brien, O'BRIEN LEGAL, 72 Glenmaura National Boulevard, Suite 104, Moosic PA 18507.

ESTATE OF PETER J. GAFFNEY, late of the City of Scranton, Lackawanna County, Pennsylvania 18505, who died on January 28, 2025. Letters of Administration have been granted to Maria Gaffney. All persons indebted to the Estate are required to make payment and those having claims or demands to present the same without delay to John J. Warring, Attorney for the Estate, c/o O'Malley and Perry P.C., 345 Wyoming Avenue, Scranton, Pennsylvania 18503.

ESTATE OF CARRIE L. GRASSETTI, late of the Borough of Dickson City, Lackawanna County, Pennsylvania, (died March 15, 2025). Letters Testamentary were granted to **Valentino Grassetto, Jr.** Creditors present claims and debtors make payments to John P. Pesota, Esquire, Suite 402 SNB Plaza, 108 North Washington Avenue, Scranton, PA 18503.

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted in the Estate of **PETER C. HULSE, A/K/A PETER CHARLES HULSE, A/K/A PETER HULSE**, deceased, 1826 S. Webster Avenue, Scranton, Lackawanna County, Pennsylvania 18505, who died on June 3, 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 Administratrix, Jessie Lee Hulse, or Michael N. Krisa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447.

ESTATE OF ALLAN WILBERT LYONS, late of Scranton, Lackawanna County, PA (died May 24, 2025), Letters Testamentary were granted to Carol Carpenter. Creditors present claims and debtors make payment to the Executrix or Kim A. Giombetti, Esq., The GAR Building, 305 Linden Street, Scranton, PA 18503, Attorney for the Estate.

ESTATE OF HARRIET L JAMES AKA HARRIET METZGER, late of the City of Scranton died 06/23/25. Letters of Testamentary granted to **Michele Graniel**, Sean Gallagher Attorney for the Estate, 416 Jefferson Avenue, Scranton, PA 18510. Notice is hereby given that Letters of Testamentary have been granted. All persons indebted to the said estate are required to make payment, and those having claims or demands are to present the same without delay to the Co-Executors name.

ESTATE OF MARGARET L FLANNERY, late of the City of Scranton died 06/23/25. Letters of Testamentary granted to **Kimberly Antosh and Shawn Flannery**, Sean Gallagher Attorney for the Estate, 416 Jefferson Avenue, Scranton, PA 18510. Notice is hereby given that Letters of Testamentary have been granted. All persons indebted to the said Estate are required to make payment, and those having claims or demands are to present the same without delay to the Co-Executors name.

RICHARD E. SIENKIEWICZ a/k/a RICHARD E. SIENKIEWICZ, JR., deceased, late of Township of Madison, Lackawanna County, Pennsylvania, who died May 4, 2025. Letters of Testamentary having been granted in said Estate, all persons indebted thereto shall make payment and all creditors shall present their claims without delay to Walker & Walker, P.C., Michael D. Walker, Esquire, Attorney for the Estate, P.O. Box 747, 364 Hamlin Highway, Hamlin, Pennsylvania 18427.

NOTICE IS HEREBY GIVEN that Letters Testamentary in the **ESTATE OF JOSEPH M. MULLEN A/K/A JOSEPH MULLEN**, 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:

Diane Mullen, Executrix

Brenda D. Colbery, Esquire, Colbery & Grebas, P.C.
210 Montage Mountain Road – Suite A, Moosic, PA 18507

ESTATE OF ANN MARIE VITOVSKY, deceased, late of 8 Lord Ave., Simpson, PA 18407, (died May 27, 2025) **FRANCIS VITOVSKY**, Executrix; Dante A. Cancelli, Esquire, Suite 260, 125 North Washington Ave., Scranton, Pennsylvania 18503, Attorney Dante A. Cancelli, Esquire.

ESTATE OF JYETTE KJAER a/k/a JYETTE M. KJAER, late of Clifton Township, Lackawanna County, PA (May 23, 2025). Notice is hereby given that Letters Testamentary on the above Estate have been granted to Edward Zalta. All persons indebted to the said estate are required to make payment and those having claims to present the same without delay to the Executor named above or to Timothy B. Fisher II, Esquire, Fisher & Fisher Law Offices, LLC, Attorneys for the Estate, 525 Main Street, PO Box 396, Gouldsboro, PA 18424.

ESTATE OF RICHARD BRODERICK a/k/a RICHARD I BRODERICK, late of Clifton Township, Lackawanna County, PA (June 22, 2025). Notice is hereby given that Letters Testamentary on the above Estate have been granted to Jane L Dial. All persons indebted to the said estate are required to make payment and those having claims to present the same without delay to the Executrix named above or to Timothy B. Fisher II, Esquire, Fisher & Fisher Law Offices LLC, Attorneys for the Estate, 525 Main Street, PO Box 396, Gouldsboro, PA 18424.

ESTATE OF RAYMOND MIDGLEY, late of Scranton, PA (died October 27, 2022), Letters of Administration having been granted to Michael Midgley. All persons knowing themselves to be indebted to said Estate will make payment immediately, and those having claims will present them for settlement to Michael Midgley, Administrator or to Tullio DeLuca, Attorney for the Estate, 381 N. 9th Avenue, Scranton, PA 18504.

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Notice is hereby given that Letters Testamentary have been granted in the **ESTATE OF MARY ANN RUDALAVAGE**, late of Eynon, Pennsylvania who died on June 11, 2025, Estate No. 35-25-00824, by the Register of Wills of Lackawanna County to Robert John Rudalavage and Jason James Rudalavage, Executors as of June 27, 2025. All persons indebted to the said Estate are required to make payment and those having claims or demands must present the same without delay to the above-named Executors, c/o Angela F. Stevens, Esquire, 400 Third Avenue, Suite 101, Kingston, Pennsylvania 18704.

Second Notice

ESTATE OF JOHN A. MALLAS, late of the Borough of Dunmore, Pennsylvania (died February 9, 2025). Notice is hereby given that Letters of Testamentary on the above Estate have been granted to Jennifer Popis, City of Scranton, 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 Patrick N. Coleman, Esquire, Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

ESTATE OF ANN MARIE GALLAGHER, late of the Borough of Dunmore, Lackawanna County, Pennsylvania 18509, who died on August 29, 2024. Letters Testamentary have been granted to Colleen Gallagher. All persons indebted to the Estate are required to make payment and those having claims or demands to present the same without delay to John J. Warring, Attorney for the Estate, c/o O'Malley and Perry Law, 345 Wyoming Avenue, Scranton, Pennsylvania 18503.

ESTATE OF GARTH S. ESTADT, late of Scott Township, Lackawanna County, Pennsylvania (died June 27, 2025). Notice is hereby given that Letters of Testamentary for the Estate have been issued to CHRISTIE L. ESTADT, 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.

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted in the **ESTATE OF ROBERT E. EVANS**, deceased, late of the City of Scranton, Lackawanna County, Pennsylvania (died December 16, 2024). All persons indebted to the Estate are required to make payment and those having claims or demands are required to present the same without delay to **JASON EVANS**, Administrator c/o JUDITH G. PRICE, ESQ., LAW OFFICES OF JUDITH PRICE, L.L.C., 410 BIDEN STREET, SUITE 302, SCRANTON, PA 18503.

NOTICE IS HEREBY GIVEN that on July 17, 2025, Fran Kovaleski, Lackawanna County Register of Wills, granted Letters Testamentary, in common form, for the **ESTATE OF BOYD L. VAIL**, late of Scott Township, PA, to **SUSAN E. MALAR**. Mr. Vail passed on July 4, 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.

ESTATE OF JOHANNA G. GALENAS, Estate No. 35-25-00914, deceased, late of Scranton, Lackawanna County, PA, died April 27, 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 **Jeffrey Galenas** c/o Atty. Anthony C. Lomma, 3703 Birney Avenue, Moosic, PA 18507.

ESTATE OF EMILIE S. DEITER, late of the City of Scranton, died June, 21, 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 Peoples Security Bank & Trust Company, Executor, 150 N. Washington Avenue, Second Floor, Scranton, PA 18503, or Attorney Robert C. Robinson, 336 S. State Street, Clarks Summit, PA 18411.

ESTATE OF MARION EDMONDSON, late of Scranton, PA (died December 22, 2023), Letters of Administration having been granted to Lorilinn A. O'Boyle. All persons knowing themselves to be indebted to said Estate will make payment immediately, and those having claims will present them for settlement to Lorilinn O'Boyle, Administratrix or to Tulli DeLuca, Attorney for the Estate, 381 N. 9th Avenue, Scranton, PA 18504.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF VIOLA R. SLACHTISH**, deceased, late of Olyphant, Lackawanna County, Pennsylvania, 18447, who died on April 29, 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, Lisa A. Welsch or Scott R. Sanderson, Attorney for the Estate – 1 Terrace Drive, Olyphant, Pennsylvania 18447.

Letters Testamentary have been granted in the **ESTATE OF JAMES MCANDREW**, late of the Borough of Clarks Summit, County of Lackawanna, to Nancy McAndrew, Executrix. All persons having claims against the Estate are requested to present them in writing and all persons indebted to the Estate are to make payment to the Estate in care of James J. Powell, III, Esquire, Powell Zero Mundy, 527 Linden Street, Scranton, PA 18503.

ERNEST L. RUSH, JR. aka ERNEST L. RUSH, late of Scranton, Lackawanna County, Pennsylvania, who died May 12, 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 said decedent shall make payment thereof without delay to Brian Rush, Executor, c/o Attorney Scott Lynett, The Law Office of Scott Lynett, 310 Penn Avenue, Scranton, Pennsylvania 18503.

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Third Notice

ESTATE OF PATRICIA M. MARION a/k/a PATRICIA MARION, DECEASED, late of Archbald, Pennsylvania, who died on May 21, 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 said Decedent shall make payment thereof without delay to Nicholas Burda, Executor, c/o Atty. Lawrence J. Moran, Sr., 17 Old Mill Road, Jermyrn, PA 18433.

ESTATE OF STEPHEN G. BETTUM, deceased, late of 401 Penn Avenue, Scranton, PA 18503. Letters of Administration on the above estate have been granted to the undersigned. All persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to: Linda Cobb Executrix of the Estate of Stephen G. Bettum 410 Broad Street Milford, PA 18337 Or his attorney, Nicholas J. McInyre, Esq., 410 Broad Street, Milford, PA 18337.

ESTATE OF REBECCA JANE TANNER, late of Hallstead, Lackawanna County, Pennsylvania (died June 8, 2025). Notice is hereby given that Letters of Testamentary for the Estate have been issued to RUTH HENDERICKSON, 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, 231 Biden Street - Suite 201, Scranton, PA 18503.

ANDREW F. BAUER, Deceased. Late of Scranton City, Lackawanna County, PA. D.O.D. 5/6/25. Letters Testamentary on the above Estate have been granted to the undersigned, who request all persons having claims or demands against the estate of the decedent to make known the same and all persons indebted to the decedent to make payment without delay to Robert G. Bauer, Executor, c/o John F. Walsh, Esq., P.O. Box 445, Blue Bell, PA 19422-0702. Atty.: John F. Walsh, P.O. Box 445, Blue Bell, PA 19422-0702

JAMES WILLIAM GORTON, Deceased. Late of Throop Boro, Lackawanna County, PA. D.O.D. 6/1/23. Letters of Administration 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 Elizabeth Mattioli, Administratrix, c/o Hilary A. Fuelleborn, Esq., 1260 Bustleton Pike, Feasterville, PA 19053. Atty.: Hilary A. Fuelleborn, Dilworth Paxson LLP, 1260 Bustleton Pike, Feasterville, PA 19053

KURT GRUENSFELDER, Deceased. Late of Scranton City, Lackawanna County, PA. D.O.D. 4/26/25. Letters Testamentary on the above Estate have been granted to the undersigned, who request all persons having claims or demands against the estate of the decedent to make known the same and all persons indebted to the decedent to make payment without delay to Mark C. Gruensfelder, Executor, c/o Laura M. Mercuri, Esq., 104 N. York Rd., Hatboro, PA 19040. Atty.: Laura M. Mercuri, Duffy North, 104 N. York Rd., Hatboro, PA 19040

PETER A. SABIA, SR., Deceased. Late of Dunmore Borough, Lackawanna County, PA. D.O.D. 12/14/24. Letters Testamentary on the above Estate have been granted to the undersigned, who request all persons having claims or demands against the estate of the decedent to make known the same and all persons indebted to the decedent to make payment without delay to Lisa Sabia Calciano, 111 Memorial Dr., Elmhurst Twp., PA 18444 and Peter A. Sabia, Jr., 402 Willow St., Dunmore, PA 18512, Executors. Atty.: Kimberly J. Scott, Nachmias Morris & Alt LLC, 605 Main St., #212, Riverton, NJ 08077

ESTATE OF CAROL M. SANTARSIERO, late of Moosic, Lackawanna County, Pennsylvania (died April 26, 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 Robert J. Santarsiero, Executor, 200 Spring Street, Moosic, PA 18507, or to John M. Price, Oliver, Price & Rhodes, LLP, Attorneys for the Estate, 1212 South Abington Road, Clarks Summit, Pennsylvania 18411.

ESTATE OF JOHANNA G. GALENAS, Estate No. 35-25-00914, Deceased, late of Scranton, Lackawanna County, PA died April 27, 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 Jeffrey Galenas c/o Atty. Anthony C. Lomma, 3703 Birney Avenue, Moosic, PA 18507.

ESTATE OF FRANCES M. SARDO, late of the Township of South Abington, Pennsylvania (died June 3, 2025). Notice is hereby given that the Letters of Testamentary on the above Estate have been granted to Philip S. Sardo, Archbald, 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.

ESTATE OF ELIZABETH LOUISE ROTH a/k/a ELIZABETH L. ROTH, late of the City of Scranton, Lackawanna County, Commonwealth of Pennsylvania (died June 19, 2025) Executor, PAUL J. COBB, 316 Emerywood Dr., Morehead City, NC 28557, Smith & Smith Group, PLLC, Attorney for the Estate, 10491 Ben C. Pratt/6 Mile Cypress Pky., Box 256, Ft. Myers, Florida 33966. (570-815-5447)

ESTATE of GEORGE J. HOBBS, late of Carbondale, Lackawanna County, Pennsylvania, Date of Death September 17, 2012. Letters of Testamentary in the above Estate having been granted, all persons having claims or demands against the Estate of Decedent shall make them known and present them, and all persons indebted to the said Decedent shall make payment thereof, without delay, to Evelyn Ann Hobbs, Personal Representative, or to Joseph S. Toczydlowski, Jr., Esquire of the Toczydlowski Law Office, 723 North Main Street, Archbald, PA, 18403.

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ESTATE OF EDMUND A. CHAMPLIN, late of Newton Township, Lackawanna County, Pennsylvania, (died June 7, 2025). Notice is hereby given that the Letters of Testamentary for the Estate of Edmund A. Champlin have been issued to Brian P. Champlin, 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 Brian P. Champlin, Executor c/o William J. Rinaldi, Esquire, Attorney for the Estate, Suite 600, 538 Biden Street, Scranton, Pennsylvania 18503.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted to Camber Williams, Executor of the **ESTATE OF MILDRED F. WILLIAMS**, late of Scranton, Lackawanna County, Pennsylvania, who died February 12, 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 Executor, c/o Biagio V. Musto, II, Esquire, 171 Williams Street, Pittston, PA 18640.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF MARIE A DRAGWA**, late of Fell Township, Lackawanna County, Commonwealth of Pennsylvania (died April 14, 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 Terry Dragwa and Josephine Cino, Co-Executors of the Estate or Sean P. McGraw, Esquire, Attorney for the Estate, 41 N. Main Street, 4th Floor, Carbondale, PA 18407.

ESTATE OF ALLEN SAMES, late of Scranton, Pennsylvania (died April 20, 2025). Notice is hereby given that Letters Testamentary for the Estate of Allen Sames has been issued to Carmella Sames, 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 717 Pittston Avenue, Scranton, PA 18505 or to Robert T. Kelly, Jr., Myers, Brier & Kelly, LLP, Attorney for the Estate, 425 Biden Street, Suite 200, Scranton, PA 18503.

CERTIFICATE OF ORGANIZATION

A Certificate of Organization has been filed with the Pennsylvania Department of State for the entity known as Madison 1009, LLC with a registered office at 1009 Madison Avenue, Scranton, PA 18510, in accord with the provisions of the Business Corporation Law, as amended.

A Certificate of Organization has been filed with the Pennsylvania Department of State for the entity known as JB's Hoagie Hut, LLC with a registered office at 2209 Cherry Hill Road, Clarks Summit, PA 18411, in accord with the provisions of the Business Corporation Law, as amended.

A Certificate of Organization has been filed with the Pennsylvania Department of State for the entity known as Carpenter Road, LLC with a registered office at 149 Windfall Drive, Factoryville, PA 18419, in accord with the provisions of the Business Corporation Law, as amended.

A Certificate of Organization has been filed with the Pennsylvania Department of State for the entity known as Steamtown Veterinary Center, LLC with a registered office at 278 Bell Mountain Road, Jermyn, PA 18433, in accord with the provisions of the Business Corporation Law, as amended.