

# The Luzerne Legal Register

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**Established 1872**

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**VOL. 114 Wilkes-Barre, PA, Friday, August 9, 2024 No. 32**

**COMMONWEALTH v. POLLICK ..... 42**

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Bar News Must Be Received by 12 O'Clock Noon, Friday for the Following Week of Publication.  
Legal Notices and Ads Must Be Received by 12 O'Clock Noon, Monday in the Week of Publication.

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The Wilkes-Barre Law and Library Association

## THE LUZERNE LEGAL REGISTER

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Notice is hereby given to all persons concerned that accountants in the following estates have filed their accounts in the Office of the Register of Wills and Clerk of the Orphans' Court of Luzerne County and unless objections are filed thereto, said accounts will be audited and confirmed by the Orphans' Court Division of the Court of Common Pleas of Luzerne County at 9:30 A.M. on September 3, 2024 at Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, PA.

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NO.	NAME OF ESTATE	ACCOUNTANT	FIDUCIARY CAPACITY
1.	John Halas a/k/a John Hallas	Marilyn Hall	Administrator D.B.N.

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The Luzerne County Orphans' Court, located at Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, PA is a facility accessible to persons with disabilities. Please notify a member of the staff of the Honorable Richard M. Hughes, III, Judge at (570) 408-8190 if special accommodations are required.

### NOTICE

It is strongly recommended that all attorneys having a matter on an Audit List of the Orphans' Court be present at the call of the Audit List. Any attorney seeking to be excused from attending the call of the Audit List, or to participate by phone must contact the staff in Judge Hughes' Chambers in advance of the call date in order to obtain permission from the Judge to be absent.

Aug. 2, 9

## THE LUZERNE LEGAL REGISTER

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### DECEDENTS' ESTATES

Notice is hereby given that letters testamentary or of administration have been granted in the following estates. All persons indebted to said estates are required to make payment and those having claims or demands to present the same without delay to the administrators or executors named or their attorneys

### FIRST PUBLICATION

ESTATE OF ELIZABETH J. BARTOLAI, late of Bear Creek Village Borough (died May 26, 2022), Moriah I. Bartolai and Ari I. Bartolai, Administrators; Robert T. Kelly, Jr., Esquire, 425 Biden St., #200, Scranton, PA 18503

ESTATE OF DAVID ALOYSIOUS DELANEY, late of Harveys Lake (died June 25, 2024), Lisa M. Delaney, 1991 Lakeside Drive, Harveys Lake, PA 18618, Administratrix

ESTATE OF CURT E. DZUGAN, late of Plymouth Township (died July 28, 2022), Antoinette Dzugan, Administratrix; Kelley, Polishan & Solfanelli, LLC, 259 S. Keyser Ave., Old Forge, PA 18518

ESTATE OF ALLAN J. KOMAR a/k/a Allan J. Komar, Sr., late of Avoca (died January 23, 2024), David J. Komar, Executor; Scott Lynett, Esquire, The Law Office of Scott Lynett, 310 Penn Ave., Scranton, PA 18503

ESTATE OF ELWOOD LaBAR, late of Lehman Township (died August 11, 2022), Rosemary LaBar, Administratrix; Jeffrey J. Malak, Esquire, Chariton Malak, 138 S. Main St., P.O. Box 907, Wilkes-Barre, PA 18701

ESTATE OF WAYNE R. MOYER, JR., late of Pittston (died May 18, 2024), Yvonne Sue Moyer, Administratrix; Robert J. Boyer, Esquire,

126 S. Main St., Pittston, PA 18640

ESTATE OF MARGARET TERESE SHEA, late of Wilkes-Barre (died November 23, 2023), Joseph Shea and Mary S. Johnson, Co-Executors; Brian M. Vinsko, Esquire, Vinsko & Associates, P.C., 37 N. River St., Wilkes-Barre, PA 18702

ESTATE OF WALTER SULIMA, late of Avoca (died January 16, 2024), Edward Sulima, Executor; Thomas J. Killino, Esquire, 363 Laurel St., Pittston, PA 18640-1719

ESTATE OF WILLIAM BROOKE YEAGER, III, late of Wilkes-Barre (died May 5, 2024), Elizabeth H. Yeager, Executrix; Brian M. Vinsko, Esquire, Vinsko & Associates, P.C., 37 N. River St., Wilkes-Barre, PA 18702

### SECOND PUBLICATION

ESTATE OF WALTER HENRY ARRINDELL ACOSTA, late of West Hazleton (died May 16, 2024), Claribel Delgado, Administratrix; William J. Schneider, Esquire, and James A. Schneider, Esquire, 439 West Broad Street, Hazleton, PA 18201-6106

ESTATE OF PAUL JORDAN BEEMAN a/k/a Paul Jordon Beeman, late of Wilkes-Barre Twp. (died May 25, 2024), Paul Michael Beeman, Administrator; Frank J. Campese, Jr., Esquire, 1943 S. 11th St., Philadelphia, PA 19148

ESTATE OF JOHN BERGEN a/k/a John J. Bergen, III, late of Pittston Township (died May 24, 2024), Carolyn Brada, Executrix; Anthony G. Ross, Esquire, Law Offices of Tony Ross, 126 South Main Street, Pittston, PA 18640

ESTATE OF WILLIAM A. CELMER, SR., late of Wilkes-Barre (died February 24, 2023), William A.

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- Celmer, Jr., Administrator; Michael F. Bailey, Esquire, 4099 Birney Avenue, Moosic, PA 18507
- ESTATE OF WILLIAM I. ECKHART a/k/a William Irving Eckhart, Jr., late of Wright Township (died December 31, 2023), Robert D. Eckhart, Executor; William E. Vinsko, Jr., Esquire, Vinsko & Associates, P.C., 37 North River Street, Wilkes-Barre, PA 18702
- ESTATE OF MICHAEL J. FUGOK, late of Larksville (died April 7, 2024), Lori Ann Fugok, Administratrix; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708
- ESTATE OF WILLIAM ALBERT GEURIN, late of Union Twp. (died October 7, 2009), Dianne Geurin, Administratrix; Steven M. Zelinger, Esquire, 1650 Market St., #3600, Philadelphia, PA 19103
- ESTATE OF LOUIS RICHARD IZZO, late of Bear Creek Twp. (died September 18, 2023), Kimberly Ann Izzo, Administratrix; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704
- ESTATE OF ANNA MAE KOONS a/k/a Anna M. Koons, late of Drums (died February 29, 2024), Ruth Ann Polashenski, Executrix; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704
- ESTATE OF RONALD J. KOPEC, late of Rice Township (died March 2, 2024), Kimberly Kopec and Christopher Blake-Kopec a/k/a Christopher Kopec, 216 Twins Lane, Mountain Top, PA 18707, Executors
- ESTATE OF JAMES WATKIN MILLNER, JR., late of Larksville (died April 12, 2024), Karen Gaffney, Administratrix; Job Stepanski, Esquire, Fellerman & Ciarimboli, 183 Market Street, Suite 200, Kingston, PA 18704
- ESTATE OF JUDI SMITH a/k/a Judith Smith-Martuscelli a/k/a Judith Smith, late of Butler Twp. (died May 15, 2024), Debra Werner, Executrix; Eric M. Mika, Esquire, Toole, Mika & Jones, LLC, 26 East Centre St., Shenandoah, PA 17976
- ESTATE OF SUSAN TIMCHACK, late of Wilkes-Barre (died April 15, 2024), Richard Timchack, Jr., Administrator; Michael F. Bailey, Esquire, 4099 Birney Avenue, Moosic, PA 18507
- ESTATE OF SOPHIE E. ZIMNISKI a/k/a Sophie Zimniski a/k/a Sophie P. Zimniski, late of Wilkes-Barre (died June 15, 2024), John Zimniski, Executor; Angela F. Stevens, Esquire, 400 Third Avenue, Suite 101, Kingston, PA 18704
- ESTATE OF WALTER ZOLNER, JR., late of Lehman Twp. (died July 3, 2024), Amy Beth Llewellyn-Zolner, Executrix; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

### THIRD PUBLICATION

- ESTATE OF BARBARA BAKER, late of Nanticoke (died June 9, 2024), Sister Judith Clare Phillips, Personal Representative; Law Offices of Bernard J. Walter, 1674 Memorial Hwy., Shavertown, PA 18708
- ESTATE OF CARL R. BOYD, JR. a/k/a Carl Boyd, late of Kingston (died May 6, 2024), Christopher J. Boyd a/k/a Christopher Boyd, Executor; Robert E. Marsh, Jr., Esquire, Marsh & Associates, LLC, 140 Maffet St., Plains, PA 18705

- ESTATE OF BETTY JANE COOPER, late of Kingston (died October 7, 2022), Linda Cooper Smith and Scott Christopher Cooper, Co-Executors; Rosenn, Jenkins &

THE LUZERNE LEGAL REGISTER

Greenwald, LLP, 1065 Highway 315, Suite 200, Wilkes-Barre, PA 18702

ESTATE OF ANNA M. COYLE a/k/a Ann M. Coyle, late of Hazleton (died February 8, 2024), John P. Coyle and Kevin J. Coyle, Co-Executors; William J. Schneider, Esquire, James A. Schneider, Esquire, 439 West Broad Street, Hazleton, PA 18201-6106

ESTATE OF HERBERT GILMAN DUMIN a/k/a Herbert G. Dumin a/k/a Herbert Dumin, late of Wilkes-Barre (died March 22, 2024), Shirley Korey, Executrix; Thomas Patrick Hogan, Esquire, Law Office of Thomas A. O'Connor, PC, 601 Wyoming Avenue, Kingston, PA 18704

ESTATE OF JOHN GRAHAM a/k/a John J. Graham, late of Duryea (died May 15, 2024), Nicole White a/k/a Nicole Marykwas White, Executrix; Gregory S. Skibitsky, Jr., Esquire, Skibitsky & Molino, 457 North Main Street, Suite 101, Pittston, PA 18640

ESTATE OF THERESA M. LASKOWSKI a/k/a Theresa Marion Laskowski, late of Wright Township (died June 8, 2024), John D. Laskowski, Executor; Frank J. Aritz, Esquire, 23 West Walnut Street, Kingston, PA 18704

ESTATE OF PAULA PIZZO, late of Dallas Township (died June 26, 2024), Andrew Pizzo, Executor; David W. Saba, Esquire, 345 Market St., Kingston, PA 18704

ESTATE OF ROSEMARIE T. POLITZ, late of Hanover Township (died June 8, 2024), Jason Politz, Executor; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

ESTATE OF YEIRENI FELINE ROSARIO a/k/a Yeireni Rosario, late of

Wilkes-Barre Township (died June 25, 2022), Christopher Reynoso, Administrator; David W. Saba, Esquire, 345 Market St., Kingston, PA

ESTATE OF DORIS MARIE ROYER, late of Shickshinny (died October 6, 2022), Bonnie Lou Edwards a/k/a Bonnie Wilson, Executrix; Thomas Patrick Hogan, Esquire, Law Office of Thomas A. O'Connor, PC, 601 Wyoming Avenue, Kingston, PA 18704

NOTICE

NOTICE IS HEREBY GIVEN that on July 12, 2024, a Petition has been filed in the Court of Common Pleas of Luzerne County requesting an order to change the name of minor child from Rasheed Ronnell Canada to Noah Mosley.

The Court has fixed the day of Monday, September 23, 2024, at 9:15 a.m., at the Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, Pennsylvania as the time and place for the hearing on said petition, when and where all interested parties may appear and show cause, if any, why the request of the petitioner should not be granted.

Aug. 9

NOTICE

NOTICE IS HEREBY GIVEN that a Petition has been filed in the Court of Common Pleas of Luzerne County, Pennsylvania, seeking to change the name of James Robert Kreidler to James Robert Licina. A hearing on said Petition will be held on Monday, September 16, 2024, at 1:00 p.m.

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before the Motions Judge of the Luzerne County Courthouse, Wilkes-Barre, Pennsylvania, at which time any persons interested may attend and show cause, if any, why the Petition should not be granted.

JESSICA M. LEHMAN,  
ESQUIRE  
HILL, TUROWSKI, JAMES &  
LEHMAN, LLP  
38 West Third Street  
Bloomsburg, PA 17815  
(570) 784-6770

Aug. 9

NOTICE

COURT OF COMMON PLEAS  
CIVIL DIVISION  
LUZERNE COUNTY

NO.: 202406701

PNC Bank, National Association  
PLAINTIFF

vs.

Scott J. Perkins, known Heir of  
Sharon Robey a/k/a Sharon L.  
Perkins, deceased and  
Unknown Heirs, Successors,  
Assigns and All Persons, Firms  
or Associations Claiming Right,  
Title or Interest from or under  
Sharon Robey a/k/a Sharon L.  
Perkins, deceased  
DEFENDANTS

To: the Defendants, Unknown  
Heirs, Successors, Assigns  
and All Persons, Firms or As-  
sociations Claiming Right,  
Title or Interest from or under  
Sharon Robey a/k/a Sharon  
L. Perkins, deceased  
TAKE NOTICE THAT THE  
Plaintiff, PNC Bank, National As-

sociation has filed an action  
Mortgage Foreclosure, as cap-  
tioned above.

If you wish to defend, you  
must enter a written appearance  
personally or by attorney and file  
your defense or objections with  
the court. You are warned that if  
you fail to do so the case may  
proceed without you and a judg-  
ment may be entered against you  
without further notice for the  
relief requested by the plaintiff.  
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 GO TO OR TELE-  
PHONE THE OFFICE SET FORTH  
BELOW. THIS OFFICE CAN  
PROVIDE YOU WITH INFORMA-  
TION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO  
HIRE A LAWYER, THIS OFFICE  
MAY BE ABLE TO PROVIDE YOU  
WITH INFORMATION ABOUT  
AGENCIES THAT MAY OFFER  
LEGAL SERVICES TO ELIGIBLE  
PERSONS AT A REDUCED FEE  
OR NO FEE.

Luzerne County Lawyer  
Referral Service  
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Services, Inc.

33 N. Main Street  
Ste. 200

Pittston, PA 18640

CHRISTOPHER A.  
DeNARDO, ESQUIRE  
PA I.D. No. 78447  
SAMANTHA GABLE,  
ESQUIRE  
PA I.D. No. 320695  
STEVEN PALMER,  
ESQUIRE  
PA I.D. No. 334553

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LESLIE J. RASE, ESQUIRE  
PA I.D. No. 58365  
HEATHER RILOFF,  
ESQUIRE  
PA I.D. No. 309906  
KEVIN T. TONCZYCZYN,  
ESQUIRE  
PA I.D. No. 332616  
ELIZABETH L. WASSALL,  
ESQUIRE  
PA I.D. No. 77788  
JOSEPH L. LoCASTRO, IV,  
ESQUIRE  
PA I.D. No. 314973  
LOGS LEGAL GROUP LLP  
985 Old Eagle School Road  
Suite 514  
Wayne, PA 19087  
Telephone:  
(610) 278-6800  
E-mail: pahelp@logs.com  
Aug. 9

NOTICE

IN THE COURT OF COMMON  
PLEAS OF LUZERNE COUNTY,  
PENNSYLVANIA  
CIVIL DIVISION

NO.: 202407060

UMB BANK, NATIONAL  
ASSOCIATION, NOT IN ITS  
INDIVIDUAL CAPACITY, BUT  
SOLELY AS LEGAL TITLE  
TRUSTEE OF PRL TITLE  
TRUST II

vs.

AMANDA JUCKETT, AS  
SURVIVING HEIR OF LISA D.  
JUCKETT, DECEASED,  
CHRISTOPHER SHAW, AS  
SURVIVING HEIR OF LISA D.  
JUCKETT, DECEASED,  
JESSICA ALBA, AS SURVIVING  
HEIR OF LISA D. JUCKETT,

DECEASED, KRISTI SHAW, AS  
SURVIVING HEIR OF LISA D.  
JUCKETT, DECEASED,  
LINDSEY HARTZELL, AS  
SURVIVING HEIR OF LISA D.  
JUCKETT, DECEASED,  
NICOLE ALBA, AS SURVIVING  
HEIR OF LISA D. JUCKETT,  
DECEASED, UNKNOWN  
SURVIVING HEIRS OF LISA D.  
JUCKETT, DECEASED  
TO: THE DEFENDANTS

You are hereby notified UMB Bank, National Association, not in its individual capacity, but solely as Legal Title Trustee of PRL Title Trust II, has filed a Complaint in Mortgage Foreclosure with regard to 251 Horton Street, Wilkes-Barre, PA 18702, endorsed with a Notice to Defend, against you at No. 202407060 in the Civil Division of the Court of Common Pleas of Luzerne County, Pennsylvania, wherein plaintiff seeks to foreclose on the mortgage encumbering said property, which foreclosure would lead to a public sale by the Luzerne County Sheriff.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELE-

THE LUZERNE LEGAL REGISTER

PHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

North Penn Legal Services, Inc.  
33 N. Main Street  
Suite 200  
Pittston, PA 18640  
(570) 299-4100  
(855) 236-6405 Toll free  
STEPHEN M. HLADIK,  
ESQUIRE  
HLADIK, ONORATO &  
FEDERMAN, LLP  
Plaintiff's Attorneys  
298 Wissahickon Avenue  
North Wales, PA 19454  
(215) 855-9521

Aug. 9

NOTICE OF PRIVATE SALE FOR DELINQUENT TAXES

NOTICE IS HEREBY GIVEN that Elite Revenue Solutions, LLC, as agent for the Luzerne County Tax Claim Bureau, under Section 613 of the Real Estate Tax Sale Law of 1947 as amended, intends to make Private Sales of the following tax delinquent properties on October 1, 2024 at the Luzerne County Courthouse:

Owner(s); Location; Bidder & Bid Price.

Generose, Mary Josephine; 57 Main St., Hazle Township, 26-S8S6-009-010-000; Minaya, Juan, \$6,000.00.

Keiper, Oscar & Arvilla; 386 E. Main St., Wilkes-Barre City,

73-G10SE2-007-009-000; Manino, Antonio, \$3,159.46.

NOTICE IS HEREBY GIVEN to the above individuals and entities along with their successors, heirs, personal representatives and assigns, and to the public. The above properties will be sold free and clear of all tax claims and tax judgments. If you wish to object to the sale of any of the above properties, you must file a petition with the Luzerne County Court of Common Pleas within forty-five (45) days of this notice. The owner also has the right to retain the property within that time frame by payment in full of all tax claims and costs due.

Elite Revenue Solutions, LLC  
Nadine Emel,  
Assistant Director  
Luzerne County Tax  
Claim Bureau

200 North River Street  
Wilkes-Barre, PA 18711  
Phone: (570) 825-1512

Aug. 9, 16

PETITION FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on July 31, 2024, the Petition of James Bernard Evans, was filed in the Court of Common Pleas of Luzerne County, No. 08149 of 2024, praying for a Decree to Change his name to Dawud Ali Abdullah.

The Court has fixed Monday, October 21, 2024 at 1 p.m., Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, Pennsylvania 18711, as the time and place for the hearing on said Petition, when and where all in-



THE LUZERNE LEGAL REGISTER

terested may appear and show cause why the prayer of the said Petitioner should not be granted.

Aug. 9

CHANGE OF NAME NOTICE

NOTICE IS HEREBY GIVEN that on July 5, 2024 a Petition was filed by Omerao Kellom to change his son's name from J.J.O. to J.J.O.-K. The Court has fixed September 9, 2024 at 9:15 a.m. as the date and time of the Hearing at the Luzerne County Courthouse, 200 North Main Street, Wilkes-Barre, PA.

Aug. 9

NOTICE

IN THE COURT OF COMMON PLEAS OF LUZERNE COUNTY, PENNSYLVANIA CIVIL DIVISION

NO.: 2023-11315

NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING

vs.

BERNARD T. VITALE, JR., KNOWN SURVIVING HEIR OF BERNARD T. VITALE, SR., LISA M. VITALE, KNOWN SURVIVING HEIR OF BERNARD T. VITALE, SR., UNKNOWN SURVIVING HEIRS OF BERNARD T. VITALE, SR.

TO: THE DEFENDANTS

You are hereby notified New-Rez LLC d/b/a Shellpoint Mortgage Servicing, has filed a Complaint in Mortgage Foreclosure with regard to 149-151 E. Main Street Rear, Glen Lyon, PA

18617, endorsed with a Notice to Defend, against you at No. 2023-11315 in the Civil Division of the Court of Common Pleas of Luzerne County, Pennsylvania, wherein plaintiff seeks to foreclose on the mortgage encumbering said property, which foreclosure would lead to a public sale by the Luzerne County Sheriff.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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Luzerne County Lawyer Referral Service North Penn Legal Services, Inc. 33 N. Main Street Suite 200 Pittston, PA 18640

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(570) 299-4100  
(855) 236-6405 Toll free  
STEPHEN M. HLADIK,  
ESQUIRE  
HLADIK, ONORATO &  
FEDERMAN, LLP  
Plaintiff's Attorneys  
298 Wissahickon Avenue  
North Wales, PA 19454  
(215) 855-9521

Aug. 9

PETITION FOR  
CHANGE OF NAME

NOTICE IS HEREBY GIVEN  
that on August 5, 2024, the Peti-  
tion of Colton John Mudzik, was

filed in the Court of Common  
Pleas of Luzerne County, No.  
2024-05803, praying for a De-  
cree to Change his name to  
Colton John Casey.

The Court has fixed October  
23, 2024 at 9:00 A.M., Luzerne  
County Courthouse, 200 North  
River Street, Wilkes-Barre, Penn-  
sylvania, as the time and place  
for the hearing of said Petition,  
when and where all interested  
may appear and show cause why  
the prayer of the said Petitioner  
should not be granted.

Aug. 9



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**PERIODICAL PUBLICATION**

**\* Dated Material. Do Not Delay. Please Deliver Before Monday, August 12, 2024**