

The Luzerne Legal Register

Established 1872

(Cite Vol. 115 Luz. Reg. Reports)

VOL. 115 Wilkes-Barre, PA, Friday, February 7, 2025

No. 6

POSTMASTER: Send address changes to THE LUZERNE LEGAL REGISTER,
200 N. River Street, Room 23, Wilkes-Barre, PA 18711-1001
Periodical postage paid at Wilkes-Barre, PA and additional office.

Price \$125 Per Year

Single Copies \$3.00

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.



(USPS 322-840)

PUBLISHED WEEKLY BY

The Wilkes-Barre Law and Library Association

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 March 4, 2025 at Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, PA.

NO.	NAME OF ESTATE	ACCOUNTANT	FIDUCIARY CAPACITY
1.	Richard R. Hettinger	Terry L. Oakum	Executor

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.

Jan. 31; Feb. 7

THE LUZERNE LEGAL REGISTER

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 CHARLOTTE A. CADMAN, late of Salem Township (died January 16, 2025), Donald C. Cadman and Timothy J. Cadman, Executors; John R. Gordner, Esquire, Gordner, Hess & Reimiller, 133 West Front Street, Berwick, PA 18603

ESTATE OF MICHAEL J. CULKIN, late of Fairview Twp. (died November 17, 2024), Megan Culkina/k/a Megan Lousos, Executrix; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF EVERETT JOHN DAVIS a/k/a Everett J. Davis, late of Kingston (died August 21, 2024), Beth Davis Weaver, Administratrix; John J. Gill, Jr., Esquire, Gallagher, Brennan & Gill, 220 Pierce Street, Kingston, PA 18704-4655

ESTATE OF WILLIAM M. DeANGELO, II, late of Exeter (died February 19, 2024), William W. DeAngelo, Administrator; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

ESTATE OF BEVERLY DeMURO, late of Pittston (died June 15, 2023), Joseph DeMuro, Jr., Executor; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640

ESTATE OF ROSE DORAN a/k/a Rose M. Doran, late of Hanover Twp. (died October 23, 2024),

Kathleen Weyhenmeyer, Executrix; Michael R. Kostelansky, Esquire, Blazick Law Firm, 1065 Hwy. 315, Suite 402, Wilkes-Barre, PA 18702

ESTATE OF YOLANDA EBERT, late of Dorrance Township (died December 11, 2016), Ronald Ebert, Administrator; David E. Schwager, Esquire, 183 Market Street, Suite 100, Kingston, PA 18704-5444

ESTATE OF BERNADETTE GEORGE, late of Kingston (died December 25, 2024), Amy Feldman, Executrix; Alexander B. Russin, Esquire, 1516 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF CLARENCE C. GIVENS, JR., late of Lehman Township (died January 2, 2025), Kraig E. Givens and Kenneth C. Givens, Co-Executors; Jannell L. Dudick, Esquire, 1043 Wyoming Avenue, Forty Fort, PA 18704

ESTATE OF GEORGE HINTON, JR. a/k/a North George Hinton, Jr. a/k/a N. George Hinton, Jr., a/k/a George Hinton, late of Butler Twp. (died January 2, 2025), George A. Hinton, Administrator; Peter O'Donnell, Esquire, 1402 N. Church St., Hazle Twp., PA 18202

ESTATE OF DAWN JEAN KACHMAR, late of Kingston Twp. (died December 14, 2024), Cynthia Dawn Sickler, Executrix; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF MARY L. KRAUSER, late of Pittston (died September 6, 2024), Jarrod Rasmus, Executor; P. Timothy Kelly, Esquire, 240 Penn Avenue, Suite 202, Scranton, PA 18503

ESTATE OF JOSEPH J. KUBA, late of Hazleton (died March 17, 2012), Stephen Joseph Kuba, Adminis-

THE LUZERNE LEGAL REGISTER

trator; David E. Schwager, Esquire, 183 Market Street, Suite 100, Kingston, PA 18704-5444

rick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

ESTATE OF JOAN M. LATZKO, late of Dallas Twp. (died September 29, 2024), Paul J. Latzko, Executor; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

ESTATE OF CHRISTOPHER JUDE VODA, late of Exeter (died December 6, 2024), Taetra Lee Voda Dobosh, Executrix; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

SECOND PUBLICATION

ESTATE OF ANDREW P. MARKO, late of Harveys Lake (died November 21, 2024), Janet Alta Marko, Executrix; Hudacek & Hudacek, 43 E. Main St., Plymouth, PA 18651

ESTATE OF LYDIA BAGLIO, late of Exeter (died December 18, 2024), Samuel Caprari, Executor; Joseph J. Carmody, Esquire, 341 Wyoming Avenue, West Pittston, PA 18643

ESTATE OF JOSEPHINE MUSSO-LINE, late of Hazleton (died July 30, 2024), Patrice Mussoline, Administratrix; Kevin R. Grebas, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Road, Suite A, Moosic, PA 18507

ESTATE OF BERNADINE ANN BAN-ASZEK a/k/a Bernadine A. Banaszek, late of Wilkes-Barre (died October 25, 2024), Patricia Ann Taggart and Kathleen Ann Jones, Executrices; James V. Senape, Jr., Esquire, Catherine A. McGovern, Esquire and Michael B. Senape, Esquire, Senape Law, 612-614 Main Street, P.O. Box 179, Freeland, PA 18224-0179

ESTATE OF FAITH ANN POSTEN a/k/a Faith Posten, late of Wilkes-Barre (died December 23, 2024), Albert DeHaven, Administrator; Carl E. Frank, Esquire, Farrell & Frank, 8 West Market St., Suite 1110, Wilkes-Barre, PA 18701-1801

ESTATE OF ARTHUR B. BROBST, JR., late of Shickshinny (died April 16, 2024), Arthur Brobst, III, Executor; Ruth Slamon Borland, Esquire, Borland & Borland, 69 Public Square, 11th Floor, Wilkes-Barre, PA 18701

ESTATE OF KEVIN J. RANSOM, SR., late of Wilkes-Barre (died January 7, 2025), Jean Ransom, Administratrix; Rosenn, Jenkins & Greenwald, LLP, 1065 Highway 315, Suite 200, Wilkes-Barre, PA 18702

ESTATE OF DONALD J. BROBST, SR. a/k/a Donald James Brobst, Sr., late of Butler Township (died October 11, 2024), Zane P. Brobst, Executor; Brenda D. Colbert, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Road, Suite A, Moosic, PA 18507

ESTATE OF RONALD MICHAEL REESE a/k/a Ronald M. Reese, late of West Wyoming (died December 29, 2024), Janice Reese, Administratrix; Shandra S. Kisailus, Esquire, 245 North River Street, Wilkes-Barre, PA 18702

ESTATE OF ARLEEN JOAN DALLA-CHIESA, late of Butler Township (died December 8, 2024), Nancy Sacquette, Executrix; Charles A. DeCosmo, Esquire, Skokoski &

ESTATE OF ALICE SENNETT a/k/a Alice B. Sennett, late of Wilkes-Barre (died December 24, 2024), Susan Sincavage, Executrix; Pat-

THE LUZERNE LEGAL REGISTER

DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202

ESTATE OF MARTIN ANDREW DEGNAN, late of Wilkes-Barre (died October 2, 2024), Kathleen Plaviak a/k/a Kathleen Louise Plaviak, Administratrix; Carl E. Frank, Esquire, Farrell & Frank, 8 West Market Street, Suite 1110, Wilkes-Barre, PA 18701-1801

ESTATE OF DEBRA V. JAMES, late of Dallas (died December 12, 2024), Willard J. Race, Jr. and Kristyn Ecenrode, Co-Executors; Stephen B. Killian, Esquire, 575 Pierce Street, Suite 303, Kingston, PA 18704

ESTATE OF YVONNE M. KNAPP, late of Nanticoke (died January 1, 2025), Ronda F. Coburn, Executrix; Jannell L. Dudick, Esquire, 1043 Wyoming Avenue, Forty Fort, PA 18704

ESTATE OF STEPHEN W. LAGO a/k/a Stephen Lago, late of Wilkes-Barre (died December 8, 2024), Linda Klein, Administratrix; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640

ESTATE OF ROSE MARTORANA, late of Pittston (died October 27, 2024), Maria Musto and Elizabeth Angelella, Executrices; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

ESTATE OF DANIEL P. MCCORMICK, late of Forty Fort (died November 29, 2024), Mary Ellen McCormick, Executrix; Alexander B. Russin, Esquire, 1516 Wyoming Avenue, Forty Fort, PA, 18704

ESTATE OF IDA A. NEWHART a/k/a Ida Newhart, late of West Pittston (died October 19, 2024), Chester D. Newhart Jr. and Joseph Newhart, Executors; Chester D. Ne-

whart, Esquire, 20 Laurel St. Pittston, PA 18640

ESTATE OF VLADIMIR PETORAK, late of Dallas Twp. (died September 28, 2024), Gregory Petorak and Paula Yuchnievicz, Executors; Robert T. Kelly, Jr., Esquire, Myers, Brier & Kelly, LLP, 425 Biden St., #200, Scranton, PA 18503

ESTATE OF MARGARET QUINNAN, late of Pittston Township (died May 20, 1976), Anne Marie Newcomb, Administratrix; Rosenn, Jenkins & Greenwald, LLP, 1065 Highway 315, Suite 200, Wilkes-Barre, PA 18702

ESTATE OF BARBARA E. ROSE, late of Shavertown (died December 20, 2024), John Vozniak, Executor; Samuel A. Falcone, Esquire, 900 Rutter Avenue, Box 24, Forty Fort, PA 18704

ESTATE OF WILLIAM ROSS, late of Rice Twp. (died December 9, 2024), Jeffrey X. Ross, Executor; John C. Eichorn, Esquire, 80 Yorktown Rd., Mountaintop, PA 18707

ESTATE OF PATRICIA ANN RUSSIN a/k/a Patricia Russin, late of Dallas (died December 10, 2024), Gerald Raymond Russin, 232 Crosshill Road, Wynnewood, PA 19096, Executor

ESTATE OF WALTER M. SEFERYN, JR., late of Hanover Township (died December 3, 2024), Stella Kuklewicz, Executrix; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

ESTATE OF INGEBORG E. SOKOLOFSKI, late of Sugarloaf Township (died April 24, 2024), Jesse Sokolofski, Administrator; Marjorie DeSanto Barlow, Esquire, 327 N. Washington Ave, Suite 400, Scranton, PA 18503

THE LUZERNE LEGAL REGISTER

ESTATE OF PAUL R. SOKOLOFSKI., late of Sugarloaf Township (died November 2, 2024), Jesse Sokolofski, Administrator; Marjorie DeSanto Barlow, Esquire, 327 N. Washington Ave, Suite 400, Scranton, PA 18503

ESTATE OF MARY STINE, late of Kingston (died December 7, 2024), Christopher Stine, Administrator; Carl E. Frank, Esquire, Farrell & Frank, 8 West Market Street, Suite 1110, Wilkes-Barre, PA 18701-1801

ESTATE OF MARGARET M. TARONE, late Hazleton (died November 30, 2024), Kenneth Tarone, Executor; Donald G. Karpowich, Esquire, 85 Drasher Road, Drums, PA 18222

ESTATE OF MARIE VENARUCCI, late of Pittston (died December 4, 2024), Regina Piccillo, 289 William Street, Pittston, PA 18640 and Rae Marie Venarucci, 421 Columbia Avenue, Clarks Summit, PA 18411, Co-Administratrices

ESTATE OF YELENA VIKHODETS, late of Kingston Township (died January 6, 2025), Pavel G. Shmakov, Administrator; Jannell L. Dudick, Esquire, 1043 Wyoming Avenue, Forty Fort, PA 18704

ESTATE OF LEONA WALTER a/k/a Leona L. Walter, late of Dallas (died December 5, 2024), Phyllis Walter, Executrix; Thomas P. Brennan, Esquire, Gallagher, Brennan & Gill, 220 Pierce Street, Kingston, PA 18704-4641

THIRD PUBLICATION

ESTATE OF KENNETH M. ADAMS, SR. a/k/a Kenneth Michael Adams a/k/a Kenneth M. Adams a/k/a Kenneth Adams, late of Nanticoke (died September 23, 2024), Alice T.K. Corba, Executor; Alice T.K.

Corba, Esquire, Kepner, Kepner & Corba, P.C., 123 West Front St., Berwick, PA 18603

ESTATE OF GERALDINE A. ASKLAR a/k/a Geri Asklar a/k/a Geraldine Asklar a/k/a Geri A. Asklar, late of Wyoming (died July 7, 2024), Carolyn A. Asklar-Carlson a/k/a Carolyn Carlson, Executrix; Girard J. Mecedon, Esquire, 363 Laurel St., Pittston, PA 18640-1719

ESTATE OF THOMAS J. DONAHUE, IV, late of Dallas (died December 12, 2024), Christopher Donahue, Executor; Kelley & Kelley, LLC, 16 Luzerne Ave., Suite 145, West Pittston, PA 18643

ESTATE OF ANNE LOUISE ENGLISH, late of Hughestown (died August 23, 2024), Carol Giacobelli, Executrix; Gregory S. Skibitsky, Jr., Esquire, 457 North Main St., Suite 101, Pittston, PA 18640-1719

ESTATE OF GLENN WALTER JACOBS, late of Wilkes-Barre (died June 30, 2024), Michael Modrovsky and Kim Modrovsky, Co-Executors; Brian M. Vinsko, Esquire, Vinsko & Associates, P.C., 37 North River St., Wilkes-Barre, PA 18702

ESTATE OF DELPHINE KAFCHINSKI, late of Nanticoke (died January 24, 2019), Paul Kafchinski, Administrator; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF PAUL F. KAFCHINSKI, late of Nanticoke (died December 26, 2020), Paul Kafchinski, Administrator; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF IRENE KASISKY, late of Nanticoke (died April 20, 2024), Adriean Kasisky, Administratrix; Carl E. Frank, Esquire, Farrell &

THE LUZERNE LEGAL REGISTER

Frank, 8 West Market St., Suite 1110, Wilkes-Barre, PA 18701-1801

Luzerne Ave., Suite 145, West Pittston, PA 18643

ESTATE OF JOANNE E. MADEY a/k/a Joanne Madey, late of Nanticoke (died November 24, 2024), Kimberly A. Stewart, Executrix; Susan A. Maza, Esquire, 67 Public Sq., Suite 600, Wilkes-Barre, PA 18701

ESTATE OF ROBERT W. WILLIAMS, late of West Pittston (died September 28, 2024), Genevieve Falzone, Executrix; Joseph D. Burke, Jr., Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Avenue, Forty Fort, PA 18704-4237

ESTATE OF CHARLES J. MANFRE, late of Wilkes-Barre (died December 5, 2023), Valarie M. Manfre, Administratrix; Job T. Stepanski, Esquire, Fellerman & Ciarimboli, 183 Market St., Suite 200, Kingston, PA 18704

ESTATE OF ANDREW YENCHICK a/k/a Andrew A. Yenchick, Jr., late of Hazleton (died October 26, 2024), Diane Benyo, Executrix; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

ESTATE OF LEONA MIKOLAICHIK, late of Kingston (died December 1, 2024), Janet Lee Smith, Executrix; Thomas J. Mosca, Esquire, Mosca Law, 900 Rutter Ave., Suite 24, Forty Fort, PA 18704

NOTICE

ESTATE OF HELEN A. ROBACHESKI a/k/a Helen Robacheski, late of Newport Township (died September 27, 2024), Lawrence J. Robacheski, Executor; Biagio V. Musto, II, Esquire, 171 William Street, Pittston, PA 18640-1719

The Harriet J. Parker Trust t/d/b/a Lower Demunds Road Storage, is in possession of a 1991 Chevrolet Corvette possessing VIN 1G1YY238315112674, which was previously owned by Thomas DiOrio whose whereabouts are unknown. The Harriet J. Parker Trust t/d/b/a Lower Demunds Road Storage, has been in possession of the said vehicle in excess of six (6) months and is seeking a Court Order to obtain title to said vehicle. All interested parties are invited to attend the hearing scheduled in this matter on Monday, March 10, 2025 at 1:00 pm at the Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, Pennsylvania 18711.

ESTATE OF CLAUDETTE M. ROBERTS a/k/a Claudette May Roberts, late of Salem Twp. (died October 30, 2024), Robert C. Ellis, Executor; Robert A. Bull, Esquire, Law Offices of Bull & Bull, LLC, 106 Market St., Berwick, PA 18603

STEPHEN B. KILLIAN, ESQUIRE

ESTATE OF LOUISE SORBER, a/k/a/ Louise B. Sorber a/k/a Louise Branchard Sorber, late of Shickshinny (died December 22, 2024), James T. Parks, 714 W. Main Street, Plymouth, PA 18651, Executor

575 Pierce Street
Suite 303
Kingston, PA 18704
(570) 718-1200

ESTATE OF PATRICIA ANN WEIDLICH, late of Pittston (died December 6, 2024), Brian Weidlich, Executor; Kelley & Kelley, LLC, 16

Feb. 7, 14, 21

THE LUZERNE LEGAL REGISTER

NOTICE

NOTICE IS HEREBY GIVEN that on January 15, 2025, a Petition for Change of Name was filed by Ash Ryan Densberger in the Court of Common Pleas of the 26th Judicial District, Columbia County Branch, PA to Docket No. 2025-MV-5 requesting that the Court enter an Order changing his name to Ash Hunter Lear.

The Court has scheduled a hearing on the Petition for Change of Name on April 7, 2025, at 1:00 P.M. in Courtroom #2 of the Columbia County Courthouse, 35 West Main St., Bloomsburg, PA 17815, when and where all persons interested may appear and show cause, if any, why the relief sought in the said Petition should not be granted.

REBECCA S. REIMILLER,
ESQUIRE
GORDNER, HESS
AND REIMILLER
133 West Front Street
Berwick, PA 18603
(570) 759-9814

Feb. 7

NOTICE

NOTICE IS HEREBY GIVEN that on January 15, 2025 a Petition for Change of Name was filed by Nichole R. Lear in the Court of Common Pleas of the 26th Judicial District, Columbia County Branch, PA to Docket No. 2025-MV-4 requesting that the Court enter an Order changing the name of the minor child, I.A.D. to I.A.L.

The Court has scheduled a hearing on the Petition for Minor Name Change on April 7, 2025, at 1:00 P.M. in Courtroom #2 of

the Columbia County Courthouse, 35 West Main St, Bloomsburg, PA 17815, when and where all persons interested may appear and show cause, if any, why the relief sought in the said Petition should not be granted.

REBECCA S. REIMILLER,
ESQUIRE
GORDNER, HESS
AND REIMILLER
133 West Front Street
Berwick, PA 18603
(570) 759-9814

Feb. 7

IN THE COURT OF COMMON PLEAS OF LUZERNE COUNTY, PENNSYLVANIA
CIVIL ACTION—LAW

No. 2024-13780

FRANCISCO S.
ARIAS-PANIAGUA
Plaintiff

vs.

JAMES F. EPLEY
Defendant

NOTICE IS HEREBY GIVEN to the Defendant, JAMES F. EPLEY, and all her heirs, transferees, successors, and assigns, and all of its transferees, successors, and assigns, and all other people or entities claim, by and through the Defendant, and all other persons whatsoever, that FRANCISCO S. ARIAS-PANIAGUA commenced an action against you to No. 2024-13780, in the Office of the Prothonotary of Luzerne County, Pennsylvania, which you are required to defend to quiet title to that certain piece, parcel and plot of land situated

THE LUZERNE LEGAL REGISTER

in the County of Luzerne, State of Pennsylvania, and is described as follows:

The property is located at 53 Oakwood Lane, Wilkes-Barre, Pennsylvania, being more fully described as All that certain piece or parcel of land, situate in the City of Wilkes-Barre, County of Luzerne and State of Pennsylvania, bounded as described as follows, BEGINNING at a corner in the Westerly line of Oakwood Lane in the dividing line common to lots numbered twenty-three and twenty-four in Block numbered twenty-nine on the plot of lots hereinafter mentioned, said corner being also in line of land now or late of the heirs of Anthony Stanaitis, deceased; THENCE Northeasterly, along the Westerly line of said Oakwood Lane, forty (40) feet to a corner in the dividing line common to lots numbered twenty-two and twenty-three in Block numbered twenty-nine on the said plot of lots; THENCE Northwesterly, along the line of said lot numbered twenty-two, ninety (90) feet to a corner in the line of land now or late of Martin Cox; THENCE Southwesterly, along the line of land now or late of Martin Cox, forty (40) feet to a corner in the line of said lot numbered twenty-four; THENCE Southeasterly, along the line of said lot numbered twenty-four, ninety (90) feet to the Westerly line of said Oakwood Lane, the place of beginning; BEING the Southeasterly half of lot numbered twenty-three in Block numbered twenty-nine on the plot of lots laid out by the Lehigh and Wilkes-Barre coal

company, successor of the Wilkes-Barre Coal and Iron Company.

The Court has fixed the 10th day of April, 2025 at 10:00 a.m., in the Luzerne County Courthouse, 200 N. River Street, Wilkes-Barre, PA 18711 as the time and place for a hearing in said action.

YOU ARE HEREBY NOTIFIED TO APPEAR AND DEFEND this action within thirty (30) days of this publication hereof. In default of appearance or defense of such action, a Decree of Court may be entered holding that the Plaintiff has a validated indefeasible title to said real estate against you, and that you will be permanently enjoined from impeaching, denying, attacking or asserting any claim or title to said premises inconsistent with the ownership of the Plaintiff, for the recovery of said premises or such other action as the Court may direct within thirty (30) days from the date of said Decree.

If you wish to defend, you must enter a written appearance personally or by an 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 OR CANNOT AFFORD

THE LUZERNE LEGAL REGISTER

ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET HELP.

North Penn Legal Services, Inc.

33 N. Main Street
Suite 200
Pittston, PA 18640
(570) 299-4100

JOSEPH A. DESOYE,
ESQUIRE
PA Attorney I.D.
No. 200479
WYOMING VALLEY LAW
FIRM

Counsel for Plaintiff
9 N. Main Street
Ste. 6
Pittston, PA 18640
Telephone No.
(570) 299-5166

Feb. 7

IN THE COURT OF COMMON
PLEAS OF LUZERNE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW

No. 2024-13685

JAMES J. BROZENA AND
JACQUELINE A. BROZENA
Plaintiff

vs.

BERNARD SHARKEY
Defendant

NOTICE IS HEREBY GIVEN to the Defendant, BERNARD SHARKEY, and all her heirs, transferees, successors, and assigns, and all of its transferees, successors, and assigns, and all other people or entities claim, by and through the Defendant, and all other persons whatsoever, that JAMES J. BROZENA AND JACQUELINE A. BROZENA commenced an action against you to

No. 2024-13685, in the Office of the Prothonotary of Luzerne County, Pennsylvania, which you are required to defend to quiet title to that certain piece, parcel and plot of land situated in the County of Luzerne, State of Pennsylvania, and is described as follows:

The property is located at 115 Luzerne Avenue, West Pittston, Pennsylvania, being more fully described as All that certain piece or parcel of land, situate in the Borough of West Pittston, County of Luzerne and State of Pennsylvania, bounded as described as follows, Beginning at a corner along line of lands now or formerly of Mrs. John Hughes one hundred twenty (120) feet distant from Luzerne Avenue, Thence parallel to said Luzerne Avenue, North 33 1/4 degrees West forty (45) feet to a corner; Thence south 56 3/4 degrees West five (5) feet to a point; Thence south 33 1/4 degrees East forty five (45) feet to a point, Thence north 56 3/4 degrees East five (5) feet a point, to the place of beginning.

The Court has fixed the 18th day of March, 2025 at 9:30 a.m., in the Luzerne County Courthouse, 200 N. River Street, Wilkes-Barre, PA 18711 as the time and place for a hearing in said action.

YOU ARE HEREBY NOTIFIED TO APPEAR AND DEFEND this action within thirty (30) days of this publication hereof. In default of appearance or defense of such action, a Decree of Court may be entered holding that the Plaintiff has a validated indefeasible title to said real estate against you, and that you will be permanently enjoined from impeaching,

THE LUZERNE LEGAL REGISTER

denying, attacking or asserting any claim or title to said premises inconsistent with the ownership of the Plaintiff, for the recovery of said premises or such other action as the Court may direct within thirty (30) days from the date of said Decree.

If you wish to defend, you must enter a written appearance personally or by an 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET HELP.

North Penn Legal Services, Inc.

33 N. Main Street
Suite 200
Pittston, PA 18640
(570) 299-4100
JOSEPH A. DESOYE,
ESQUIRE
PA Attorney I.D.
No. 200479
WYOMING VALLEY LAW
FIRM

Counsel for Plaintiff
9 N. Main Street
Ste. 6
Pittston, PA 18640
Telephone No.
(570) 299-5166

IN THE COURT OF COMMON
PLEAS OF LUZERNE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW

No. 2022-07139

NORTHEAST PENNSYLVANIA
LAND BANK AUTHORITY
Plaintiff

vs.

13 MARKET STREET, LLC AND
BANK OF AMERICA
Defendant

NOTICE IS HEREBY GIVEN to the Defendant, 13 Market Street, LLC, and all its, transferees, successors, and assigns, and all other people or entities claim, by and through the Defendant, and all other persons whatsoever, that Northeast Pennsylvania Land Bank Authority commenced an action against you to No. 2022-07139, in the Office of the Prothonotary of Luzerne County, Pennsylvania, which you are required to defend to quiet title to that certain piece, parcel and plot of land situated in the County of Luzerne, State of Pennsylvania, and is described as follows:

The property is located at 13 Market Street, Pittston, Pennsylvania, being more fully described as All that certain piece or parcel of land, situate in the City of Pittston, County of Luzerne and State of Pennsylvania, bounded as described as follows, Northerly by Market Street, Westerly by an alley; Southerly by lands now or late of Ralph Augenollo and Easterly by lands now or late of Dinah Taylor; said lot being

Feb. 7

THE LUZERNE LEGAL REGISTER

thirty-six (36) feet in front on Market and about thirty-four (34) feet wide in the rear and one hundred and fifteen (115) feet in depth. Excepting and reserving the portion of the above described property conveyed to Leo M. Scoda and Sara E. Scoda, his wife, by deed from Louis J. Roman and Jule A. Roman, his wife, dated April 14, 1994 and recorded in Luzerne County in Deed Book 1153 at Page 84.

The Court has fixed the 18th day of March, 2025 at 9:45 a.m., in the Luzerne County Courthouse, 200 N. River Street, Wilkes-Barre, PA 18711 as the time and place for a hearing in said action.

YOU ARE HEREBY NOTIFIED TO APPEAR AND DEFEND this action within thirty (30) days of this publication hereof. In default of appearance or defense of such action, a Decree of Court may be entered holding that the Plaintiff has a validated indefeasible title to said real estate against you, and that you will be permanently enjoined from impeaching, denying, attacking or asserting any claim or title to said premises inconsistent with the ownership of the Plaintiff, for the recovery of said premises or such other action as the Court may direct within thirty (30) days from the date of said Decree.

If you wish to defend, you must enter a written appearance personally or by an 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET HELP.

North Penn Legal Services, Inc.
33 N. Main Street
Suite 200
Pittston, PA 18640
(570) 299-4100
JOSEPH A. DESOYE,
ESQUIRE
PA Attorney I.D.
No. 200479
WYOMING VALLEY LAW
FIRM
Counsel for Plaintiff
9 N. Main Street
Ste. 6
Pittston, PA 18640
Telephone No.
(570) 299-5166

Feb. 7

IN THE COURT OF COMMON
PLEAS OF LUZERNE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW

No. 2024-13781

ROSELYN F. BAUGH
Plaintiff

vs.

DANIEL GRIPPE AND
MICHAEL GRIPPE
Defendant

THE LUZERNE LEGAL REGISTER

NOTICE IS HEREBY GIVEN to the Defendants, DANIEL GRIPPE AND MICHAEL GRIPPE and all its, transferees, successors, and assigns, and all other people or entities claim, by and through the Defendant, and all other persons whatsoever, that ROSELYN F. BAUGH an action against you to No. 2024-13781, in the Office of the Prothonotary of Luzerne County, Pennsylvania, which you are required to defend to quiet title to that certain piece, parcel and plot of land situated in the County of Luzerne, State of Pennsylvania, and is described as follows:

The property is located at 5 George Street, Pittston, Pennsylvania, being more fully described as All that certain piece or parcel of land, situate in the City of Pittston, County of Luzerne and State of Pennsylvania, bounded as described as follows,

BEGINNING at a point on the southerly side of George Street, fifty (50) feet from the corner of said George Street and Carroll Street; THENCE on a line parallel with Carroll Street, south 67 degrees 45 minutes east, eighty-six (86) feet to lands now or late of Edward Toy; THENCE South 2 degrees 15 minutes west fifty (50) feet to a corner; THENCE North 87 degrees 45 minutes west eighty-six (86) feet to the easterly side of George Street; aforesaid; and THENCE along the same, north 2 degrees 15 minutes east, fifty (50) feet to the place of beginning.

The Court has fixed the 18th day of March, 2025 at 9:45 a.m., in the Luzerne County Courthouse, 200 N. River Street,

Wilkes-Barre, PA 18711 as the time and place for a hearing in said action.

YOU ARE HEREBY NOTIFIED TO APPEAR AND DEFEND this action within thirty (30) days of this publication hereof. In default of appearance or defense of such action, a Decree of Court may be entered holding that the Plaintiff has a validated indefeasible title to said real estate against you, and that you will be permanently enjoined from impeaching, denying, attacking or asserting any claim or title to said premises inconsistent with the ownership of the Plaintiff, for the recovery of said premises or such other action as the Court may direct within thirty (30) days from the date of said Decree.

If you wish to defend, you must enter a written appearance personally or by an 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET HELP.

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

THE LUZERNE LEGAL REGISTER

JOSEPH A. DESOYE,
ESQUIRE
PA Attorney I.D.
No. 200479
WYOMING VALLEY LAW
FIRM
Counsel for Plaintiff
9 N. Main Street
Ste. 6
Pittston, PA 18640
Telephone No.
(570) 299-5166

Feb. 7

NOTICE

NOTICE IS HEREBY GIVEN
that Articles of Incorporation
were filed with the Pennsylvania
Department of State for:

STC CO., INC.

pursuant to the provisions of the
Pennsylvania Business Corpora-
tion Law of 1988.

ROBERT S. SENSKY,
ESQUIRE
LAPUTKA, BAYLESS, ECKER
& COHN, P.C.
One South Church Street
Suite 301
Hazleton, PA 18201

Feb. 7

NOTICE

NOTICE IS HEREBY GIVEN
pursuant to the provisions of the
Fictitious Names Act of Pennsyl-
vania that an application for
registration of a fictitious name
has been filed in the office of the
Department of State of the Com-
monwealth of Pennsylvania for
the conduct of a business under
the fictitious name of:

MY RIVER TOWN BAR
with its principal office or place
of business at: 22 Hickory Tree
Road, Dallas, PA 18612.

The names and addresses of
all persons or parties to the reg-
istration are: MOTB, Inc., a
Pennsylvania corporation, having
its principal office or place of
business at 22 Hickory Tree
Road, Dallas, PA 18612.

Feb. 7

NOTICE

NOTICE IS HEREBY GIVEN of
the dissolution and winding up
proceedings of B. Bittar M.D.,
P.C., a Pennsylvania profes-
sional corporation with a regis-
tered office at 1740 East Broad
Street, Hazleton, PA 18201, com-
mencing and effective on Decem-
ber 31, 2024.

Feb. 7

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

No. 2024-12709

FREEDOM
MORTGAGE CORPORATION
Plaintiff

v.

JOSHUA D. LYONS
Defendant(s)

NOTICE

NOTICE TO: JOSHUA D. LYONS
You are hereby notified on
that on November 20, 2024,
Plaintiff, FREEDOM MORTGAGE
CORPORATION filed a Complaint
against you in the Court of Com-
mon Pleas of LUZERNE County,
Pennsylvania, Docket No. 2024-
12709, wherein Plaintiff seeks to
enforce its rights under its loan
documents.

THE LUZERNE LEGAL REGISTER

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 NOTICE 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.

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
Ste. 200
Pittston, PA 18640
Telephone: (570) 299-4100
Toll free: (855) 236-6405
Fax: (570) 824-0001

- or -

101 West Broad Street
Suite 713
Hazleton, PA 18201
Telephone: (570) 455-9512
Toll free: (877) 515-7628
Fax: (570) 455-3625

Servicios Legales de
North Penn, Inc.

33 la Calle Main del Norte
Oficina 200
Pittston, PA 18640

(570) 299-4100
(855) 236-6405
Llamada gratuita
(570) 824-0001 Fax

- or -

101 la Calle Broad del Oeste
Oficina 713
Hazleton, PA 18201
(570) 455-9512
(877) 515-7628
Llamada gratuita
(570) 455-3625 Fax
BROCK & SCOTT, PLLC
Attorneys for Plaintiff
(844) 856-6646

Feb. 7

NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation-For Profit were filed with the Pennsylvania Department of State Bureau of Corporations and Charitable Organizations on January 10, 2025, to incorporate the proposed business corporation:

MOTB, INC.

under the provisions of the Business Corporation Law of 1988.

Feb. 7

NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed and approved by the Pennsylvania Department of State on January 31, 2025, pursuant to the provisions of the Business Corporation Law of 1988. The name of the corporation is:

JOHNNY'S AUTO
PARTS I, INC.,

with its place of business at: 407 McAlpine Street, Avoca, Pennsylvania 18641.

THE LUZERNE LEGAL REGISTER

ANGELO C. TERRANA, JR.,
ESQUIRE
Pa. Sup. Ct. Id.: 61034
LAW OFFICES OF
TERRANA LAW, P.C.
400 Third Avenue
Suite 117
Kingston, PA 18704
Telephone:
(570) 283-9500
Email:
actjr@terranalaw.com

Feb. 7

NOTICE

NOTICE IS HEREBY GIVEN that on January 28, 2025, the Petition of Ryan James Rosenthal, was filed in the Court of Common Pleas of Luzerne County, No. 972 of 2025, praying for a Decree to Change his name to Ryan James Kiernan.

The Court has fixed April 14, 2025, at 1:00 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 interested may appear and show cause why the prayer of the said Petitioner should not be granted.

Feb. 7

NOTICE

NOTICE IS HEREBY GIVEN that on January 28, 2025, the Petition of Amanda Lynn MacTarnaghan filed in the Court of Common Pleas of Luzerne County, No. 973 of 2025, praying for a Decree to Change her name to Amanda Lynn Kiernan.

The Court has fixed April 14, 2025, at 1:00 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 interested may appear and show cause why the prayer of the said Petitioner should not be granted.

Feb. 7

PETITION FOR
CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on February 4, 2025, the Petition for Change of Name of CHAYA MUSHKA KIRSH-PIHA, was filed in the Court of Common Pleas of Luzerne County, docket number 1237 of 2025, praying for a Decree to change his/her name to CHAYA MUSHKA PIHA.

The Court has set a hearing date on May 12, 2025, at 1:00 p.m. at the Luzerne County Courthouse, 200 N. River Street, Wilkes-Barre, PA 18711, as the time and place for the hearing on said Petition, when and where all interested parties may appear and show good cause why the prayer of the Petitioner should not be granted.

Feb. 7

NOTICE

TO: Malcolm Mabray, Address Unknown

A petition has been filed asking the Court to put an end to all rights you have to your child N.S., born April 21, 2021, biological child of Brandy Lloyd. The Court has set a hearing to con-

THE LUZERNE LEGAL REGISTER

sider ending your rights to your children. That hearing will be held on February 24, 2024 at 1:00 p.m. at the Lackawanna County Courthouse, 200 N. Washington Avenue, 2nd Fl., Scranton, PA 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.

North Penn Legal Services, Inc.
33 N. Main Street
Ste. 200
Pittston, PA 18640
(570) 299-4100

Feb. 7

NOTICE

NOTICE IS HEREBY GIVEN that on the 27th day of December, 2024, the Petition of Casandra Ann Creasy was filed with the Luzerne County Prothonotary requesting to change their name from CASANDRA ANN CREAMY

to CASEY ANN CREAMY. The Court has fixed Monday, March 10, 2025 at 1:00 pm in the 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 interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

DONALD G. KARPOWICH,
ESQUIRE
DONALD G. KARPOWICH
ATTORNEY-AT-LAW, P.C.
85 Drasher Road
Drums, PA 18222
(570) 788-6647

Feb. 7

IN THE COURT OF COMMON
PLEAS OF LUZERNE COUNTY
CIVIL ACTION—LAW

MORTGAGE FORECLOSURE

CASE NO. 13470-2023

FAIRWAY CONSUMER
DISCOUNT CO.

Plaintiff

v.

JOSEPH ROCKEL, JAZMINE
TRATHEN, and S.T., a minor,
by and through his parent and
guardian Herman Trathen, last
known heir of STACY A.

ROCKEL, Deceased, and any
and all unknown heirs of
STACY A. ROCKEL, Deceased
Defendants

NOTICE IS HEREBY GIVEN TO the any and all Unknown Heirs of Stacy A. Rockel, Deceased, that a mortgage foreclo-

THE LUZERNE LEGAL REGISTER

sure complaint has been filed against you in the above captioned matter on December 27, 2023.

PUBLIC NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and Notice are served by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

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

North Penn Legal Services, Inc.
33 N. Main Street
Suite 200
Pittston, PA 18640
(570) 299-4100
(855) 236-6405 (toll free)
(570) 824-0001 (fax)

- or -

101 West Broad Street
Suite 713
Hazleton, PA 18201
(570) 455-9512
(877) 515-7628 (toll free)
(570) 455-3625 (fax)

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.

JAMES T. SHOEMAKER,
ESQUIRE
Identification No. 63871
HOURIGAN, KLUGER
& QUINN LAW OFFICES
A Professional Corporation
Attorneys for Plaintiff
600 Third Avenue
Kingston, PA 18704-5815
(570) 287-3000

Feb. 7

**D
E
L
I
V
E
R** **TO:**

PERIODICAL PUBLICATION

*** Dated Material. Do Not Delay. Please Deliver Before Monday, February 10, 2025**