

The Luzerne Legal Register

Established 1872

(Cite Vol. 114 Luz. Reg. Reports)

VOL. 114 Wilkes-Barre, PA, Friday, April 19, 2024

No. 16

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

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 ROSARIA M. AITA, late of Pittston Township (died February 29, 2024), Donald G. Montini, Executor; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640

ESTATE OF RICHARD THOMAS ANDREW a/k/a Richard Andrew, late of White Haven (died February 25, 2024), Michael Richard Andrew, Executor; Thomas J. Barnes, Esquire, Egbert & Barnes, P.C., 349 York Rd., #100, Willow Grove, PA 19090

ESTATE OF PAMELA JEAN BREDBENNER a/k/a Pamela Bredbenner a/k/a Pam Bredbenner, late of Hazle Township, Joseph J. Belusko, Administrator; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

ESTATE OF CONSTANCE ANN BRUNO a/k/a Constance A. Bruno, late of Jenkins Township (died February 27, 2024), Joseph J. Bruno, Jr., Executor; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

ESTATE OF DOROTHY T. WITHEY CARROLL, late of Dallas (died March 13, 2024), Deborah Ann Withey, Executrix; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

ESTATE OF RONALD CHRISTINA a/k/a Ronald Chrastina, late of West Hazleton (died December 4, 2023), Michael J. Christina, Administrator; Joseph D. Ustynoski, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

ESTATE OF WILLIAM J. CONNER, SR. a/k/a William J. Conner, late of Berwick (died February 13, 2024), William J. Conner, Jr., and Bradley Conner, Co-Executors; Kreisher, Marshall & Associates, LLC, 401 South Market St., Bloomsburg, PA 17815

ESTATE OF ANN M. DICKINSON a/k/a Ann Dickinson a/k/a Ann Marie Dickinson a/k/a Ann Schofield Dickinson a/k/a Anne M. Dickinson, late of Wilkes-Barre (died March 17, 2024), Jerome P. Dickinson and Diane R. Bell, Co-Executors; Jane M. Carlonas, Esquire, Oliver, Price & Rhodes, 1212 S. Abington Road, Clarks Summit, PA 18411

ESTATE OF KAREN A. ECKART, late of Salem Township (died March 21, 2024), Brian A. Eckart, 924 East Sixth St., Berwick, PA 18603, Executor

ESTATE OF WILLIAM JOHN HAGENBAUGH, JR. a/k/a William John Hagenbaugh, late of Lehman Township (died October 18, 2023), Helen Hagenbaugh, Administratrix; David E. Schwager, Esquire, 183 Market Street, Suite 100, Kingston, PA 18704-5444

ESTATE OF JOHN H. HERRING, SR. a/k/a John Henry Herring a/k/a John Herring, late of Foster Township (died March 16, 2024), Mary Jo Bachman, Executrix; Joseph D. Ustynoski, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

THE LUZERNE LEGAL REGISTER

ESTATE OF JANET L. HOBBS, late of Plymouth (died November 30, 2023), Jesse E. Hobbs, III, Administrator; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

ESTATE OF AGNES ANN JURIS, late of Drums (died February 25, 2024), Christine Luchi, Executrix; Donald G. Karpowich, Esquire, 85 Drasher Road, Drums, PA 18222

ESTATE OF JOHN KOPROWSKI, late of Bear Creek Township (died March 8, 2024), Dorothy Malloy, Executrix; Thomas Patrick Hogan, Esquire, Law Office of Thomas A. O'Connor, PC, 601 Wyoming Avenue, Kingston, PA 18704

ESTATE OF WALTER J. MAKOS a/k/a Walter Joseph Makos, late of Ross Township (died August 31, 2023), Susan E. Bat, Executrix; Sean M. McNealis, Esquire, 5929 Main Road, Hunlock Creek, PA 18621

ESTATE OF ROBERT STEVEN MATTIE, SR. a/k/a Robert Mattie, late of West Pittston (died February 3, 2024), John J. Wender, 316 Fremont St., West Pittston, PA 18643, Administrator

ESTATE OF LORETTA PFEIFFER, late of Wilkes-Barre (died April 24, 2023), Jacqueline Pfeiffer, Executrix; Sharon A.L. Brass, Esquire, Law Offices of Bruce Shaw PC, 2735 Terwood Rd., Willow Grove, PA 19090

ESTATE OF STEPHEN V. PREVUZNAK, late of Wilkes-Barre (died January 14, 2024), Monica Winchilla, Executrix; Kevin M. Walsh, Esquire, 297-299 Pierce Street, Kingston, PA 18704

ESTATE OF JOSEPH J. RYDSEWICZ, late of Hazle Twp. (died January

28, 2023), John Hendrzak, Executor; Cynthia Love Dengler, Esquire, Murphy & Dengler, 484 Norristown Rd., #124, Blue Bell, PA 19422

ESTATE OF MARY ELLEN STANKIEWICZ a/k/a Mary Stankiewicz, late of Ashley (died February 12, 2024), Earl Maskowski, Executor; Thomas Patrick Hogan, Esquire, Law Office of Thomas A. O'Connor, PC, 601 Wyoming Avenue, Kingston, PA 18704

ESTATE OF ELIZABETH STOCHLA, late of Dallas Township (died October 3, 2023), Janet Toporcer, Administratrix; Carl N. Frank, Esquire, Farrell & Frank, 8 West Market St., Suite 1110, Wilkes-Barre, PA 18701-1810

ESTATE OF JEAN S. STRAIT a/k/a Jean Sylvia Strait, late of Hunlock Township (died October 4, 2023), Lori J. David, Executrix; Kevin R. Grebas, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Road, Suite A, Moosic, PA 18507

ESTATE OF THOMAS J. VEARLING, late of Wilkes-Barre (died January 17, 2024), Gregory T. Powers, Executor; Elizabeth R. Howard, Esquire, 301 Gay St., P.O. Box 507, Phoenixville, PA 19460

ESTATE OF ROSALINE P. WINSLOW, late of Wilkes-Barre (died December 25, 2023), John Winslow, Jr. and Joseph Yasenachak, Executors; Patrick J. Aregood, Esquire, 1218 South Main Street, Hanover Township, PA 18706

SECOND PUBLICATION

ESTATE OF FRANCES ASTARY, late of Dallas Township (died February 21, 2024), Jahn Raimondo, Executor; Law Offices of Bernard Walter, 1674 Memorial Hwy., Shavertown, PA 18708

THE LUZERNE LEGAL REGISTER

- ESTATE OF JUNE LOUISE BLAMEY a/k/a June L. Blamey a/k/a June Blame, late of Sugarloaf (died March 18, 2024), Alan J. Blamey, Executor; Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202
- ESTATE OF JOSEPHINE E. CARPENTER, late of Plymouth Borough (died February 3, 2024), Eric Weirich, Executor; Joseph A. Desoye, Esquire, 9 North Main Street, Suite 6, Pittston, PA 18640
- ESTATE OF SYLVIA J. CHIRE a/k/a Sylvia Chire, late of West Hazleton (died March 9, 2024), Michele Martz, Executrix; Frank J. Skokoski, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202
- ESTATE OF RICHARD E. CRANE, late of Huntington Township (died February 20, 2024), Carol Crane, Administratrix; Richard C. Shiptoski, Esquire, P.O. Box 155, Shickshinny, PA 18655
- ESTATE OF BERNADINE E. ELICK, late of Wilkes-Barre Township (died March 12, 2024), Megan P. Maguire, Esquire, 590 Rutter Avenue, Kingston, PA 18704, Executrix
- ESTATE OF CLIFFORD JOHN GERMAN, SR. a/k/a Clifford German, late of Plains Township (died February 24, 2024), Clifford J. German, Jr., Administrator; Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202
- ESTATE OF JOSEPH J. GODLEWSKI, late of Wilkes-Barre City (died March 15, 2024), Susan Urban, Executrix; Jeffrey J. Malak, Esquire, Chariton Malak, 138 South Main Street, P.O. Box 907, Wilkes-Barre, PA 18701
- ESTATE OF MARILYN MARGARET GRANT a/k/a Marilyn M. Grant, late of Dallas (died October 14, 2023), J. Frederick Rohrbeck, Esquire, Executor; Kreder Brooks Hailstone LLP, 220 Penn Avenue, Suite 200, Scranton, PA 18503
- ESTATE OF BEVERLY J. HAAS, late of Kingston Township (died January 25, 2004), Rena Wright, Administratrix; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704
- ESTATE OF JAMES D. HANKEY, JR., late of Plymouth Township (died February 12, 2024), Judith Hankey, Administratrix; Robert S. Betnar, Esquire, 126 South Main Street, Pittston, PA 18640
- ESTATE OF LORRAINE KARDASH a/k/a Faith L. Kardash a/k/a Faith Kardash, late of Newport Township (died January 31, 2024), Vera Thompson, Executrix; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704
- ESTATE OF NICHOLAS JOSEPH KRATZ, JR. a/k/a Nicholas J. Kratz, Jr. a/k/a Nicholas J. Kratz, late of Sugar Notch (died January 24, 2024), Nicholas J. Kratz, III and Joann Kratz, Co-Administrators; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704
- ESTATE OF ELMER H. LOWE, late of Warrior Run Borough (died May 25, 2023), Margaret Bart, Administratrix; Rosenn, Jenkins & Greenwald, LLP, 1065 Highway 315, Suite 200, Wilkes-Barre, PA 18702

THE LUZERNE LEGAL REGISTER

ESTATE OF VICTORIA B. MAHOSKI, late of Hazleton (died February 15, 2024), Denise Perry and Gary Mahoski, Co-Executors; Charles A. DeCosmo, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Blvd., West Hazleton, PA 18202

ESTATE OF JOSEPH JAMES MALONEY, JR. a/k/a Joseph J. Maloney, Jr. a/k/a Joseph Maloney, Jr., late of Plains Township (died February 11, 2024), David A. Maloney, Administrator; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

ESTATE OF JEAN RICHTER a/k/a Jean Marie Richter, late of Exeter Township (died February 19, 2024), Lynn Yonushka, Executrix; Biagio V. Musto, II, Esquire, 171 William Street, Pittston, PA 18640-1719

ESTATE OF SHAWN F. SALO, JR., late of Hazle Township (died November 19, 2023), Shawn Salo, Administrator; Joseph S. Toczydlowski, Jr., Esquire, Toczydlowski Law Office, 723 North Main St., Archbald, PA 18403

ESTATE OF DAVID L. SUPON, late of White Haven (died February 27, 2024), Mary Supon, Executrix; Donald G. Karpowich, Esquire, 85 Drasher Road, Drums, PA 18222

ESTATE OF HAROLD J. THOMAS a/k/a Harold Thomas, late of Plymouth (died January 5, 2024), Patricia Jones, Executrix; Hudacek and Hudacek, 43 E. Main Street, Plymouth, PA 18651

THIRD PUBLICATION

ESTATE OF MARIE ROSE AMBROSE a/k/a Marie R. Ambrose a/k/a Marie Ambrose, late of Buck Township (died March 2, 2024), Christopher Ambrose, Executor;

Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

ESTATE OF EDITH AUFIERO, late of Shickshinny (died February 25, 2024), April L. Evans, 325 Academy St., Wilkes-Barre, PA 18702, Executrix

ESTATE OF JOSEPH EDWARD BOYLE, JR., late of Pittston (died March 6, 2024), Michael J. Boyle, Administrator; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF BRUNO CAMPISANO, late of Wilkes-Barre (died February 18, 2024), Vito A. Campisano, Executor; Lisa Marie Coyne, Esquire, Coyne & Coyne, P.C., 3901 Market Street, Camp Hill, PA 17011-4227

ESTATE OF TERIELIS N. COUVERTIER-RIVERA, late of Hazleton (died October 30, 2022), Teresa Rivera, Administratrix; Robin J. Marzella, Esquire, R.J. Marzella & Associates, 3513 North Front Street, Harrisburg, PA 17110

ESTATE OF MARION B. CYBUCH, late of Ashley (died October 24, 2019), Charles J. Cybuch, Administrator; Jule Gaige, Esquire, P.O. Box 19, Fleetville, PA 18420

ESTATE OF NICHOLAS JOHN DABBIERI, late of Deerfield Beach, FL (died November 14, 2023), Carol Lieback, Executrix; Joseph A. Dessoye, Esquire, 9 North Main Street, Suite 6, Pittston, PA 18640

ESTATE OF GENEVIEVE D'ANGELO, late of Hazleton (died March 5, 2024), Dominic D'Angelo and Anthony L. D'Angelo Jr., Executors; Andrew J. Primerano, Esquire, 18 Sherwood Drive, P.O. Box 703, Bloomsburg, PA 17815

THE LUZERNE LEGAL REGISTER

- ESTATE OF VINCENT J. FERRIOLA, late of Harveys Lake (died December 29, 2023), Anthony E. Ferriola, Administrator; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640
- ESTATE OF BETHEL R. FLESHER, late of Nescopeck (died December 21, 2010), Bonny Flesher Dennison and Martha Ann Powers, Executrices; Brenda R. Hess, Esquire, Gordner, Hess & Reimiller, 133 West Front Street, Berwick, PA 18603
- ESTATE OF MARIE K. HUDSON a/k/a Marie Koury Hudson a/k/a Marie Hudson, late of Wilkes-Barre (died December 27, 2020), Daphne Hudson Held, Executrix; Alice T.K. Corba, Esquire, Kepner, Kepner & Corba, P.C., 123 West Front Street, Berwick, PA 18603
- ESTATE OF THERESA ANN JEZEWSKI a/k/a Theresa Jezewski, late of Nanticoke (died February 8, 2024), Julie Jezewski, Executrix; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706
- ESTATE OF PAULINE JULIAS, late of Wilkes-Barre (died December 12, 2023), Colleen Garvey, Executrix; Brenda D. Colbert, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Road, Suite A, Moosic, PA 18507
- ESTATE OF ARTHUR RAYMOND KINGSTON, late of Courtdale (died February 19, 2024), Mary E. Kingston, Executrix; Rosenn, Jenkins & Greenwald, LLP, 1065 Highway 315, Suite 200, Wilkes-Barre, PA 18702
- ESTATE OF JOSEPH E. KLEPACH, SR. a/k/a Joseph Klepach, late of Freeland (died January 9, 2024), Joseph E. Klepach, Jr., Administrator; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201
- ESTATE OF MICHAEL KLIMCHOK, late of Plymouth (died January 21, 2024), Michael Klimchok, Jr., Executor; Matthew P. Kelly, Esquire, 400 Third Avenue, Suite 205, Kingston, PA 18704
- ESTATE OF FRANK STEPHEN KRUPA a/k/a Frank Krupa, late of Ashley (died March 1, 2024), Brandon Serratore, Executor; John A. Bednarz, Jr., Esquire, P.O. Box 131, Dallas, PA 18612
- ESTATE OF DENNIS J. LESCOWITCH, late of Hazleton (died June 2, 2023), Anthony J. Lescowitch, Administrator; Frank J. Skokoski, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202
- ESTATE OF SOFIA LUKIC, late of Conyngham Township (died January 1, 2024), Sorin Lukic and Jacqueline Documet, Executors; Frank J. Hoegen, Esquire, 152 South Franklin Street, Wilkes-Barre, PA 18701
- ESTATE OF SALVATORE LUONGO, late of Scranton (died February 11, 2024), Guy Luongo, Executor; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704
- ESTATE OF BERNARD C. NOSAL a/k/a Bernard C. Nosal, Jr., late of Foster Township (died March 4, 2024), Joseph B. Hoffman, Executor; Andrew J. Primerano, Esquire, 18 Sherwood Drive, P.O. Box 703, Bloomsburg, PA 17815
- ESTATE OF HEATHER F. O'GORMAN, late of Pringle (died May 15, 2023), James P. O'Gorman, IV, Administrator; Michael D. Yelen, Esquire, 8 West Market Street, Suite 320, Wilkes-Barre, PA 18701

THE LUZERNE LEGAL REGISTER

ESTATE OF DALE R. RICHARDS a/k/a Dale Russell Richards late of Newport Township (died February 15, 2024), Ann Marie Richards, Administratrix; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

Co-Administrators; Brigid E. Carey, Esquire, P.O. Box 424, Chinchilla, PA 18410

ESTATE OF JOANNE RIETH, late of Bear Creek Twp. (died March 5, 2024), Mr. Mark E. Rieth, 351 Twinbrook Road, Bear Creek Township, PA 18702, Executor

ESTATE OF DEBORAH K. VITZ-MILNE, late of Conyngham (died January 15, 2024), Jason Ryan Blydenburgh, Administrator; Girard J. Mecadon, Esquire, 363 Laurel Street, Pittston, PA 18640-1719

ESTATE OF RONALD L. RINEHIMER, SR., late of Dorrance Township (died August 8, 2023), Rhonda Rinehimer Madigan, Executrix; Robert A. Gonos, Esquire, 88 N. Franklin Street, Second Floor, Wilkes-Barre, PA 18701

ESTATE OF ROBERT C. WEBB a/k/a Robert Claude Webb, late of Pittston Township (died March 1, 2024), Cheryl Bullaro, Executrix; Matthew P. Kelly, Esquire, 400 Third Avenue, Suite 205, Kingston, PA 18704

NOTICE

ESTATE OF ANGEL MANUEL ROSARIO a/k/a Angel M. Rosario, late of Wilkes-Barre (died December 22, 2023), Isabel Rosario, Administratrix; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

Dhruv Hazleton, LLC, is in possession of a 2007 Ford Mustang possessing VIN 1ZVHT80-N975, which was previously owned by Eugene Varan, now deceased, who resided at 3 Forest Hill Road, Hazleton, Pennsylvania. Dhruv Hazleton, LLC, 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. Any interested parties are invited to attend the hearing scheduled in this matter on Monday, June 17, 2024 at 1:00 p.m. in the Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, Pennsylvania 18711.

ESTATE OF JAMES E. SCHAPPERT, late of Shavertown (died October 17, 2023), James Schappert, 400 N. Pioneer Ave., Dallas, PA 18612, Executor

TREVOR I. POREMBA,
ESQUIRE
DONALD G. KARPOWICH,
ATTORNEY-AT-LAW, P.C.

ESTATE OF BERNADETTE ELIZABETH SLUSSER a/k/a Bernadette E. Slusser, late of Hazle Township (died June 30, 2022), Thomas J. Slusser, Executor; Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202

85 Drasher Road
Drums, PA 18222

ESTATE OF MARLENE M. TAFT, late of Duryea (died October 15, 2023), Burton Taft and Brenda Rankel,

Apr. 19, 26; May 3

THE LUZERNE LEGAL REGISTER

PETITION FOR
CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on March 19, 2024, the Petition of Kade Timothy Nugent, was filed in the Court of Common Pleas of Luzerne County, No. 2024-3583, praying for a Decree to Change his name to Kade Francis Van Zutphen.

The Court has fixed Monday, May 13, 2024 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.

Apr. 19

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

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

NO.: 202402822

US BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY, BUT
SOLELY AS OWNER TRUSTEE
FOR GS MORTGAGE-BACKED
SECURITIES TRUST
2022-RPL3

Plaintiff

vs.

Franklin Schoch, Jr., as
believed Heir and/or
Administrator to the Estate of
Irene R. Schoch; Gerald
Schoch, as believed Heir and/

or Administrator to the Estate
of Irene R. Schoch; Irene
Croughn, as believed Heir and/
or Administrator to the Estate
of Irene R. Schoch; Marie
Schoch, as believed Heir and/
or Administrator to the Estate
of Irene R. Schoch; Unknown
Heirs, and/or Administrators to
the Estate of Irene R. Schoch
Defendants

TO: Unknown Heirs, and/or Ad-
ministrators to the Estate of
Irene R. Schoch

You are hereby notified that Plaintiff, US Bank Trust National Association, not in its individual capacity, bot solely as owner trustee for GS MORTGAGE-BACKED SECURITIES TRUST 2022-RPL3, filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of Luzerne County, Pennsylvania, docketed to No. 202402822, seeking to foreclose the mortgage secured by the real estate located at 523 Northumberland Street, White Haven, PA 18661.

A copy of the Action in Mortgage Foreclosure will be sent to you upon request to the Attorney for the Plaintiff, Manley Deas Kochalski LLC, P.O. Box 165028, Columbus, OH 43216-5028. Phone (614) 220-5611.

You have been sued in court. If you wish to defend against the claims in this notice, you must take action within twenty (20) days after this publication, by entering a written appearance personally or by attorney and filing in writing with the court

THE LUZERNE LEGAL REGISTER

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

Lawyer Referral Service of Wilkes-Barre Law Library Association

200 North River Street
Room 23
Wilkes-Barre, PA 18711
(570) 822-6029

- or -

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

Apr. 19

ACTION TO QUIET TITLE

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

No. 2024-04101

DANTE E. PEREZ

Plaintiff

vs.

CHARLES SAIEVA and ROBERTA SAIEVA, their heirs, personal representatives, devisees, successors, and/or assigns, if any, and all others who may have a right, claim, title, or interest in the property which is subject to this Action to Quiet Title

Defendants

NOTICE

NOTICE IS HEREBY GIVEN to the above-named Defendants, that Dante E. Perez, by and through his counsel, filed an Action to Quiet Title against the Defendants on April 5, 2024, in the Court of Common Pleas of Luzerne County, No.: 2024-04101. The nature of this action is as such that the Plaintiff has set forth that he is the owner and claims title in fee simple to the following parcel of land, Parcel No. 63-T7NE3-015-23A-000, described as follows:

ALL that certain piece, parcel or tract of land situate in the Borough of West Hazleton, County of Luzerne and Commonwealth of Pennsylvania, being a portion of Lot No. Five (5) in Square No. Seventy-two (72) on the plot or plan of said Borough, as appearing in the Office of the Recorder of Deeds in and for Luzerne County in Deed Book 235, Page No. 1, bounded and described as follows, to wit: BEGINNING at a point in the westerly line of Allen Street, which point is a distance of one hundred eighty-one feet, nine inches (181'9") northwardly

THE LUZERNE LEGAL REGISTER

from the northwesterly corner of the intersection of Allen Street and Madison Avenue; THENCE northwardly along the westerly line of said Allen Street for a distance of seventeen feet, three inches (17'3") to a point; THENCE extending of that seventeen foot three inches (17'3") width or breadth, in length or depth, westwardly and at right angles with said Allen Street for a distance of one hundred fifty (150') feet to the easterly line of Rose Alley.

By Motion filed on April 9, 2024 and an Order pursuant to said Motion, dated same, the Plaintiff was authorized to serve Defendants by publication. 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, 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
Suite 200
Pittston, PA 18640
(570) 299-4100

- or -

101 West Broad Street
Suite 713
Hazleton, PA 18201
(570) 455-9512

Further inquiry can be directed to counsel for Plaintiff as follows:

MICHAEL D. CASARI, JR.,
ESQUIRE
PA ID No.: 320925
OLEXA & CASARI, LTD.
81 S. Church Street
Suite A
Hazleton, PA 18201
(570) 455-1812

Apr. 19

NOTICE

NOTICE IS HEREBY GIVEN that:

PITTSTON
DOWNTOWN DISTRICT
has been incorporated under the provisions of the Business Corporation Law of 1988.

HOURIGAN, KLUGER &
QUINN, P.C.
600 Third Avenue
Kingston, PA 18704

Apr. 19

ACTION TO QUIET TITLE

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

No. 2024-03826

DANTE E. PEREZ
Plaintiff

THE LUZERNE LEGAL REGISTER

vs.
EDIFICE GROUP, LLC, and its
heirs, agents, members,
devisees, successors, and/or
assigns, if any, and all others
who may have a right, claim,
title, or interest in the property
which is subject to this Action
to Quiet Title

Defendant(s)

NOTICE

NOTICE IS HEREBY GIVEN to the above-named Defendants, that Dante E. Perez, by and through his counsel, filed an Action to Quiet Title against the Defendants on March 28, 2024, in the Court of Common Pleas of Luzerne County, No.: 2024-03826. The nature of this action is as such that the Plaintiff has set forth that he is the owner and claims title in fee simple to the following parcel of land, Parcel No. 73-I9NE1-012-001-000, described as follows:

ALL that certain lot, piece or parcel of land situate in the City of Wilkes-Barre, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit: All that land situate in the 14th Ward of the City of Wilkes-Barre, Luzerne County, Pennsylvania, bounded as follows: BEGINNING at a corner formed by the intersection of the sidelines of Stanton and Airy Streets in said City; THENCE along line of said Stanton Street South forty-eight degrees thirty minutes East (S.48 degrees 30 minutes E.) one hundred and

eight (108) feet more or less, to corner of land of the City of Wilkes-Barre; THENCE along the line of said land, South forty-one degrees thirty minutes West (S. 41 degrees 30 minutes W) forty-two (42) feet to corner on line of land now or formerly of John H. Ahlbrandt and Catherine Ahlbrandt, his wife; THENCE along line of said land and land now or formerly of Mary F. Griffiths, North forty-eight degrees thirty minutes West (N. 48 degrees 30 minutes W.) one hundred and eighty (180) feet, more or less, to Airy Street aforesaid; THENCE along Airy Street, North forty-one degrees thirty minutes East (N. 41 degrees 30 minutes E.) forty-two (42) feet to a corner, the place of beginning.

By Motion filed on April 9, 2024 and an Order pursuant to said Motion, dated same, the Plaintiff was authorized to serve Defendants by publication. 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, 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

THE LUZERNE LEGAL REGISTER

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

- or -

101 West Broad Street
Suite 713
Hazleton, PA 18201
(570) 455-9512

Further inquiry can be directed to counsel for Plaintiff as follows:

MICHAEL D. CASARI, JR.,
ESQUIRE
PA ID No.: 320925
OLEXA & CASARI, LTD.
81 S. Church Street
Suite A
Hazleton, PA 18201
(570) 455-1812

Apr. 19

NOTICE

IN THE ORPHANS' COURT
DIVISION OF THE COURT OF
COMMON PLEAS OF
WYOMING COUNTY,
PENNSYLVANIA

NO. 2024-1

IN RE: ADOPTION OF:
C.R.L., a minor

TO: Jamey Christopher Lemardy
A Petition has been filed asking the Court to put an end to all rights you have to your child, C.R.L., DOB July 10, 2011. The

Court has set a hearing to consider ending 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 child may be ended by the Court without your being present.

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. YOU HAVE THE RIGHT TO BE REPRESENTED BY AN ATTORNEY.

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

- or -

Wyoming County
Prothonotary
1 Courthouse Square
Tunkhannock, PA 18657
(570) 836-3200

An Evidentiary Hearing is set for June 20, 2024, at 11:00 a.m., Courtroom No. 1, Wyoming County Courthouse, 1 Courthouse Square, Tunkhannock, Pennsylvania 18657.

AMERICAN WITH
DISABILITIES ACT OF 1990

The Court of Common Pleas of Wyoming County is required by law to comply with the Americans With Disabilities Act of 1990. For information about accessible facilities and reasonable accommodations available to disabled individuals having business before the Court, please contact the Office of the Court Administrator at (570) 996-2303.

THE LUZERNE LEGAL REGISTER

All arrangements must be made at least 72 hours prior to any hearing or business before the Court. You must attend the scheduled conference or hearing.

KELLY M. CARRUBBA,
ESQUIRE
ID# 66894
CARRUBBA LAW, P.C.
114-2 Warren Street
Tunkhannock, PA 18657
(570) 996-6588

Apr. 12, 19

NOTICE

IN THE ORPHANS' COURT
DIVISION OF THE COURT OF
COMMON PLEAS OF
WYOMING COUNTY,
PENNSYLVANIA

NO. 2024-2

IN RE: ADOPTION OF:
A.R.L., a minor

TO: Jamey Christopher Lemardy

A Petition has been filed asking the Court to put an end to all rights you have to your child, A.R.L., DOB November 17, 2008. The Court has set a hearing to consider ending 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 child may be ended by the Court without your being present.

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. YOU HAVE THE RIGHT TO BE REPRESENTED BY AN ATTORNEY.

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

- or -

Wyoming County
Prothonotary
1 Courthouse Square
Tunkhannock, PA 18657
(570) 836-3200

An Evidentiary Hearing is set for June 20, 2024, at 11:00 a.m., Courtroom No. 1, Wyoming County Courthouse, 1 Courthouse Square, Tunkhannock, Pennsylvania 18657.

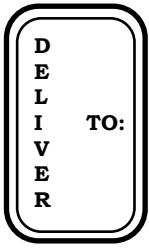
AMERICAN WITH
DISABILITIES ACT OF 1990

The Court of Common Pleas of Wyoming County is required by law to comply with the Americans With Disabilities Act of 1990. For information about accessible facilities and reasonable accommodations available to disabled individuals having business before the Court, please contact the Office of the Court Administrator at (570) 996-2303.

All arrangements must be made at least 72 hours prior to any hearing or business before the Court. You must attend the scheduled conference or hearing.

KELLY M. CARRUBBA,
ESQUIRE
ID# 66894
CARRUBBA LAW, P.C.
114-2 Warren Street
Tunkhannock, PA 18657
(570) 996-6588

Apr. 12, 19



PERIODICAL PUBLICATION

* Dated Material. Do Not Delay. Please Deliver Before Monday, April 22, 2024