

# The Luzerne Legal Register

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## 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 CECILIA BLYDENBURGH a/k/a C.T. Blydenburgh a/k/a Cecilia T. Blydenburgh, late of Huntington Twp. (died September 9, 2018), Alexander Blydenburgh and Edward K. Blydenburgh, Co-Executors; Richard C. Shiptoski, Esquire, 792 Market St., Kingston, PA 18704

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ESTATE OF SAVERIO CONSTANTINO, late of Hanover Twp. (died October 12, 2018), Teresa Belles, Executrix; Patrick J. Aregood, Esquire, 1218 South Main St., Hanover Township, PA 18706

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ESTATE OF BERNARD T. DURAKO, late of Hanover Twp. (died September 28, 2018), Amy Cody, 130 Kestrel Rd., Mountain Top, PA 18707, Administratrix

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ESTATE OF JOHN W. MURPHY, SR. a/k/a John William Murphy, Sr., late of Pittston (died July 27, 2018), Christine Marie Policare, Executrix; Saporito, Falcone & Watt, 490 North Main St., Pittston, PA 18640

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ESTATE OF DONNA M. RINEHIMER, late of Nescopeck (died April 13, 2018), Cheryl L. Traugh, Administratrix; Brenda R. Hess, Esquire, Dickson, Gordner and Hess, 208 East Second St., Berwick, PA 18603

ESTATE OF ADELINE M. ROMAN, late of Hazleton (died July 26, 2018), James J. Roman, 212 W. Route 38, Suite 600, Moorestown, NJ 08057, Executor

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ESTATE OF RAYMOND SAPORITO a/k/a RAYMOND J. SAPORITO, late of Forty Fort (died August 11, 2018), Karen Ann Saporito Proctor, Executrix; Saporito, Falcone & Watt, 490 N. Main St., Pittston, PA 18640

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ESTATE OF MARGUERITE M. TOLAN a/k/a Marguerite Tolan, late of Wilkes-Barre (died October 8, 2018), Margaret Ann Foresberg, Executrix; Charles D. McCormick, Esquire, Elliott Greenleaf & Dean, 15 Public Sq., Suite 310, Wilkes-Barre, PA 18701

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ESTATE OF MARLENE H. TURNBACH, late of Sugarloaf Twp. (died October 12, 2018), Karla T. Kubitz and Timothy Turnbach, Executors; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

### SECOND PUBLICATION

ESTATE OF THOMAS C. BAST a/k/a Thomas Bast, late of Hazleton (died September 19, 2018), Carl Stempert and Denise Stempert, Co-Executors; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

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ESTATE OF VALARIE RUTH BENDERMAN a/k/a Valarie R. Benderman, late of Kingston (died September 19, 2018), Thomas J. Newcomb, Executor; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

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ESTATE OF FRANCIS L. COLLINS, late of Hughestown (died August 6, 2018), Kimberly A. Tadde and Renee Matalenas, Administratrix

## THE LUZERNE LEGAL REGISTER

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ces; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

ESTATE OF ANNA GRUZDAS a/k/a Ann Gruzdas, late of Plymouth (died March 10, 2018), Genevieve Nealon and Ann Marie Thamarus, Executrices; John J. Terrana, Esquire, 400 Third Ave., Suite 216, Kingston, PA 18704

ESTATE OF MICHAEL KEATING a/k/a Michael J. Keating, late of Falls (died June 2, 2018), Linda Keating, Administratrix; Thomas S. Cometa, Esquire, 250 Pierce St., Suite 213, Kingston, PA 18704

ESTATE OF MARY LOU KRIMOWSKI, late of Avoca (died September 9, 2018), Deborah Shovlin and Adrienne Hafferty, Co-Executrices; Gregory S. Skibitsky, Jr., Esquire, Skibitsky & Molino, 457 North Main St., Suite 101, Pittston, PA 18640

ESTATE OF SANDRA JANE KROUSE, late of Warrior Run (died August 26, 2018), John H. Tudgay, Jr., Executor; Carl N. Frank, Esquire, Farrell & Frank, Citizens Bank Center, 8 West Market St., Suite 1021, Wilkes-Barre, PA 18701-1801

ESTATE OF STANLEY G. MICKUS, late of Dallas (died September 30, 2018), Colleen Pesotine, Administratrix; Bernard Walter, Esquire, 1674 Memorial Hwy., Shavertown, PA 18708

ESTATE OF EDWARD OTTO, late of Plains Twp. (died October 20, 2017), Harry Brian Young, Administrator; Robert A. Gonos, Esquire, 88 N. Franklin St., Second Fl., Wilkes-Barre, PA 18701

ESTATE OF IRENE J. PAYNE a/k/a Irene Payne, late of Hazle Township (died September 14, 2018),

John E. Schwear, Executor; Daniel A. Miscavige, Esquire, Gillespie Miscavige, 67 North Church St., Hazleton, PA 18201

ESTATE OF JEAN ANN PETERSON a/k/a Jean Peterson, late of Kingston (died September 23, 2018), Lori Zulich and Kathleen Kerrigan, Co-Executrices; Robert E. Marsh, Esquire, Marsh & Associates, LLC, 140 Maffet St., Plains, PA 18705

ESTATE OF LEO POTERA a/k/a Leo P. Potera, late of Kingston (died August 18, 2018), John Potera, Executor; Charles D. McCormick, Esquire, Elliott Greenleaf & Dean, 15 Public Square, Suite 310, Wilkes-Barre, PA 18701

ESTATE OF MASON L. SAMSEL a/k/a Mason Lamar Samsel, late of Berwick (died October 8, 2018), Dale J. Samsel and Douglas A. Samsel, Co-Executors; Robert A. Bull, Esquire, Law Offices of Bull & Bull, LLP, 106 Market St., Berwick, PA 18603

ESTATE OF GEORGE T. SITAR, late of Forty Fort (died July 24, 2018), Linda Modrow and Genevieve Yonick, Co-Executrices; Gallagher, Brennan & Gill, 220 Pierce St., Kingston, PA 18704-4645

### THIRD PUBLICATION

ESTATE OF ELMER WILLIAM ARNOLD, late of West Pittston (died September 7, 2018), Jennifer Kupiec, Administratrix; Michelle L. Guarneri, Esquire, 49 S. Main St., Suite 400, Pittston, PA 18640

ESTATE OF MARY C. ARNOLD, late of West Pittston (died September 2, 2018), Jennifer Kupiec, Administratrix; Michelle L. Guarneri, Esquire, 49 S. Main St., Suite 400, Pittston, PA 18640

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- ESTATE OF KATHLEEN A. BURKE, late of Wilkes-Barre (died September 28, 2017), James J. Burke, Executor; James E. Brown, Esquire, 303 Tenth St., Honesdale, PA 18431
- ESTATE OF SAMUEL A. DeSALVO, late of Hughestown (died May 26, 2018), Samuel DeSalvo, Administrator; Biagio V. Musto, II, Esquire, 171 William St., Pittston, PA 18640
- ESTATE OF MARCELLA McCORMICK FAY a/k/a Marcella Fay a/k/a Marcella M. Fay, late of Jackson Twp. (died September 25, 2018), Charles D. McCormick, Executor; Charles D. McCormick, Esquire, Elliot Greenleaf & Dean, 15 Public Sq., Suite 310, Wilkes-Barre, PA 18701
- ESTATE OF GEORGE HOLLOCK, late of Mountain Top (died August 11, 2018), George J. Hollock, 9 Terrace Dr., Mountain Top, PA 18707, Executor
- ESTATE OF MARTIN J. HUDAK, late of Nanticoke (died September 14, 2018), Michael Hudak and Mary Houde, Co-Executors; Glenn G. Yanik, Esquire, Attorney at Law, 52 S. Memorial Hwy., Shavertown, PA 18708
- ESTATE OF THOMAS J. KNAAK, late of Wilkes-Barre (died August 8, 2018), Robert A. Knaak, Executor; Jerry B. Chariton, Esquire, Chariton, Schwager & Malak, 138 South Main St., P.O. Box 910, Wilkes-Barre, PA 18703-0910
- ESTATE OF DOROTHY McGEER, late of Hanover Twp. (died December 16, 2017), Judith Ann Krapf, Executrix; Peter J. Savage, Esquire, P.O. Box 277, Eagles Mere, PA 17731
- ESTATE OF ELIZABETH MONK, late of Hazleton (died September 19, 2018), Frederick S. Monk, Executor; Joseph R. Ferdinand, Esquire, Gillespie, Miscavige & Ferdinand, LLC, 67 North Church St., Hazleton, PA 18201
- ESTATE OF STANLEY KNIES MONK a/k/a Stanley K. Monk a/k/a Stanley Monk, late of Hazleton (died March 24, 2018), Frederick S. Monk, Executor; Joseph R. Ferdinand, Esquire, Gillespie, Miscavige & Ferdinand, LLC, 67 North Church St., Hazleton, PA 18201
- ESTATE OF DANIEL PETER OAKUM, late of Hazleton (died July 3, 2018), Joanne M. Oakum, Administratrix; Edward P. McNelis, Esquire, 19 East Broad St., Hazleton, PA 18201
- ESTATE OF MARY THERESE PITCAVAGE, late of Swoyersville (died September 15, 2018), Myron M. Pitcavage, Administrator; John J. Terrana, Esquire, 400 Third Ave., Suite 216, Kingston, PA 18704
- ESTATE OF JOHN J. SATEACH, JR. a/k/a John J. Sateach a/k/a John Sateach, late of Hazle Twp. (died September 19, 2018), Margaret A. Sateach, Administratrix; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201
- ESTATE OF COREY R. SHAVER, late of Wilkes-Barre (died May 25, 2018), Jessica M. Shaver, Administratrix; Saporito, Falcone & Watt, 490 North Main St., Pittston, PA 18640
- ESTATE OF JOSEPH L. WASHINSKI a/k/a Joseph Washinski, late of Newport Twp. (died July 10, 2018), James Washinski, Execu-

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tor; Patrick J. Aregood, Esquire,  
1218 South Main St., Hanover  
Township, PA 18706

NOTICE

NOTICE IS HEREBY GIVEN to Barbara Shorter, her heirs and assigns generally, and all other persons having any interest in the hereafter described property that on October 2, 2018, James Simmons and Shirley Simmons, his wife instituted an action against you filed to No. 11345-2018 in the Court of Common Pleas of Luzerne County to Quiet Title to the following described premises:

ALL those certain pieces of land situate in the City of Wilkes-Barre, County of Luzerne, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pipe on the northwesterly side of North Sherman Street 827.53 feet northeasterly from Market Street;

THENCE North 58 degrees 30 minutes East 28.29 feet along the said North Sherman Street to a drill hole in the corner of land now or late of William Taylor, Sr.;

THENCE North 31 degrees 30 minutes West 95 feet along the line of land of the said Taylor to an iron pipe;

THENCE South 58 degrees 30 minutes West 28.29 feet to a corner of land now or late of Anna Palko and Mary Ross;

THENCE South 31 degrees 30 minutes East 95 feet along the line of the said Palko and Ross land to the place of beginning.

BEING the southwesterly half of Lot No. 43 and the northeasterly portion of Lot No. 42 on the A.C. Laning Plot; and being the

premises known as 86 North Sherman Street.

Subject also to a sidewalk easement contained in an Agreement dated September 16, 1955, and recorded in Luzerne County Deed Book No. 1289, page 446.

P.I.N.: 73-H10SW4-005-033-000.

The Court has fixed December 17, 2018 at 9:30 A.M. at the Luzerne County Courthouse, 3rd Floor as the time and place for hearing on said action.

You are further notified to appear and defend the action within twenty (20) days from publication hereof, and that in default of appearance or defense to such action, a Decree may be entered that Plaintiffs have a valid and indefeasible title to said premises against you, and that you will be permanently and perpetually enjoined from impeaching, denying, attacking, or in any way setting up any claim of title to said premises, unless you bring an Action of Ejectment or such other action as the Court may direct within thirty (30) days from the date of said Decree.

You have been sued in Court. If you wish to defend against the claim set forth herein, 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 judgment may be entered against you by the Court without further notice for any money claimed in the

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Complaint or for any other claim or relief requested by 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 LEGAL HELP.

North Penn Legal Services, Inc.

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(570) 824-0001 Fax

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

5929 Main Road  
Hunlock Creek, PA 18621  
(570) 477-2971

NOTICE

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NOTICE IS HEREBY GIVEN to John J. Dunaj, II, his heirs and assigns generally and all other persons having any interest in the hereafter described property that on October 2, 2018, Miguel Valido and Elizabeth Morales-Valido, his wife, instituted an action against you filed to No. 2018-11347 in the Court of Common Pleas of Luzerne County to Quiet Title to the following described premises:

ALL that certain 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:

BEGINNING at a corner on the westerly side of North Main Street, distant 162.77 feet from a cut stone at the intersection of Courtright Avenue with North Main Street;

THENCE North 42 degrees 10 minutes West, 130 feet, more or less, to a corner;

THENCE South 42 degrees 10 minutes East, 134.5 feet, more or less, to North Main Street;

THENCE along North Main Street, North 47 degrees 50 minutes East 25 feet, more or less, to the place of beginning.

BEING the same premises commonly referred to as 406 North Main Street, Wilkes-Barre, Pennsylvania.

BEING the same premises conveyed to Miguel Valido and Elizabeth Morales-Valido, his wife by Deed of Anthony Psihis dated April 4, 2018 and recorded in the Office of the Recorder of Deeds in and for Luzerne County

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as Instrument Number 2018-18215 in Record Book 3018, page 62398 et seq.

P.I.N.: 73-H10NW4-017-011-000.

The Court has fixed December 17, 2018 at 9:30 A.M. at the Luzerne County Courthouse, 3rd Floor as the time and place for hearing on said action.

You are further notified to appear and defend the action within twenty (20) days from publication hereof, and that in default of appearance or defense to such action, a Decree may be entered that Plaintiffs have a valid and indefeasible title to said premises against you, and that you will be permanently and perpetually enjoined from impeaching, denying, attacking, or in any way setting up any claim of title to said premises, unless you bring an Action of Ejectment or such other action as the Court may direct within thirty (30) days from the date of said Decree.

You have been sued in Court. If you wish to defend against the claim set forth herein, 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 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 Plain-

tiff. 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 LEGAL HELP.

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Nov. 2



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NOTICE OF HEARING

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

No. 2018-11048

IN CUSTODY

DEIDRE DAVIS

Plaintiff

vs.

ALFONSO CABRAL

Defendant

TO: ALFONSO CABRAL

RE: Complaint for Custody to Obtain Sole Physical Custody and Sole Legal Custody of the Minor Child, Anarya Cabral, Luzerne County Court of Common Pleas, Wilkes-Barre, PA 18711

A Complaint for Custody has been filed by Deidre Davis requesting that the Court grant her sole physical custody and sole legal custody of the minor child, Anarya Cabral. The Court has scheduled a conciliation or mediation conference regarding this request which will be held as set forth below:

PLACE: Bernard C. Brominski Building, 113 West North Street, Wilkes-Barre, PA 18711.

DATE: December 4, 2018.

TIME: 11:00 a.m.

If you fail to appear, an Order for Custody may be entered against you or the Court may issue a warrant for your arrest.

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 BE-

LOW. 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

33 North Main Street

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Pittston, PA 18640

Telephone: (570) 299-4100

- or -

101 West Broad Street

Suite 713

Hazleton, PA 18201

Telephone: (570) 455-9512

NINA M. DeCOSMO, ESQUIRE

I.D. No.: 315994

SILVERBLATT & DeCOSMO, LLP

15 Public Square

Suite 506

Wilkes-Barre, PA 18701

(570) 820-9800

Nov. 2

NOTICE

NOTICE IS HEREBY GIVEN to Austin Peoples and Marsha Peoples, formerly his wife, their heirs and assigns generally and all other persons having any interest in the hereafter described property that on October 2, 2018, Miguel Valido and Elizabeth Morales-Valido, his wife, instituted an action against you filed to No. 2018-11348 in the Court of Common Pleas of Luzerne

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County to Quiet Title to the following described premises:

ALL that certain 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:

BEGINNING at a point on the easterly side of East South Street said point being on the dividing line between Lot Nos. 4 and 5, Block 13 as shown on plot of lots of Lehigh & Wilkes-Barre Coal Company recorded in Luzerne County Deed book 2465, Page 159;

THENCE along line of Lot No. 4 in an easterly direction one hundred nine (109) feet to a fence as now located on the ground;

THENCE along said fence as now located and through said Lot No. 5 in a southerly direction forty (40) feet to line of Lot No. 6 in said Block 13;

THENCE along the line of Lot No. 6 in a westerly direction one hundred nine (109) feet to East South Street;

THENCE along East South Street in a northerly direction forty (40) feet to the place of beginning.

BEING part of Lot No. 5, Block 13, as aforesaid.

BEING the same premises commonly referred to as 286-288 East South Street, Wilkes-Barre, Luzerne County, Pennsylvania.

BEING the same premises conveyed to Miguel Valido and Elizabeth Morales-Valido, his wife by Deed of Anthony Psihis dated April 4, 2018 and recorded in the Office of the Recorder of Deeds in and for Luzerne County

as Instrument Number 2018-18261 in Record Book 3018, page 62542 et seq.

P.I.N.: 73-I9NE2-005-028-000.

The Court has fixed December 17, 2018 at 9:30 A.M. at the Luzerne County Courthouse, 3rd Floor as the time and place for hearing on said action.

You are further notified to appear and defend the action within twenty (20) days from publication hereof, and that in default of appearance or defense to such action, a Decree may be entered that Plaintiffs have a valid and indefeasible title to said premises against you, and that you will be permanently and perpetually enjoined from impeaching, denying, attacking, or in any way setting up any claim of title to said premises, unless you bring an Action of Ejectment or such other action as the Court may direct within thirty (30) days from the date of said Decree.

You have been sued in Court. If you wish to defend against the claim set forth herein, 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 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 Plain-

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tiff. You may lose money or property or other rights important to you.

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NOTICE OF CONDEMNATION

IN THE COURT OF COMMON  
PLEAS OF LUZERNE COUNTY,  
PENNSYLVANIA

ACTION IN REM—  
EMINENT DOMAIN

No. 2018-12249

In re Condemnation by UGI  
Utilities, Inc., Electric Division,  
of 3,977 Square Feet of Land  
located in the Borough of  
Plymouth, Luzerne County,  
Pennsylvania; Borough of  
Plymouth, Pennsylvania, Parcel  
ID No. 38-H8-00A-15A  
(for recording purposes  
only), Owner; and all  
Unknown Owners

TO: Unknown Owners of That  
certain property commonly  
known as Moss Alley and the  
unimproved portion of Moss  
Street between Moss Alley and  
the vertical intersection with  
Bridge Street, Plymouth, PA

In accordance with Section  
305 of the Eminent Domain  
Code, 26 Pa. C.S. §305, Condem-  
nor UGI Utilities, Inc., Electric  
Division, notifies you that:

1. Condemnor is UGI Utilities,  
Inc., Electric Division (“Con-  
demnor”), a Pennsylvania public  
utility corporation with a place of  
business located at One UGI  
Center, 511 East Northampton  
Street, Wilkes-Barre, Pennsyl-  
vania 18711.

2. Condemnees are the Bor-  
ough of Plymouth, Luzerne Coun-  
ty, Pennsylvania; and all Un-

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known Owners who may have or claim an interest in the subject property.

3. A declaration of taking was filed by Condemnor on October 26, 2018, in the Court of Common Pleas of Luzerne County, Pennsylvania, at docket No. 2018-12249, and may be examined in the Office of the Prothonotary of the said Court.

4. The property (the "Subject Property") is hereby condemned by Condemnor pursuant to the eminent domain authority granted to public utility corporations under the Pennsylvania Business Corporations Law, 15 Pa. C.S. §1511(a).

5. The condemnation was authorized by a resolution of the duly authorized Executive Committee of the Board of Directors of Condemnor, dated August 27, 2018. A copy of the resolution is attached to the Declaration of Taking and may be examined in the Office of the Luzerne County Prothonotary.

6. The condemnation of the Subject Property by Condemnor is reasonably necessary and appropriate for the accomplishment of the principal purpose of the transmission of electricity to or for the public, as authorized by 15 Pa. C.S. §1511(a)(3), and to enhance a safety zone around a potentially hazardous high voltage area by cutting off public access to Moss Alley and the connected portion of Moss Street and by extending a substation perimeter fence out and around the base of the facilities located within an existing Tower Right of Way owned by Condemnor.

7. The Subject Property is commonly known as Moss Alley and the unimproved portion of Moss Street between Moss Alley and the vertical intersection with Bridge Street in the Borough of Plymouth. A Legal Description and a plot plan more specifically describing the location of the Subject Property is attached to the Declaration of Taking and may be examined in the Office of the Luzerne County Prothonotary.

8. The nature of the title to be acquired by Condemnor in and to the Subject Property is fee simple or absolute title.

9. A plan showing the Subject Property, copy attached to the Declaration of Taking, has been lodged of record in the Office of the Recorder of Deeds of Luzerne County, Pennsylvania, in Record Book 3018 Page 203409 and is available for examination. The plan may also be examined in the Office of the Luzerne County Prothonotary.

10. Condemnor has filed with the Declaration of Taking an open-end bond without surety pursuant to Section 303(a) of the Eminent Domain Code, 26 Pa. C.S. §303(a), in an amount equal to the fair market value of the Subject Property as determined by a licensed professional appraiser. Just compensation to the Condemnee(s) is made or secured by the filing of the bond, a copy of which is attached to the Declaration of Taking.

11. If you wish to challenge the power or right of UGI Utilities, Inc., Electric Division, to appro-

THE LUZERNE LEGAL REGISTER

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priate the Subject Property, the sufficiency of the bond, the procedure followed by the condemnor, or the Declaration of Taking, you are required to file preliminary objections within thirty (30) days after being served with this notice pursuant to Section 306 of the Eminent Domain Code, 26 Pa. C.S. §306.

DONALD M. LEWIS, III,  
ESQUIRE  
PA 58510  
KEEFER WOOD ALLEN &  
RAHAL, LLP  
Attorneys for Condemnor  
417 Walnut Street  
4th Floor  
P.O. Box 11963  
Harrisburg, PA 17108-  
1963  
(717) 255-8038

Nov. 2

NOTICE

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

No.: 2018-10235

NEW PENN FINANCIAL, LLC  
d/b/a SHELLPOINT  
MORTGAGE SERVICING  
(Plaintiff)

vs.

JOHN F. MURPHY, JR. AS  
SURVIVING HEIR OF PATRICIA  
M. MURPHY, DECEASED AND  
UNKNOWN SURVIVING HEIRS  
OF PATRICIA M. MURPHY,  
DECEASED

(Defendants)

TO: DEFENDANTS

You are hereby notified New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing, has filed a Complaint in Mortgage Foreclosure with regard to 16 Miner Street, Plains, PA 18705, endorsed with a Notice to Defend, against you at No. 2018-10235 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.

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

THE LUZERNE LEGAL REGISTER

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  
(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  
STEPHEN M. HLADIK,  
ESQUIRE

298 Wissahickon Avenue  
North Wales, PA 19454  
(215) 855-9521

Nov. 2

PETITION FOR  
CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on October 29, 2018, the Petition of Bryan Steven Vargas Rodriguez was filed in the Court of Common Pleas of Luzerne County, No. 12340 of 2018, praying for a Decree to Change his name to Bryan Steven Guerrero Rodriguez.

The Court has fixed December 31, 2018 at 9:30 A.M., Luzerne County Courthouse, 20 N. Pennsylvania Ave., Wilkes-Barre, PA 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.

Nov. 2

PETITION FOR  
CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on October 15, 2018, the Petition of Jayden Marlon Johnson was filed in the Court of Common Pleas of Luzerne County, No. 2018 11691 of 2018, praying for a Decree to Change his name to Jayden Marlon Cabral.

The Court has fixed December 17, 2018 at 12:45 P.M., Orphans' Court, Brominski Building, 3rd Floor, 113 West North 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.

Nov. 2

NOTICE OF WINDING  
UP PROCEEDINGS

Northeast Code Services, Inc., a Pennsylvania corporation, hereby gives notice of its winding up proceedings under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended. Rosenn, Jenkins & Greenwald, L.L.P.

15 South Franklin Street  
Wilkes-Barre, PA 18711-0075

Nov. 2

NOTICE

NOTICE IS HEREBY GIVEN that on October 17, 2018, Articles of Incorporation were filed with the Department of State of

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the Commonwealth of Pennsylvania, for:

DIXON DELIVERY, INC.

With an effective date of October 17, 2018, the corporation has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

DONALD G. KARPOWICH, ESQUIRE

85 Drasher Road  
Drums, PA 18222  
(570) 788-6647

Nov. 2

NOTICE

NOTICE IS HEREBY GIVEN that on October 19, 2018 a Certificate of Organization was filed with and approved by the Pa. Dept. of State, Corporation Bureau for the limited liability company:

FFL REALTY, LLC

pursuant to the provisions of Pa. Limited Liability Law, 15 Pa. C.S.A. Section 8901, as amended.

JANNELL L. DUDICK, ESQUIRE

1043 Wyoming Ave.  
Forty Fort, PA 18704

Nov. 2

NOTICE OF INCORPORATION

Articles were filed with the Dept. of State on April 13, 2018 for:

CRESTWOOD

ATHLETIC FOUNDATION

pursuant to the provisions of the PA Non-profit Corporation Law of 1988 for providing support and fund renovations and capital building expenses of the athletic facilities of the Crestwood School District.

JOHN G. DEAN, ESQUIRE  
ELLIOTT GREENLEAF &  
DEAN

15 Public Square  
Suite 310  
Wilkes-Barre, PA 18701

Nov. 2

NOTICE

NOTICE IS HEREBY GIVEN, pursuant to the provisions of the Fictitious Names Act of Pennsylvania (54 Pa. C.S. Section 301 et seq.), that an application for registration of a Fictitious Name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the Fictitious Name of:

RESIDENTIAL

HEALTHCARE OF NE PA

with its principal office or place of business at: 601 Wyoming Ave., Kingston, PA 18704. The name and address of the entity who is party to the registration are: Celtic Healthcare of NE PA, Inc., 601 Wyoming Ave., Kingston, PA 18704.

Nov. 2

NOTICE

NOTICE IS HEREBY GIVEN TO PAUL L. GROSS and HELEN GROSS, their Unknown Heirs, transferees, successors and assigns, Defendants, that Plaintiff, Marcelline M. Hardwick has commenced a quiet title action to compel satisfaction of a mortgage in the Court of Common Pleas of Luzerne County, Pennsylvania to Docket No. 2018-12434. A hearing has been set for December 17, 2018 at 9:30 a.m. in the Luzerne County Courthouse. If you wish

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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. 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  
(570) 824-0001 Fax

JOSEPH J. TERRANA,  
ESQUIRE  
TERRANA LAW, P.C.  
Counsel for Plaintiff

Nov. 2

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NOTICE

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NOTICE IS HEREBY GIVEN TO REBECCA J. CAMPBELL and SEAN P. CAMPBELL, Defendants, that Plaintiff U.F.C.W. FEDERAL CREDIT UNION has commenced a foreclosure action against you for default of a mortgage in the

Court of Common Pleas of Luzerne County, Pennsylvania to Docket No. 2014-06420. A hearing has been set for December 17, 2018 at 9:30 a.m. in the Luzerne County Courthouse. 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. 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.

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JOSEPH J. TERRANA,  
ESQUIRE  
TERRANA LAW, P.C.  
Counsel for Plaintiff

Nov. 2





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**PERIODICAL PUBLICATION**

**\* Dated Material. Do Not Delay. Please Deliver Before Monday, November 5, 2018**