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(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 CHARLES F. BOWMAN, late of Butler Township (died September 18, 2024), Job T. Stepaniski, Executor; David Schwager, Esquire, 183 Market Street, Suite 100, Kingston, PA 18704

ESTATE OF ROBERT M. CLEMENTE, late of Larksville (died November 4, 2024), James F. Clemente, Executor; Robert A. Anders, Esquire, 1170 Highway 315, Suite 2, Plains, PA 18702

ESTATE OF JAMES CROFCHECK, late of West Hazleton (died November 5, 2024), Marilou Thibodeault, Executrix; Charles A. DeCosmo, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202

ESTATE OF MARY CLAIRE DONNELLY, late of West Pittston (died April 16, 2024), Kathleen D. Keating, Executrix; Lisa Marie Coyne, Esquire, Coyne & Coyne, P.C., 3901 Market Street, Camp Hill, PA 17011-4227

ESTATE OF ROBERT J. HEAMAN, late of White Haven (died October 17, 2024), Margaret Maggie Heaman and Catherine Heaman, Executrices; Hudacek and Hudacek, 33 E. Main Street, Plymouth, PA 18651

ESTATE OF ELLEN B. HICKS, late of Drums (died November 7, 2024), Patricia Snider, Executrix; Donald

G. Karpowich, Esquire, 85 Drasher Road, Drums, PA 18222

ESTATE OF JOHN JAVICK a/k/a John J. Javick, Jr., late of Plains (died November 15, 2024), Thomas J. Popko, Executor; Thomas Patrick Hogan Esquire, Law Office of Thomas A. O'Connor, P.C., 601 Wyoming Avenue, Kingston, PA 18704

ESTATE OF SHIRLEY J. KIRCHHOFF, late of Dallas (died October 1, 2024), Gail E. Foley, Executrix; Brenda D. Colbert, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Road, Suite A, Moosic, PA 18507

ESTATE OF MARK WILLIAM MUTCHLER, late of Kingston (died October 27, 2024), Alan Mutchler, Executor; Thomas Patrick Hogan, Esquire, Law Office of Thomas A. O'Connor, P.C., 601 Wyoming Avenue, Kingston, PA 18704

ESTATE OF CAROLE ANN PALERMO a/k/a Carole Palermo, late of Hazle Twp. (died September 24, 2024), Tina Biasi, Executrix; Alexis C. Falvello, Esquire, The Falvello Law Firm, P.C., 641 State Route 93, Sugarloaf, PA 18249

ESTATE OF NICHOLAS A. PETRISHIN a/k/a Nicholas Petrishin, late of Hunlock Township (died September 18, 2024), Daniel Petrishin, Executor; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

ESTATE OF REGINA PLANUTIS, late of Sugarloaf Township (died October 28, 2024), Terri Mock, Executor; The Seach Law Offices, 466 State Route 93, Sugarloaf, PA 18249

ESTATE OF KIMBERLY ANN PLATEK, late of Sugarloaf (died December 1, 2024), Tricia Marnell, Administratrix; Donald G. Karpowich,

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Esquire, 85 Drasher Road, Drums, PA 18222

ESTATE OF PATRICIA C. RUCCO a/k/a Patricia Savage Rucco, late of West Pittston (died January 28, 2014), Matthew E. Rucco, Administrator; Laura C. Dennis Esquire, William Opeil, Esquire, 843 Exeter Avenue, West Pittston, PA 18643

ESTATE OF RICHARD RUTKOWSKI a/k/a Richard J. Rutkowski, late of Nanticoke (died November 7, 2024), Duane Valence, Executor; Joseph F. Iracki, Esquire, 577 West Railroad St., Nanticoke, PA 18634

ESTATE OF RUSSELL E. RYMAN, late of Nescopeck (died November 5, 2024), Kathy Unger, Executrix; Brenda R. Hess, Esquire, Gardner, Hess & Reimiller, 133 West Front Street, Berwick, PA 18603

ESTATE OF PAUL EDWARD SCHWEIZER, SR., late of Harveys Lake (died November 6, 2024), Paul Edward Schweizer, Jr., Personal Representative; Law Offices of Bernard Walter, 1674 Memorial Highway, Shavertown, PA 18708

ESTATE OF ROSE ANN SHULTZ, late of Swoyersville (died September 25, 2024), David Shultz and Karen Nat, Co-Executors; John R. Sobota, Esquire, 324 Citizens Bank Center, 8 West Market St., Wilkes-Barre, PA 18702

ESTATE OF STEVEN J. SWEENEY, late of Hollenback Twp. (died October 28, 2024), Casey L. Sweeney, Executrix; William R. Swinehart, Esquire, Wiest, Muolo, Noon, Swinehart & Bathgate, 240-246 Market St., Sunbury, PA 17801

ESTATE OF FRANCIS J. TALERICO, late of Swoyersville (died November 14, 2024), Jonathon Milius,

Executor; Frank J. Aritz, Esquire, 23 West Walnut Street, Kingston, PA 18704

ESTATE OF JAMES EDWARD THIE-MANN, late of Warrior Run (died August 5, 2023), James Thiemann, Administrator; Joseph F. Sklarosky, Sr., Esquire, 400 Third Ave., Suite 100, Kingston, PA 18640

ESTATE OF NELSON E. VANDERHOFF, late of West Pittston (died June 26, 2024), Donna Vanderhoff, Executrix; Laura C. Dennis, Esquire, William Opeil, Esquire, 843 Exeter Avenue, West Pittston, PA 18643

ESTATE OF JOSEPH SAMUEL ZERBE a/k/a Joseph S. Zerbe a/k/a Joseph Zerbe, late of Salem Township (died October 2, 2024), Glenda Wozniak, Executrix; Alicia C. Marinos, Esquire, Marinos & McDonald, LLP, 106 W. Front Street, Berwick, PA 18603

SECOND PUBLICATION

ESTATE OF LORRAINE M. BILSKI, late of Wilkes-Barre (died October 8, 2024), Jared Bilski, 3995 Yerkes Rd., Collegeville, PA 19426, Executor

ESTATE OF DOROTHY BRADDOCK, late of Drums (died October 31, 2024), Maribeth Lawrence, Executrix; Donald G. Karpowich, Esquire, 85 Drasher Road, Drums, PA 18222

ESTATE OF ROBERT J. GAYDOS a/k/a Robert John Gaydos, late of Swoyersville (died September 22, 2024), Ann Marie Hunter, Administratrix; Kizis Law P.C., 61 N. Washington Street, Wilkes-Barre, PA 18701

ESTATE OF AUSTIN LEE HECK, late of Plymouth (died May 26, 2022), Charlene Heck, Administratrix; Sean P. McGraw, Esquire, 41 N.

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Main Street, 4th Floor, Carbon-
dale, PA 18407

ESTATE OF ESTEBAN JIMENEZ, late
of Freeland Borough (died March
23, 2024), Sandra Jimenez, Ad-
ministratrix; James V. Senape,
Jr., Esquire, Catherine A. McGov-
ern, Esquire, Michael B. Senape,
Esquire, Senape Law, 612-614
Main Street, P.O. Box 179, Free-
land, PA 18224-0179

ESTATE OF JOSEPHINE L. KA-
TRAINAK, late of Forty Fort (died
January 30, 2023), Robert Ka-
trainak, Administrator; Alexander
B. Russin, Esquire, 1516 Wyo-
ming Avenue, Forty Fort, PA,
18704

ESTATE OF ROBERT J. KOPEC, late
of Forty Fort (died November 8,
2023), Edward Kopec, Executor;
John J. Terrana, Esquire, 400
Third Avenue, Suite 216, Kingston,
PA 18704

ESTATE OF RENATE A. KOPPEL-
MAN, late of Dallas (died Novem-
ber 24, 2024), Melissa Koppelman
Parente, Executrix; David W.
Saba, Esquire, 345 Market Street,
Kingston PA 18704

ESTATE OF CECELIA A. LUCIW
a/k/a Cecelia Ann Luciw, late of
Berwick (died November 5, 2023),
Alice T.K. Corba, Esquire, Execu-
trix; Kepner, Kepner & Corba,
P.C., 123 West Front Street, Ber-
wick, PA 18603

ESTATE OF JOHN MARKOWSKI, late
of Wyoming (died September 26,
2024), LeeAnn Litchkofski, Ex-
ecutrix; John J. McGovern, Jr.,
321 Biden Street, Suite 201,
Scranton, PA 18503

ESTATE OF DANIEL S. MIHALKO
a/k/a Daniel Mihalko, late of
Exeter Borough (died October 11,
2024), Theresa Youkoski, Execu-
trix; Ralph J. Johnston, Jr., Es-

quire, Johnston and Johnston
Law Office, 250 Pierce Street,
Suite 308, Kingston, PA 18704

ESTATE OF BERNADINE OAKLEY,
late of Kingston Borough (died
April 23, 2020), Kimberly Ann
Trevethan, Executor; Francis J.
Hoegen, Esquire, 152 South
Franklin Street, Wilkes-Barre, PA
18701

ESTATE OF ELAINE LYDIA REMELY
a/k/a Elaine L. Remely, late of
Hunlock Twp. (died August 7,
2024), Marshall Warman, Execu-
tor; Patrick J. Aregood, Esquire,
1218 South Main St., Wilkes-
Barre, PA 18706

ESTATE OF CHARLES S. TOMUSHU-
NIS a/k/a Charles Tomushuns,
late of Hazle Township (died Sep-
tember 28, 2024), Jeffrey C. To-
mushunis, Administrator; Frank
J. Skokoski, Esquire, Skokoski &
DeCosmo, P.C., 165 Susquehan-
na Boulevard, West Hazleton, PA
18202

ESTATE OF JEROME L. WASILEW-
SKI, late of Hazleton City (died
September 22, 2024), James P.
Wasilewski, Administrator; Frank
J. Skokoski, Esquire, Skokoski &
DeCosmo, P.C. 165 Susquehanna
Boulevard, West Hazleton, PA
18202

ESTATE OF MARIE YOEUELS a/k/a
Marie J. Youells, late of Avoca
Borough (died August 27, 2023),
Francis Youells, Jr., Administra-
tor; Girard J. Mecadon, Esquire,
363 Laurel Street, Pittston, PA
18640-1719

THIRD PUBLICATION

ESTATE OF FRANCES M. BRUNOZZI
a/k/a Frances Brunozzi, late of
Kingston (died October 6, 2024),
David Brunozzi, Executor; Richard
C. Shiptoski, Esquire, P.O. Box
155, Shickshinny, PA 18655

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ESTATE OF DAVID JOHN CARLO, late of Hanover Township (died September 1, 2024), Robert Policare, Executor; Jannell L. Dudick, Esquire, 1043 Wyoming Avenue, Forty Fort, PA 18704

ESTATE OF CHARLES L. COVER, late of Avoca (died May 29, 2024), Charles R. Cover, Administrator; Michael J. Anthony, Esquire, P.O. Box 95, Wilkes-Barre, PA 18703

ESTATE OF GEORGE ELKO, late of Mountain Top (died October 7, 2024), Darlene Swaboski, Administratrix; Michelle L. Guarneri, Esquire, 49 S. Main St., Suite 400, Pittston, PA 18640

ESTATE OF DOROTHY J. EVANS, late of Pittston City (died August 27, 2024), Sandra L. Mackey, Executrix; John F. Kulick, Esquire, Kulick Law Firm LLC, 1701 Wyoming Avenue, Suite 2, Exeter, PA 18643

ESTATE OF DANIEL B. GALLAGHER a/k/a Daniel Bernard Gallagher, late of Wilkes-Barre (died October 14, 2024), Eileen Colahan and Rosemary Veresink, Co-Personal Representatives; R. Thomas Nanovic, Esquire, Gross McGinley, LLP, 33 South 7th St., P.O. Box 4060, Allentown, PA 18105-4060

ESTATE OF ROBERT KLEMOW a/k/a Robert N. Klemow, late of Hazleton (died November 5, 2024), Laurie Tevlin-Klemow, Executrix; Charles A. DeCosmo, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202

ESTATE OF MARY KOPCHO, late of Duryea (died June 21, 2024), Diane Vivalda, Executrix; William Opeil, Esquire, 113 Windsor Way, Moscow, PA 18444

ESTATE OF FLORENCE LABORDE, late of Uniondale, NY (died May 3, 2024), Edgard Laborde, III, Executor; Jannell L. Dudick, Esquire, 1043 Wyoming Avenue, Forty Fort, PA 18704

ESTATE OF MARY LOUISE MAYLATH a/k/a Mary Maylath, late of Hazleton (died October 21, 2024), Mary Beth Notaro and Vincent J. Maylath, 676 Landmesser Ave., Hazle Twp., PA 18202, Co-Executors

ESTATE OF ROBERT J. SLABINSKI a/k/a Robert Slabinski, late of Hanover Township (died November 5, 2024), Michael Amshay, Executor; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

ESTATE OF MITCHELL R. WOJTO-WICZ a/k/a Mitchell Robert Wojtowicz a/k/a Mitch Wojtowicz, late of Jackson Township (died July 23, 2024), Margaret Thomas, Executrix; Joseph R. Lohin, Esquire, 101 Bryce Lane, Apt. 453, King of Prussia, PA 19046

NOTICE OF TRUST ADMINISTRATION

The Mary E. Gallagher Revocable Trust, dated September 16, 1991.

Settlor: Mary E. Gallagher, dec'd.

Date of Death: June 24, 2024.
Late of the Township of Butler.

Trustees: Ann Gallagher & Susan Stefanick.

STACEY F. ACRI, ESQUIRE
STEINBACHER, GOODALL
& YURCHAK.

273 E. Northampton St.
Wilkes-Barre, PA 18702

Dec. 13, 20, 27

THE LUZERNE LEGAL REGISTER

TRUST ADMINISTRATION

NOTICE IS HEREBY GIVEN of the Administration of the Earl P. Detrick Revocable Living Trust dated June 29, 2022. Earl P. Detrick, Grantor of the trust, of Wilkes Barre, Luzerne County, Pennsylvania, died on October 31, 2024. All persons having claims against Earl P. Detrick are requested to make known the same to the trustee or attorney named below. All persons indebted to Earl P. Detrick are requested to make payment without delay to the trustee or attorney named below.

Domonique Detrick, Trustee
c/o Emily N. Masotto, Esquire,
Sechler Law Firm LLC, 20206
Route 19, Suite 300, Cranberry
Twp., PA 16066.

Dec. 20, 27; Jan. 3

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

NO. 10179 OF 2023

COMPULSORY ARBITRATION

HBMGL, LLC

Plaintiff

v.

BROAD STREET
CONTRACTING, LLC

Defendant

NOTICE

NOTICE IS HEREBY GIVEN to Defendant, Broad Street Contracting, LLC, that on October 2, 2023, Plaintiff, HBMGL, LLC, commenced a civil action against you by filing a Writ of Summons

in the Court of Common Pleas of Luzerne County to No. 10179 of 2023.

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 by the Court without further notice for any 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, 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.

AVISO

A USTED SE LE HA DEMANDADO EN LA CORTE. Si usted quiere defenderse contra la demanda expuesta en las siguientes páginas, tiene que tomar acción en un plazo de veinte (20) días después que reciba esta demanda y aviso, por presentar una notificación de comparecencia escrita personalmente o por un abogado y radicar por escrito en la Corte sus defensas u objeciones a las demandas presen-

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tadas en su contra. Se le advierte que si falla en hacerlo, el caso podría seguir adelante sin usted y un fallo podría ser dictado en su contra por la Corte sin previo aviso por cualquier dinero reclamado en la demanda o por cualquier otro reclamo o desagravio pedido por el/la demandante. Puede que usted pierda dinero o propiedad u otros derechos importantes para usted.

USTED DEBE LLEVAR ESTE DOCUMENTO A SU ABOGADO INMEDIATAMENTE. SI NO TIENE ABOGADO, DIRÍJASE O LLAME POR TELÉFONO A LA OFICINA CUYA DIRECCIÓN SE ENCUENTRA ABAJO. ESTA OFICINA PUEDE PROVEERLE CON INFORMACIÓN SOBRE COMO CONTRATAR UN ABOGADO.

SI NO TIENE LOS FONDOS SUFICIENTES PARA CONTRATAR UN ABOGADO, ESTA OFICINA PODRÍA PROPORCIONARLE INFORMACIÓN ACERCA DE AGENCIAS QUE PUEDAN OFRECERLES SERVICIOS LEGALES A PERSONAS QUE REÚNAN LOS REQUISITOS A UN HONORARIO REDUCIDO O GRATIS. 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

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Oficina 713
Hazleton, PA 18201
(570) 455-9512
(877) 515-7628
Llamada gratuita
(570) 455-3625 Fax

Dec. 20

NOTICE

NOTICE IS HEREBY GIVEN that on December 5, 2024, an Amended Petition for Change of Name was filed by Tyler Verbeski in the Court of Common Pleas of the 26th Judicial District, Columbia County Branch, PA to Docket No. 2024-MV-26 requesting that the Court enter an Order changing his name to Tyler James Verbeski.

The Court has scheduled a hearing on the Amended Petition for Change of Name on January 24, 2025 at 9:00 AM. at 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

THE LUZERNE LEGAL REGISTER

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

MIDFIRST BANK
Plaintiff

vs.

Unknown Heirs,
and/or Administrators of the
Estate of Juan Alers

Defendant

Dec. 20

FICTITIOUS NAME NOTICE

Pursuant to Act 295 of December 16, 1982 notice is hereby given of the intention to file with the Secretary of the Commonwealth of Pennsylvania a "Certificate of Carrying On or Conducting Business under an Assumed or Fictitious Name." Said Certificate contains the following information:

1. Fictitious Name:
MyTeam MOVEMENT

2. Address of the principal place of business, including street and number: 518 Church St., Swoyersville, PA 18704.

3. The real name and address, including street and number, of the entitiy who is party to the registration: Kelcie Hromisin, LLC, 518 Church St., Swoyersville, PA, 18704.

4. An application for registration of fictitious name under the Fictitious Names Act was filed on or about March 4, 2024 with the Pennsylvania Department of State.

Dec. 20

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

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

NO.: 202411629

TO: Unknown Heirs, and/or Administrators of the Estate of Juan Alers

You are hereby notified that Plaintiff, MidFirst Bank, 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. 202411629, seeking to foreclose the mortgage secured by the real estate located at 1105 Pine Street, Freeland, PA 18224.

A copy of the Action in Mortgage Foreclosure will be sent to you upon request to the Attorney for the Plaintiff, MDK Legal, 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 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

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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 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 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

Dec. 20

COURT OF COMMON PLEAS
CIVIL DIVISION
LUZERNE COUNTY

No. 202412194

PENNYMAC LOAN
SERVICES, LLC

Plaintiff

vs.

Unknown Heirs, Successors,
Assigns and All Persons, Firms
or Associations Claiming Right,
Title or Interest from or under
Ellen M. Durante, Deceased

Defendant

ORDER GRANTING
ALTERNATIVE SERVICE
PURSUANT TO
PENNSYLVANIA R.C.P. 430

AND NOW, this 21st day of November, 2024, upon consideration of the Plaintiff's Motion for Special Service Pursuant to Order of Court, and the response thereto, if any, it is hereby ORDERED that service of the Complaint in Mortgage Foreclosure upon Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Ellen M. Durante, Deceased, shall be by publication in accordance with Pa. R.C.P 430(b)(1) once in a local legal publication, if any, and once in a newspaper of general circulation within the County, if any; by posting the property located at 1290 WOODHAVEN DRIVE, WHITE HAVEN, PA 18661 pursuant to Pa. R.C.P. 460; and service of all subsequent pleadings, including, inter alia, an Amended Complaint, the Notice of Sale or any other pleadings that require personal service, shall be complete when the Sheriff, competent adult, or other appropriate party has posted only a copy of said subsequent pleadings and/or Notice on the most public part of the property located at 1290 WOODHAVEN DRIVE, WHITE HAVEN, PA 18661.

BY THE COURT:

/s/Judge Richard M. Hughes

Dec. 20

FICTITIOUS NAME
REGISTRATION

NOTICE IS HEREBY GIVEN that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on October 23, 2024, for:

THE LUZERNE LEGAL REGISTER

MINDSPACE MEDICAL with a principal place of business located at: 219 N. Main Ave., #300, Scranton, PA 18504.

The individual interested in this business is Brent Smith, also located at 219 N. Main Ave., #300, Scranton, PA 18504. This is filed in compliance with 54 Pa. C.S. 311.

Dec. 20

NOTICE

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

No. 2024-08218

ACTION TO QUIET TITLE

LAURA VEGA ZAMORA Plaintiff

vs.

AMOS WILMER STOLTZFUS, JR., his 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

Defendant(s)

NOTICE IS HEREBY GIVEN to the above-named Defendant(s), that LAURA VEGA ZAMORA, by and through her counsel, filed an Action to Quiet Title against the Defendant(s) on November 14, 2024 in the Court of Common Pleas of Luzerne County, No.: 2024-08218. The nature of this action is as such that the Plaintiff has set forth that she is the owner and claims title in fee

simple to the following parcel of land, Parcel No. 63-T7SE1 -004-017-000, described as follows:

ALL THAT CERTAIN lot or piece of ground situate in the Borough of West Hazleton, in the plan of Green Ridge, County of Luzerne and State of Pennsylvania, being the lot marked number three (3) of square number six (6) in the plan of said Green Ridge, bounded and described as follows, to-wit:

BEGINNING at a point seventy-five (75) feet westwardly from the southwest corner of First Street and Ridge Avenue to the southwest corner of lot number two (2); THENCE (1) northwardly along the western line of said lot number two (2) a distance of one hundred thirty-three (133) feet to an alley; THENCE (2) westwardly along the southern line of said alley a distance of thirty-seven and one-half (37 1/2) feet to the northeast corner of lot number four (4); THENCE (3) southwardly along the eastern line of said lot number four (4) a distance of one hundred thirty-three (133) feet to Ridge Avenue; THENCE (4) eastwardly along the north side of said Ridge Avenue a distance of thirty-seven and one-half (37 1/2) feet to the place of BEGINNING.

By Motion filed on November 14, 2024 and an Order pursuant to said Motion, dated December 12, 2024, the Plaintiff was authorized to serve Defendant(s) by publication. If you wish to defend, you must enter a written appearance personally or by an attorney and file your defenses

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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

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

NO. 10182 OF 2023

COMPULSORY ARBITRATION

BAMBA, LLC

Plaintiff

v.

BROAD STREET
CONTRACTING, LLC

Defendant

NOTICE

NOTICE IS HEREBY GIVEN to Defendant, Broad Street Contracting, LLC, that on October 2, 2023, Plaintiff, Bamba, LLC, commenced a civil action against you by filing a Writ of Summons in the Court of Common Pleas of Luzerne County to No. 10182 of 2023.

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 by the Court without further notice for any 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, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

Dec. 20

THE LUZERNE LEGAL REGISTER

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.

AVISO

A USTED SE LE HA DEMANDADO EN LA CORTE. Si usted quiere defenderse contra la demanda expuesta en las siguientes páginas, tiene que tomar acción en un plazo de veinte (20) días después que reciba esta demanda y aviso, por presentar una notificación de comparecencia escrita personalmente o por un abogado y radicar por escrito en la Corte sus defensas u objeciones a las demandas presentadas en su contra. Se le advierte que si falla en hacerlo, el caso podría seguir adelante sin usted y un fallo podría ser dictado en su contra por la Corte sin previo aviso por cualquier dinero reclamado en la demanda o por cualquier otro reclamo o desagravio pedido por el/la demandante. Puede que usted pierda dinero o propiedad u otros derechos importantes para usted.

USTED DEBE LLEVAR ESTE DOCUMENTO A SU ABOGADO INMEDIATAMENTE. SI NO TIENE ABOGADO, DIRÍJASE O LLAME POR TELÉFONO A LA OFICINA CUYA DIRECCIÓN SE ENCUENTRA ABAJO. ESTA OFICINA PUEDE PROVEERLE CON INFORMACIÓN SOBRE COMO CONTRATAR UN ABOGADO.

SI NO TIENE LOS FONDOS SUFICIENTES PARA CONTRATAR

UN ABOGADO, ESTA OFICINA PODRÍA PROPORCIONARLE INFORMACIÓN ACERCA DE AGENCIAS QUE PUEDAN OFRECERLES SERVICIOS LEGALES A PERSONAS QUE REÚNAN LOS REQUISITOS A UN HONORARIO REDUCIDO O GRATIS.

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

Servicios Legales de

North Penn, Inc.

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- or -

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Oficina 713

Hazleton, PA 18201

(570) 455-9512

(877) 515-7628

Llamada gratuita

(570) 455-3625 Fax

Dec. 20

NOTICE

NOTICE IS HEREBY GIVEN of the dissolution and winding up proceedings of Voices of J.O.E., a Pennsylvania nonprofit corpo-

THE LUZERNE LEGAL REGISTER

ration with a registered office at 12 South Walnut Street, Nanticoke, PA 18643, commencing and effective on December 31, 2024.

Dec. 20

NOTICE

NOTICE IS HEREBY GIVEN that AJN INVESTMENT & DEVELOPMENT 2008 LTD has filed a Foreign Registration Statement

with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA and has been registered under the provisions of 15 Pa. C.S. §412 (relating to foreign registration statement).

DAVID L. GLASSBERG,
ESQUIRE

GLASSBERG LAW

466 State Route 93
Sugarloaf, PA 18249

Dec. 20

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R** **TO:**

PERIODICAL PUBLICATION

*** Dated Material. Do Not Delay. Please Deliver Before Monday, December 23, 2024**