

# The Luzerne Legal Register

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**Established 1872**

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**VOL. 114 Wilkes-Barre, PA, Friday, October 11, 2024**

**No. 41**

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



(USPS 322-840)

PUBLISHED WEEKLY BY

The Wilkes-Barre Law and Library Association

Notice is hereby given to all persons concerned that accountants in the following estates have filed their accounts in the Office of the Register of Wills and Clerk of the Orphans' Court of Luzerne County and unless objections are filed thereto, said accounts will be audited and confirmed by the Orphans' Court Division of the Court of Common Pleas of Luzerne County at 9:30 A.M. on November 5, 2024 at Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, PA.

NO.	NAME OF ESTATE	ACCOUNTANT	FIDUCIARY CAPACITY
1.	Emma B. Paglianite	James Clemente Christine Mitchell	Executor Executrix
2.	Agnes Recla	Violet Recla D'Angelo	Executrix
3.	Valerie Louise Holminski	Carol Ann Shotwell	Administratrix
4.	Anna Edwards Teter Trust	James E. Holminski, Sr. Lynne K. Scott David N. Baird Gwyn W. Alexander	Administrator Co-Trustee Co-Trustee Co-Trustee
5.	Frank "Butch" Kohut Supplemental Needs Trust	Honedale National Bank Rose Yarmell	Co-Trustee Co-Trustee
6.	JRC Irrevocable Trust	First National Trust Company National Distribution Consultants, LLC	Trustee  Distribution Director

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

#### NOTICE

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

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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 CAZMERA CAROLINE BARAN, late of Kingston (died August 11, 2024), Kathleen MacGowan, Executrix; Megan P. Maguire, Esquire, 590 Rutter Avenue, Kingston, PA 18704

ESTATE OF JOHN J. BREAME, late of Hazleton (died July 30, 2024), George Breame, Administrator; Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202

ESTATE OF JOSEPH R. ELLIS, late of Bear Creek Twp. (died August 29, 2024), Lee Ann Shovlin and Joseph L. Ellis, Executors; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640

ESTATE OF ROSE ANN EVANS a/k/a Ann Evans, late of Kingston (died August 12, 2024), Karen Kaufer, Executrix; Joseph P. Giovannini, Jr., Esquire, 400 Third Ave., Suite 207, Kingston, PA 18704

ESTATE OF CHARLES R. FENDRICK, SR., late of Drifton (died June 2, 2024), Mary Fendrick, Executrix; Donald G. Karpowich, Esquire, 85 Drasher Road, Drums, PA 18222

ESTATE OF DAVID JOSEPH FERRETTI a/k/a David J. Ferretti a/k/a David Ferretti, late of Dupont (died August 31, 2024), Allyn

Ricky Ferretti, Administrator; Girard J. Mecadon, Esquire, 363 Laurel Street, Pittston, PA 18640-1719

ESTATE OF MARK HARRISON, late of Newport, Township (died April 14, 2024), Kelly Zakarauskas, Administratrix; Stephen A. Menn, Esquire, 37 North River Street, Wilkes-Barre, PA 18702

ESTATE OF THEODORA JANOSOV a/k/a Theodora M. Janosov, late of Newport Twp. (died September 7, 2024), Charles D. McCormick, Executor; Ruth Slamon Borland, Esquire, Borland & Borland, 11th Floor, 69 Public Square, Wilkes-Barre, PA 18701

ESTATE OF KENNETH JOSEPH JEMIOLA, late of Dupont (died August 24, 2024), Jarrod Kenneth Jemiola, Executor; Biagio V. Musto, II, Esquire, 171 William Street, Pittston, PA 18640-1719

ESTATE OF MARY RUTH LEWIS, late of Pittston City (died June 4, 2024), Robert Lewis, Administrator; Bess M. Collier, Esquire, 820 Homestead Rd., Jenkintown, PA 19046

ESTATE OF JOSEPH A. LORINCE, late of West Hazleton (died August 31, 2024), Joanne Ciampi and Barbara Bottley, Co-Executrices; Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202

ESTATE OF MARY M. MARCINKO, late of Nanticoke (died May 10, 2024), Rachel Hojnowski-Wasenda, Executrix; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

ESTATE OF CARMELLA M. MARNELL a/k/a Carmella Marnell, late of Hazleton (died August 27, 2024),

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Barry Postupack, Executor; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

ESTATE OF MICHAEL O'BRIEN a/k/a Michael J. O'Brien a/k/a Michael J. O'Brien, Jr., a/k/a Mike O'Brien, late of Pittston (died August 20, 2024), Kevin O'Brien a/k/a Kevin J. O'Brien a/k/a Kevin John O'Brien, Executor; Girard J. Mecadon, Esquire, 363 Laurel Street, Pittston, PA 18640-1719

ESTATE OF THOMAS G. PETTIT, late of Dorrance Township (died September 27, 2022), Mary Ann Pettit, Administratrix; Stacey F. Aciri, Esquire, Steinbacher, Goodall & Yurchak, 273 East Northampton Street, Wilkes-Barre, PA 18702

ESTATE OF DANIEL E. ROEBUCK, late of Wright Township (died September 1, 2022), Danielle Toniatti, Executrix; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF LEO THOMAS ROTHENBECKER, late of Wilkes-Barre (died July 28, 2024), William J. Rothenbecker, Administrator; David J. Harris, Esquire; 67-69 Public Sq., Suite 700, Wilkes-Barre, PA 18701

ESTATE OF LENA SELLANI, late of West Pittston Borough (died September 17, 2024), Susan Hosage, Executrix; Jannell L. Dudick, Esquire, 1043 Wyoming Avenue, Forty Fort, PA 18704

ESTATE OF MICHAEL J. THOREK, late of Jenkins Township (died April 23, 2015), David Thorek, Administrator; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF MARTHA ZALESKI, late of Avoca (died on June 17, 2024), Edward Zaleski, Administrator; Anthony G. Ross, Esquire, Law Offices of Tony Ross, 126 South Main Street, Pittston, PA 18640

### SECOND PUBLICATION

ESTATE OF LORETTA ANTAL a/k/a Loretta C. Antal a/k/a Loretta Clare Antal, late of Pittston Twp. (died June 4, 2024), Kenneth R. Martin, Executor; Landon R. Hodges, Esquire, Steinbacher, Goodall & Yurchak, 243 Second St., P.O. Box 114, Wyalusing, PA 18853

ESTATE OF JOANNE THERESA BAKER a/k/a Joanne Baker a/k/a Joanne T. Baker, late of Swoyersville (died June 29, 2024), Mary Lynn Makar, Executrix; Brenda D. Colbert, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Road, Suite A, Moosic, PA 18507

ESTATE OF JOHN M. BENZ, late of Wilkes-Barre (died August 12, 2024), Mark Soprano, Executor; Carl N. Frank, Esquire Farrell & Frank, 8 West Market Street, Suite 1110 Wilkes-Barre, PA 18701-1801

ESTATE OF JUSTIN B. CHINSHIVA, late of Ashley (died August 6, 2024), John James Chinshiva and Diane Rose Chinshiva, Administrators; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640

ESTATE OF CHRISTINE ANN DAVIS, late of Wilkes-Barre (died July 4, 2024), Edward D. Davis, Administrator; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF VIOLET FLISS a/k/a Violet M. Fliss, late of Dupont (died May 8, 2024), Rita A. Ziobro, Ex-

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- ecutrix; Christopher T. Powell, Jr., Esquire, 4099 Birney Avenue, Moosic, PA 18507
- ESTATE OF BEVERLY A. JOLINE, late of Nescopeck (died August 23, 2024), Tina M. Baucher and Tammy S. Frey, Co-Executors; D. Robert Davidson, Esquire, Hummel, Lewis & Davidson, LLP, 3 East Fifth Street, Bloomsburg, PA 17815
- ESTATE OF DAVID F. KAUFFMAN, late of Butler Twp. (died June 20, 2024), Nancy J. Frederic, Administratrix; Neil W. Yahn, Esquire, JSDC Law Offices, 11 East Chocolate Ave., Suite 300, Hershey, PA 17033
- ESTATE OF ROSE MARIE KAYRISH, late of Swoyersville (died June 9, 2024), Ann Kayrish, Executrix; William F. Burke, Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Avenue, Forty Fort, PA 18704-4237
- ESTATE OF MILDRED LIPOVSKY, late of Edwardsville (died June 23, 2024), Betty Gibbons, Administratrix; Jeffrey A. Yelen, Esquire, Distasio, Kowalski & Yelen, LLC, 15 Public Square, Suite 501, Wilkes-Barre, PA 18701
- ESTATE OF DAWN B. LUCHI, late of Conyngham (died July 13, 2024), Cynthia D. Derr, Executrix; Robert S. Sensky, Esquire, Laputka, Bayless, Ecker & Cohn, P.C., One South Church Street, Suite 301, Hazleton, PA 18201
- ESTATE OF MICHAEL ROBERT MALENOVITCH, late of Hazle Twp. (died August 16, 2024), Kristin Chacko, Administratrix; John F. Kulick, Esquire, Kulick Law Firm LLC, 1701 Wyoming Avenue, Suite 2, Exeter, PA 18643
- ESTATE OF BETTY L. MOORE, late of (died June 7, 2024), Rhonda Kaiser, Executrix; Michael S. Melnic, Esquire, 1695 North Memorial Hwy., Shavertown, PA 18708
- ESTATE OF CLAIRE P. MORRIS a/k/a Claire Morris, late of Dallas (died September 14, 2024), John E. Morris, IV, 535 Jackson Rd., Dallas, PA 18612, Executor
- ESTATE OF JOHN JOSEPH NALEPA, JR., late of Wilkes-Barre (died July 30, 2024), Carolyn Branch, Administratrix; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704
- ESTATE OF MARY A. NEALON a/k/a Mary Nealon, late of Wright Twp. (died May 30, 2024), Dennis Nealon, Administrator CTA; Stacey F. Acri, Esquire, Steinbacher, Goodall & Yurchak, 273 East Northampton Street, Wilkes-Barre, PA 18702
- ESTATE OF THEODORE F. PRIESTASH, JR., late of Wilkes-Barre (died September 19, 2023), Gregory M. Lane, Esquire, 2617 N. 2nd Street, Harrisburg, PA 17110, Administrator
- ESTATE OF CAROL LEE PUCYLOWSKI a/k/a Carol L. Pucylowski, late of Larksville (died August 29, 2024), Jim Donnini, Executor; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706
- ESTATE OF EDMUND O. SICHLER, late of Harvey's Lake Borough (died August 8, 2024), Judy Thomas, Executrix; Comitz Law Firm, LLC, 46 Public Square, Suite 101, Wilkes-Barre, PA 18701
- ESTATE OF JOHN A. SOROSKY, late of Butler Twp. (died November 14, 2023), Tanya M. Sorosky, Per-

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sonal Representative; Nicholas D. Lutz, Cardinal Estate Planning, LLC, 103 W. 9th St., Berwick, PA 18603

ESTATE OF EMMA STASKO, late of Hazle Township (died August 17, 2024), Timothy J. Stasko, Executor; Frank J. Skokoski, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202

ESTATE OF JOHN W. THOMAS, late Plains Township (died May 19, 2024), John A. Thomas, Administrator; Jonathan A. Spohrer, 279 Pierce Street, Kingston, PA 18704

ESTATE OF BARBARA ANN VANDERGRIFT, late of Hazle Twp. (died May 21, 2024), Edwin T. Vandergrift, II, Executor; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF STEPHEN J. WHITMIRE, late of Hunlock Twp. (died May 4, 2024), Jill P. Whitmire, Personal Representative; Nicholas D. Lutz, Cardinal Estate Planning, LLC, 103 W. 9th St., Berwick, PA 18603

ESTATE OF THOMAS E. WIELGOPOLSKI, SR., late of Wilkes-Barre (died April 1, 2023), Mr. Timothy Wielgopolski, Executor; Douglas P. Thomas, Esquire, 345 Wyoming Ave., Suite 200, Scranton, PA 18503

### THIRD PUBLICATION

ESTATE OF RICHARD LOWELL BACHMAN, late of Nanticoke (died July 6, 2023), William D. Bachman, 5 Via Tigra, Rancho Santa Margarita, California 92688, Administrator

ESTATE OF ALICE MARIE BRATLEE, late of Avoca (died May 9, 2024), R. Kent Bratlee, Executor; Leonard A. Sanguedolce, Esquire, 159 South Main Street, Suite One, Pittston, PA 18640

ESTATE OF ROBERT MICHAEL COSTANTINI, late of Jenkins Township (died March 21, 2024), Christopher J. Costantini, Administrator; Koff, Mangan & Gartley, P.C. 1065 Highway 315, Ste. 302, Wilkes-Barre, PA 18702

ESTATE OF GERALD DEMBOWSKI, late of Hunlock Township (died September 1, 2024), Kelby D. Morgan, Executor; Jannell L. Duddick, Esquire, 1043 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF CLARA ELIZABETH DIPPEL a/k/a Beth Dippel, late of Hazleton (died August 18, 2024), Elizabeth Ann Eichfeld and Beth Ellen Brown, Co-Executrices; James A. Schneider, Esquire, William J. Schneider, Esquire, 439 West Broad Street, Hazleton, PA 18201-6106

ESTATE OF KENDRA A. FULLER, late of Plymouth (died August 12, 2024), Joseph G. Mikitka, Executor; David W. Saba, Esquire, 345 Market St., Kingston, PA 18704

ESTATE OF HELEN B. GRIER a/k/a Helen Grier, late of Hazle Township (died September 2, 2024), Carolyn McKinley, Executrix; Joseph D. Ustynoski, Esquire, Ustynoski & Marusak, LLC, 101 W. Broad St., Suite 205, Hazleton, PA 18201

ESTATE OF KATHLEEN JEAN HERCHEL a/k/a Kathleen Herchel a/k/a Kathleen J. Herchel, late of Hazleton (died July 27, 2024), Robert Herchel, Executor; Joseph D. Ustynoski, Esquire, Ustynoski & Marusak, LLC, 101 W. Broad St., Suite 205, Hazleton, PA 18201

ESTATE OF JAMES A. HYDE, JR., late of Nescopeck (died August 14, 2024), James A. Hyde, Executor;

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Brenda R. Hess, Esquire, Gordner, Hess & Reimiller, 133 West Front Street, Berwick, PA 18603

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ESTATE OF ROBERT D. KAPP, late of Wilkes-Barre (died August 9, 2024), Joseph E. Kluger, Executor; Hourigan, Kluger & Quinn, P.C., 600 Third Ave., Kingston, PA 18704

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ESTATE OF THOMAS P. KOPETSKIE, SR., late of Hazleton (died July 12, 2024), Kathleen Roach, Executrix, 37 Hillside Lane, Berwick, PA 18603; Donald G. Karpowich, Esquire, 85 Drasher Road, Drums, PA 18222

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ESTATE OF TODD EDWARD LIGHTNER a/k/a Todd E. Lightner a/k/a Todd Lightner, late of Wapwallopen (died July 5, 2024), Janet L. Lightner, Executrix; Alice T.K. Corba, Esquire, Kepner, Kepner & Corba, P.C. 123 West Front Street, Berwick, PA 18603

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ESTATE OF DOLORES A. LOUGHNANE, late of Warrior Run (died July 30, 2024), Mary Catherine Pettinger and Sylvia Zula, Co-Executrices; John J. Gill, Jr., Esquire, Gallagher, Brennan & Gill, 220 Pierce Street, Kingston, PA 18704-4655

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ESTATE OF ANNA MAY MARKOCH, late of Swoyersville (died August 15, 2024), Michelle Perlowski, 132 Simpson Street, Swoyersville, PA 18704, Administratrix

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ESTATE OF ROBERT J. MATTHEWS, late of Avoca (died September 2, 2024), Elaine R. O'Brien, Executrix; Michael J. Kizis, Esquire, 61 N. Washington St., Wilkes-Barre, PA 18701

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ESTATE OF JAMES F. MEAD, late of Dallas (died July 9, 2024), Michele Carichner, Administratrix; Carlo

A. LaMonica, Esquire, LaMonica Law Firm LLC, 3218 Pittston Avenue, Scranton, PA 18505

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ESTATE OF MARY ANN MOORE, late of Plains Township (died August 22, 2024), Eric Glofka, Executor; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

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ESTATE OF MARYANN REILLY, late of Nescopeck (died December 4, 2023), Robert J. Reilly, Administrator; Job Stepanski, Esquire, Fellerman & Ciarimboli, 183 Market St., Suite 200, Kingston, PA 18704

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ESTATE OF ALEJANDRO ROMAN, JR. a/k/a Alejandro Roman, late of Hazleton (died December 4, 2022), Thaeli Ciprian, Administratrix; Rosenn, Jenkins & Greenwald, LLP, 1065 Highway 315, Suite 200, Wilkes-Barre, PA 18702

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ESTATE OF ROBERT W. SHIVE, late of West Pittston (died March 30, 2024), Dillon Thomas Cason and Griffin Robert Cason, Co-Administrators; Gregory S. Skibitsky, Jr., Esquire, Skibitsky & Molino, 457 North Main Street, Suite 101, Pittston, PA 18640

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ESTATE OF GRACE I. SUDA, late of Butler Township (died July 5, 2024), Janice G. Frank, Executrix; Carl N. Frank, Esquire, Farrell & Frank, 8 W. Market St., Suite 1110, Wilkes-Barre, PA 18701-1801

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ESTATE OF FLORENCE R. WANKO, late of West Pittston (died August 28, 2024), Frank R. Wanko and Mark Wanko, Co-Administrators; Janell L. Dudick, Esquire, 1043 Wyoming Ave., Forty Fort, PA 18704

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ESTATE OF DONALD LEROY WERTS  
a/k/a Donald L. Werts, late of  
Nanticoke (died August 25, 2024),  
Debra Quoos, Executrix; Jonathan  
A. Spohrer, Esquire, 279 Pierce  
Street, Kingston, PA 18704

ESTATE OF LOIS A. YATSKO, late of  
West Wyoming (died August 9,  
2024), Lynn Krogulski, Adminis-  
tratrix; Jonathan A. Spohrer, Es-  
quire, 279 Pierce Street, Kingston,  
PA 18704

ESTATE OF DOLORES W. ZIMMIE,  
late of Kingston (died August 20,  
2024), JoAnn Z. Morris, 652 Rut-  
ter Ave., Kingston, PA 18704,  
Administratrix

COURT OF COMMON PLEAS  
CIVIL DIVISION  
LUZERNE COUNTY

NO: 202111213

Longbridge Financial, LLC  
PLAINTIFF

vs.

Unknown Heirs, Successors,  
Assigns and All Persons, Firms  
or Associations Claiming Right,  
Title or Interest from or under  
Leonard R. Michalski, deceased  
and Gretchen Michalski, known  
heir of Leonard R. Michalski,  
deceased and Lenn Michalski,  
known heir of Leonard R.  
Michalski, deceased

DEFENDANTS

NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY

TO: Unknown Heirs, Successors,  
Assigns and All Persons,  
Firms or Associations Claim-  
ing Right, Title or Interest from  
or under Leonard R. Michal-  
ski, deceased

76 Brader Drive, Wilkes-  
Barre, PA 18705.

Your house (real estate) at: 76  
Brader Drive, Wilkes-Barre, PA  
18705, 73H10NE2014025000, is  
sche-duled to be sold at Sheriff's  
Sale at Luzerne County Court-  
house, 200 North River Street,  
Wilkes-Barre, PA 18711 on De-  
cember 6, 2024 at 10:30 A.M. to  
enforce the court judgment of  
\$137,887.16 obtained by Long-  
bridge Financial, LLC against you.

NOTICE OF OWNER'S RIGHTS  
YOU MAY BE ABLE  
TO PREVENT THIS  
SHERIFF'S SALE

To prevent this Sheriff's Sale  
you must take immediate action:

The sale will be cancelled if  
you pay back to Longbridge Fi-  
nancial, LLC the amount of the  
judgment plus costs or the back  
payments, late charges, costs,  
and reasonable attorneys fees  
due. To find out how much you  
must pay, you may call: (610)  
278-6800.

PLEASE NOTE a Schedule of  
Distribution will be filed by the  
Sheriff on a date specified by the  
Sheriff not later than thirty (30)  
days after sale. Distribution will  
be made in accordance with the  
schedule unless exceptions are  
filed thereto within 20 days after  
the filing of the schedule.

Oct. 4, 11, 18

NOTICE OF FILING ARTICLES  
OF INCORPORATION—  
NON PROFIT CORPORATION

NOTICE IS HEREBY GIVEN  
that Articles of Incorporation  
have been filed with the Com-  
monwealth of Pennsylvania,  
Corporations Bureau, as of Sep-  
tember 23rd, 2023, for the orga-



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nization of a corporation pursuant to 15 Pa. Cons. Stat. §5307. The name of the corporation is:

THE GREATER  
WILKES-BARRE FRIENDLY  
SONS OF ST. PATRICK

The Corporation is a non-profit domestic corporation created under the provisions of the Pennsylvania Non Profit Corporation Law of 1988 for charitable, religious and education purposes

LAW OFFICE OF  
THOMAS A. O'CONNOR, P.C.  
601 Wyoming Avenue  
Kingston, PA 18704

Oct. 11

NOTICE

NOTICE IS HEREBY GIVEN that a Certificate of Organization for a Domestic Limited Liability Company for:

SZ HOLDINGS, LLC has been filed and approved by the Department of State of the Commonwealth of Pennsylvania, Harrisburg, Pennsylvania on August 6, 2024 pursuant to the provisions of the Limited Liability Company Law of the Commonwealth of Pennsylvania, Act of December 1994 (P.L. 703 No. 106).

JOSEPH M. BLAZOSEK,  
ESQUIRE  
341 Wyoming Avenue  
West Pittston, PA 18643

Oct. 11

NOTICE

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. All interested parties are invited to attend the hearing scheduled in this matter on Monday, November 12, 2024 at 1:00 pm at the Luzerne County Courthouse, 200 North River Street, Wilkes Barre, Pennsylvania 18711.

SEAN W. LOGSDON,  
ESQUIRE  
DONALD G. KARPOWICH  
Attorney-at-Law, P.C.  
85 Drasher Road  
Drums, PA 18222

Oct. 11, 18, 25

ACTION TO QUIET TITLE

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

NO. 03272-2024

JUAN A. ORTIZ DE LA ROSA  
Plaintiff

vs.

DONNA INNOCENTI, her heirs,  
executors, administrators,  
successors, assigns, personal  
representatives, grantees,  
trustees, devisees, mortgagees,  
and any other persons  
claiming by, from, under and  
through her

Defendant

NOTICE IS HEREBY GIVEN to Defendant, Donna Innocenti, her heirs, executors, administrators, successors, assigns, personal representatives, grantees, trustees, devisees, mortgagees, and

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any other persons claiming by, from, under and through her:

That on March 14, 2024, Juan A. Ortiz Del La Rosa filed a Complaint Action to Quiet Title in the Court of Common Pleas of Luzerne County, Civil Division, at Docket No. 03272-2024, against you setting forth that he is the owner and claims title in fee simple to the following described pieces or parcels of land situate in the City of Wilkes-Barre, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows:

ALL THAT CERTAIN tract of land with improvements thereon identified as Pin No. 73-I9NE4-011-029-000 and numbered as 68 Spruce Street located in the City of Wilkes-Barre, County of Luzerne, Commonwealth of Pennsylvania, more particularly described as follows:

BEGINNING at a corner in the southeasterly line of Spruce Street in a course, South 71 degrees, 38 feet West, 150 feet from the southwesterly line of McLean Street; THENCE South 18 degrees 22 feet East, same passing through the middle partition wall between dwellings Nos. 66 and 68 Spruce Street, 125 feet to a corner; THENCE South 71 degrees, 38 feet West, 20 feet to a corner; THENCE North 18 degrees 22 feet West, 125 feet to a corner in aforementioned southeasterly line of Spruce Street; THENCE along the southeasterly line of Spruce Street, North 71 degrees, 38 feet East, 20 feet to a point, the point and place of BEGINNING.

Containing 2,500 square feet of land, more or less.

LUZERNE COUNTY PLATE  
NUMBER: 73-14-2-817-D2-9  
LUZERNE COUNTY PROPERTY  
IDENTIFICATION NUMBER:  
I9NE4-011-029

The Court has ordered service of the Complaint to be made upon you by publication.

YOU ARE HEREBY NOTIFIED TO APPEAR AND DEFEND THIS ACTION WITHIN TWENTY (20) DAYS from the publication hereof. If you fail to plead to the Complaint, Judgment will be entered against you, and the Plaintiffs will be decreed the owner in fee simple of the above-described premises. If you wish to defend, you must enter a written appearance personally or by an Attorney and file your defenses or objections in writing to this Court. You are warned that if you fail to do so, the case may proceed without you and that Judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

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

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)

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- 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.  
33 la Calle Main del Norte  
Oficina 200  
Pittston, PA 18640  
(570) 299-4100  
(855) 236-6405  
(Llamada gratuita)  
(570) 824-0001 (fax)

- or -  
101 la Calle Broad del Oeste  
Oficina 713  
Hazleton, PA 18201  
(570) 455-9512  
(877) 515-7628  
(Llamada gratuita)  
(570) 455-3625 (fax)  
PATRICK A. KANE III,  
ESQUIRE  
Counsel for Plaintiff  
960 Scranton/  
Carbondale Hwy.  
Archbald, PA 18403  
(570) 876-6900  
(telephone)  
(570) 704-3300 (fax)  
pkane@4palaw.com  
(email)

Oct. 11

ARTICLES OF  
INCORPORATION

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

SCER, Inc.  
on September 30, 2024. The said  
corporation has been incorpo-

rated under the provisions of the  
Business Corporation Law of  
1988 of the Commonwealth of  
Pennsylvania.

McNEES WALLACE &  
NURICK LLC  
Attorneys at Law  
100 Pine Street  
Harrisburg, PA 17101

Oct. 11

COURT OF COMMON PLEAS  
LUZERNE COUNTY, PA  
CIVIL ACTION—LAW

NO. 2024-03872

NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE

HB1 ALTERNATIVE  
HOLDINGS, LLC

Plaintiff

v.

JUDITH ROSENBERG IN HER  
CAPACITY AS HEIR OF  
KATHLEEN SCHLICHTING;  
UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS AND  
ALL PERSONS, FIRMS OR  
ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST  
FROM OR UNDER  
KATHLEEN SCHLICHTING

Defendants

COMPLAINT IN  
MORTGAGE FORECLOSURE

To: UNKNOWN HEIRS, SUCCE-  
SSORS, ASSIGNS AND ALL  
PERSONS, FIRMS OR ASSO-  
CIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM  
OR UNDER KATHLEEN  
SCHLICHTING Defendant(s),  
104 FOX HOLLOW DR., UNIT  
305, DRUMS, PA 18222

THE LUZERNE LEGAL REGISTER

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You are hereby notified that Plaintiff, HB1 ALTERNATIVE HOLDINGS, LLC, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of LUZERNE County, PA docketed to No. 2024-03872, seeking to foreclose the mortgage secured on your property located, 104 FOX HOLLOW DR., UNIT 305, DRUMS, PA 18222.

NOTICE

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

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

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH THE 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

- 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.

33 la Calle Main del Norte

Oficina 200

Pittston, PA 18640

(570) 299-4100

(855) 236-6405

Llamada gratuita

(570) 824-0001 Fax

- or -

101 la Calle Broad del Oeste

Oficina 713

Hazleton, PA 18201

(570) 455-9512

(877) 515-7628

Llamada gratuita

(570) 455-3625 Fax

TROY FREEDMAN,

ESQUIRE

ID No. 85165

ROBERTSON, ANSCHUTZ,

SCHNEID, CRANE &

PARTNERS, PLLC

A Florida professional limited liability company

Attorneys for Plaintiff

133 Gaither Drive

Suite F

Mt. Laurel, NJ 08054

(855) 225-6906

Oct. 11

THE LUZERNE LEGAL REGISTER

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IN THE COURT OF COMMON  
PLEAS OF LUZERNE COUNTY,  
PENNSYLVANIA

IN RE: CONDEMNATION BY  
THE COMMONWEALTH OF  
PENNSYLVANIA, DEPARTMENT  
OF TRANSPORTATION, OF THE  
RIGHT-OF-WAY FOR STATE  
ROUTE 1013, SECTION P61  
EMINENT DOMAIN  
PROCEEDING IN THE  
BOROUGH OF LUZERNE

NO. 202410674 TERM

EMINENT DOMAIN  
PROCEEDING IN REM

NOTICE OF CONDEMNATION  
AND DEPOSIT OF ESTIMATED  
JUST COMPENSATION

NOTICE IS HEREBY GIVEN that the Commonwealth of Pennsylvania, by the Secretary of Transportation, whose address is the Commonwealth of Pennsylvania, Department of Transportation, Office of Chief Counsel, Real Property Division, Commonwealth Keystone Building, Harrisburg, Pennsylvania 17120, pursuant to the provisions of Section 2003(e) of the Administrative Code of 1929, P.L. 177, 71 P.S. 513(e), as amended, has filed on October 3, 2024 a Declaration of Taking to the above term and number, condemning the property shown on the plans of the parcels listed on the Schedule of Property Condemned which have been recorded in the Recorder's Office of the above county at the places

indicated on the said schedule. The name(s) of the owner(s) of the property interest(s) condemned is (are) also shown on the aforesaid Schedule. The Secretary of Transportation, on behalf of himself/herself and the Governor has approved the within condemnation by signing on July 3, 2024 a plan entitled Commonwealth of Pennsylvania, Department of Transportation, Drawing Authorizing Acquisition of Right of Way for SR1013 Sec P61 R/W in Luzerne County, a copy of which plan was recorded in the Recorder's Office of the aforesaid county on July 31, 2024 in Luzerne County, in Instrument No: 202440471.

The purpose of the condemnation is to Repair the structure.

Plans showing the property condemned from the parcels listed on the Schedule of Property Condemned have been recorded in the aforesaid Recorder's Office at the places indicated on the Schedule, where they are available for inspection. The Property Interest thereby condemned is designated on the Declaration of Taking heretofore filed. The Commonwealth of Pennsylvania is not required to post security, inasmuch as it has the power of taxation.

Because the identity or the whereabouts of the condemnee(s) listed below is (are) unknown or for other reasons he (they) cannot be served, this notice is hereby published in accordance with Section 305(b) of the Eminent Domain Code (26 Pa.C.S. §305(b)).

THE LUZERNE LEGAL REGISTER

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Claim No.; Parcel No.; Name;  
Address.

400107000; 1; Patrick J. Con-  
nolly and Agnes A. Connolly  
(deceased); unknown.

The power or right of the Sec-  
retary of Transportation of the  
Commonwealth of Pennsylvania  
to appropriate the property con-  
demned, the procedure followed  
by the Secretary of Transporta-  
tion or the Declaration of Taking  
may be challenged by filing pre-  
liminary objections within thirty  
(30) days of the date of this no-  
tice.

FURTHERMORE, NOTICE IS  
GIVEN THAT the Commonwealth  
of Pennsylvania, Department of  
Transportation, pursuant to Sec-  
tion 522 of the Eminent Domain  
Code (26 Pa.C.S. §522), will, at  
the end of the above-referenced  
thirty (30) day time period within  
which to file preliminary objec-  
tions to the Declaration of Tak-  
ing, present a petition to the  
Court of Common Pleas of the  
above county to deposit into  
court the just compensation esti-  
mated by the Commonwealth to  
be due all parties in interest for

damages sustained as the result  
of the condemnation of the prop-  
erty herein involved.

The petition to deposit esti-  
mated just compensation may  
not be presented to the court if  
the owner(s) of the property  
herein involved inform the Dis-  
trict Right-of-Way Administrator  
of the District noted below of  
their existence and/or where-  
abouts prior to the expiration of  
the noted period. After estimated  
just compensation has been de-  
posited into court, the said mon-  
ies may be withdrawn by the  
persons entitled thereto only  
upon petition to the court. If no  
petition is presented within a  
period of six years of the date of  
payment into court, the court  
shall order the fund or any bal-  
ance remaining to be paid to the  
Commonwealth without escheat.

Ralph Del Rosso  
District Right-of-Way  
Administrator  
Engineering District 4-0  
Pennsylvania Department  
of Transportation

Oct. 11

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E  
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V  
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R**    **TO:**

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**PERIODICAL PUBLICATION**

**\* Dated Material. Do Not Delay. Please Deliver Before Tuesday, October 15, 2024**