

# The Luzerne Legal Register

---

**Established 1872**

**(Cite Vol. 114 Luz. Reg. Reports)**

---

**VOL. 114**

**Wilkes-Barre, PA, Friday, June 28, 2024**

**No. 26A**

---

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

---

**Price \$125 Per Year**

**Single Copies \$3.00**

---

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

---



(USPS 322-840)

PUBLISHED WEEKLY BY

The Wilkes-Barre Law and Library Association

---

THE LUZERNE LEGAL REGISTER

---

**DECEDENTS' ESTATES**

Notice is hereby given that letters testamentary or of administration have been granted in the following estates. All persons indebted to said estates are required to make payment and those having claims or demands to present the same without delay to the administrators or executors named or their attorneys

**FIRST PUBLICATION**

ESTATE OF PETER BELLANCO, late of Jenkins Township (died March 6, 2024), Anthony Bellanco, Administrator; Job Stepanski, Esquire, Fellerman & Ciarimboli, 183 Market Street, Suite 200, Kingston, PA 18704

ESTATE OF MARY ALICE BOBBIN, late of West Wyoming (died April 13, 2024), Alice Jean Lewis, Executrix; Megan P. Maguire, Esquire, 590 Rutter Ave., Kingston, PA 18704

ESTATE OF RITA MARY BOBIN a/k/a Rita M. Bobin a/k/a Rita M. Budnar Bobin, late of Bear Creek (died March 21, 2024), Melanie Kiger, Executrix; Stephen B. Killian, Esquire, 575 Pierce Street, Suite 303, Kingston, PA 18704

ESTATE OF FRANK BONICK a/k/a Francis J. Bonick a/k/a Francis Joseph Bonick, late of Wilkes-Barre (died October 23, 2023), Sharon Williams, Administratrix; Frank J. Hoegen, Esquire, 152 South Franklin Street, Wilkes-Barre, PA 18701

ESTATE OF BEVERLY J. BROBST, late of Trucksville (died April 11, 2024), Tauna Thomas, Personal Representative; Law Offices of Bernard Walter, 1674 Memorial Hwy., Shavertown, PA 18708

ESTATE OF ANNA BUTCHKO a/k/a Anne Butchko a/k/a Ann Butchko a/k/a Anna Anne Butchko, late of Wilkes-Barre (died April 5, 2024), Barbara Rogers and Lesley Rogers-Tereska, Administrators; Patrick J. Aregood, Esquire, 1218 South Main Street, Hanover Township, PA 18706

ESTATE OF ANNA MAE COONS, late of Drums (died February 29, 2024), Ruth Ann Polashenski, Executrix; Hiscox & Musto, 400 Third Avenue, Suite 201, Kingston, PA 18704

ESTATE OF MAUREEN C. FEDDOCK a/k/a Maureen Feddock, late of Wilkes-Barre (died June 10, 2023), George Visco, Jr., Administrator; Frank J. Hoegen, Esquire, 152 South Franklin Street, Wilkes-Barre, PA 18701

ESTATE OF SUSAN MARIE GREY a/k/a Susan M. Grey a/k/a Susan Grey, late of Duryea (died December 18, 2023), John Paul Grey, Administrator; Brenda D. Colbert, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Road, Suite A, Moosic, PA 18507

ESTATE OF LAWRENCE KIWAK a/k/a Lawrence Frank Kiwak, late of Swoyersville (died May 23, 2024), Joann Kiwak, Administratrix; Frank J. Aritz, Esquire, 23 West Walnut Street, Kingston, PA 18704

ESTATE OF FRANK A. KOHUT a/k/a Frank Kohut a/k/a Butch Kohut, late of Pittston (died May 29, 2024), Bruce K. Anders, Executor; Anders Law Offices, 1170 Highway 315, Suite 2, Plains, PA 18702

ESTATE OF MARYANN KOPEN, late of Forty Fort (died May 19, 2024), Pamela Kopen, 160 Lathrop St., Kingston, PA 18704, Executrix

## THE LUZERNE LEGAL REGISTER

---

ESTATE OF LEO FRANK NOWAK, JR. a/k/a Leo Frank Nowak, late of Wilkes-Barre (died August 4, 2023), Amy E. Nowak-Vieney, Executrix; Rosenn, Jenkins & Greenwald, LLP, 1065 Highway 315, Suite 200, Wilkes-Barre, PA 18702

---

ESTATE OF JOSEPH A. PETRASEK, late of Luzerne (died May 22, 2024), Maureen A. Petrasek, Executrix; Robert V. Davison, Esquire, New Bridge Center, 480 Pierce St., Suite 216, Kingston, PA 18704

---

ESTATE OF ROBERT T. POINTON, late of Swoyersville (died May 11, 2024), Robert A. Pointon and Richard F. Pointon, Co-Executors; Frank J. Aritz, Esquire, 23 West Walnut Street, Kingston, PA 18704

---

ESTATE OF RICHARD W. ROBINS, SR., late of Wilkes-Barre (died November 6, 2023), Judy Robins, Administratrix; Law Offices of Bernard Walter, 1674 Memorial Hwy., Shavertown, PA 18708

---

ESTATE OF MARK CHRISTOPHER ROSTKOWSKI a/k/a Mark C. Rostkowski, late of Duryea (died April 10, 2024), Deborah A. Pesta, Administratrix; Kevin R. Grebas, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Road, Suite A, Moosic, PA 18507

---

ESTATE OF JOSEPHINE RUBINO, late of Jenkins Township (died May 7, 2024), Christina Medico, Executrix; Comitz Law Firm, LLC, 46 Public Square, Suite 101, Wilkes-Barre, PA 18701

---

ESTATE OF DOROTHY D. TRUMBOWER a/k/a Dorothy E. Dale, late of Union Twp. (died April 28, 2024), Britt Trumbower, Executrix; Stacey F. Acri, Esquire, Steinbacher, Goodall & Yurchak, 273 East Northampton Street, Wilkes-Barre, PA 18702

ESTATE OF WILLIAM EARL YEOMANS a/k/a Bill Yeomans, late of West Pittston (died June 10, 2023), George Visco, Jr., Administrator; Frank J. Hoegen, Esquire, 152 South Franklin Street, Wilkes-Barre, PA 18701

### SECOND PUBLICATION

ESTATE OF LORETTA BLESSNER APPLEBY a/k/a Loretta A. Appleby, late of Dallas Borough (died March 3, 2024), Robert Appleby, Administrator; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

---

ESTATE OF MARION C. BALDO a/k/a Marion Carol Baldo, late of West Wyoming (died April 21, 2024), Magdalyn Baldo Cosgrove and Nancy Vaxmonsky, Executrices; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

---

ESTATE OF MARY C. BARAN, late of Forty Fort (died May 2, 2024), Conrad Shellock, Executor; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

---

ESTATE OF NICHOLAS CLAYTON BENKO a/k/a Nicholas C. Benko, late of Freeland (died April 13, 2024), Christopher M. Benko, Administrator; Robert S. Sensky, Esquire, Laputka, Bayless, Ecker & Cohn, P.C., One South Church Street, Suite 301, Hazleton, PA 18201

---

ESTATE OF GAIL V. BOTTACAVOLA, late of Mountain Top (died October 9, 2022), Michelle Coyne, Executrix; Donald G. Karpowich, Esquire, 85 Drasher Road, Drums, PA 18222

---

ESTATE OF ADAM L. HAUZE, III, late of Mountain Top (died October 9, 2022), Adam L. Hauze, IV, Execu-

## THE LUZERNE LEGAL REGISTER

---

tor; Rebecca L. Warren, Esquire, P.O. Box 235, Beaver Meadows, PA 18216

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

ESTATE OF BERNARD T. LAMONT, late of Wilkes-Barre (died March 20, 2024), Linda Lamont, Administratrix; Catherine R. O'Donnell, Esquire, O'Donnell Law Offices, 267 Wyoming Ave., Kingston, PA 18704

ESTATE OF JOSEPH A. PETRASEK, late of Luzerne Borough (died May 22, 2024), Maureen A. Petrasek, Executrix; Robert V. Davison, Esquire, New Bridge Center, 480 Pierce Street, Suite 216, Kingston, PA 18704

ESTATE OF ARTHUR H. LONG a/k/a Arthur Long, late of Mountain Top (died October 26, 2023), David A. Long, Executor; Rebecca L. Warren, Esquire, P.O. Box 235, Beaver Meadows, PA 18216

ESTATE OF DORIS PEZZNER, late of Wilkes-Barre (died May 31, 2024), Jonathan Blum, Executor; Jonathan Blum, Esquire, 297-299 Pierce Street, Kingston, PA 18704

ESTATE OF IRENE LONG, late of Mountain Top (died January 18, 2024), David A. Long, Executor; Rebecca L. Warren, Esquire, P.O. Box 235, Beaver Meadows, PA 18216

ESTATE OF IRENE L. SAMUELS a/k/a Irene Louise Samuels, late of Larksville Borough (died May 12, 2024), Klint E. Samuels, Administrator; Frank J. Aritz, Esquire, 23 West Walnut Street, Kingston, PA 18704

ESTATE OF KATHLEEN MARY MASULIS a/k/a Kathleen M. Masulis a/k/a Kathleen Masulis a/k/a Kathy Masulis, late of Pittston City (died April 13, 2024), William Gordon Finn, Executor; Angela F. Stevens, Esquire, 400 Third Avenue, Suite 101, Kingston, PA 18704

ESTATE OF JANE ANN SOBOTA, late of Forty Fort (died June 1, 2024), Marsha Ann Basco, Executrix; Jonathan A. Spohrer, Esquire, 279 Pierce Street, Kingston, PA 18704

### THIRD PUBLICATION

ESTATE OF EVELYN ORLOV, late of Wilkes-Barre (died April 29, 2024), Janice M. Orlov, Executrix; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

ESTATE OF FAYE BEAIL, late of Plymouth Twp. (died May 9, 2024), Martin Beail, Personal Representative; Law Offices of Bernard Walter, 1674 Memorial Hwy., Shavertown, PA 18708

ESTATE OF WILLIAM F. ORR, late of Sugarloaf Township (died April 18, 2024), Michele E. Lincalis, Executrix; Kevin R. Grebas, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Road, Suite A, Moosic, PA 18507

ESTATE OF GREGORY A. BELLETIERE, late of Hazleton (died May 8, 2024), Jean Ann Belletiere, Executrix; Alexis C. Falvello, Esquire, The Falvello Law Firm, P.C., 641 State Route 93, Sugarloaf, PA 18249

ESTATE OF DANIEL A. PETERS, late of Wilkes-Barre (died February 15, 2024), Tracey L. Peters-Murray,

ESTATE OF PAUL BERDY, late of Wilkes-Barre (died May 3, 2024), Leonard Berdy, Executor; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

## THE LUZERNE LEGAL REGISTER

---

- ESTATE OF ANN ELIZABETH BERRINI, late of Wilkes-Barre (died April 25, 2024), Dominick Berrini, Administrator; Alexander B. Russin, Esquire, 1516 Wyoming Avenue, Forty Fort, PA 18704
- ESTATE OF EUGENE R. DIEHL, late of Butler Township (died April 26, 2024), Bradley Diehl, Administrator; Alexander B. Russin, Esquire, 1516 Wyoming Avenue, Forty Fort, PA 18704
- ESTATE OF LINDA ANN EROH, late of Hollenback Township (died January 8, 2024), Daren Eroh, Executor; Robert A. Bull, Esquire, Law Offices of Bull & Bull, LLC, 106 Market Street, Berwick, PA 18603
- ESTATE OF IDA F. GALLAGHER a/k/a Ida Gallagher, late of Hazle Township (died May 10, 2024), William J. Gallagher, Executor; Joseph D. Ustynoski, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201
- ESTATE OF MARGARET M. GRAHAM a/k/a Margaret Mary Graham, late of Freeland (died May 4, 2024), Joan E. Boyle, Executrix; Alexis C. Falvello, Esquire, The Falvello Law Firm, P.C., 641 State Route 93, Sugarloaf, PA 18249
- ESTATE OF SARAH ANN HARRIS a/k/a Sally Ann Harris a/k/a Sally Harris, late of Plains Township (died May 8, 2024), Helen Hobbis, Executrix; Joseph R. Lohin, Esquire, Lohin Law Offices, LLC, 101 Bryce Lane, Apt. 453, King of Prussia, PA 19406
- ESTATE OF JAMES R. HUTCHISON a/k/a James Robert Hutchison, late of Hazle Township (died March 4, 2024), Mary Ann Hutchison, Executrix; William J. Schneider, Esquire, James A. Schneider, Esquire, 439 West Broad Street, Hazleton, PA 18201-6106
- ESTATE OF JOYCE ANN KEHLER, late of Harveys Lake (died November 1, 2023), Joyce A. Coolbaugh, Executrix; Alexander B. Russin, Esquire, 1516 Wyoming Avenue, Forty Fort, PA 18704
- ESTATE OF CARL KUTZ, late of Wilkes-Barre (died April 26, 2024), Jerome Kutz, Administrator; Angela F. Stevens, Esquire, 400 Third Avenue, Suite 101, Kingston, PA 18704
- ESTATE OF ETTORE JOHN LIPPI a/k/a Ettore J. Lippi, late of Kingston (died May 28, 2024), Gary Lippi, Executor; Stephen J. Fendler, Esquire, Comitiz Law Firm, LLC, 46 Public Square, Suite 101, Wilkes-Barre, PA 18701
- ESTATE OF ROSE ELAINE MARESCA a/k/a Rose Maresca, late of Sugarloaf Twp. (died April 20, 2024), Harsh Gandhi, Executor; Conrad A. Falvello, Esquire, The Falvello Law Firm, P.C., 641 State Route 93, Sugarloaf, PA 18249
- ESTATE OF CECELIA M. McNEW, late of Wilkes-Barre (died July 7, 2010), Jason Donald McNew, Administrator; Kevin M. Walsh, Esquire, 297-299 Pierce Street, Kingston, PA 18704
- ESTATE OF JAMES W. ROSENSTEEL, JR., late of Plymouth (died April 23, 2024), James W. Rosensteel, III, Administrator; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706
- ESTATE OF RONALD STELLA, late of Plains Township (died May 5,

THE LUZERNE LEGAL REGISTER

2024), Eilleen Armas, Personal Representative; Law Offices of Bernard Walter, 1674 Memorial Hwy., Shavertown, PA 18708

ESTATE OF DAVID SULT a/k/a David H. Sult a/k/a David Headly Sult, late of Wilkes-Barre (died November 8, 2023), Donald Sult, Administrator; Charles A. Rado, Esquire, 411 Jefferson Ave., Scranton, PA 18510

ESTATE OF RICHARD WENGRZYNEK, late of Mountain Top (died May 5, 2022), Dennis Wengrzynek, Executor; Raymond A. Hassey, Esquire, 304 Wilkes-Barre Township Blvd., Wilkes-Barre, PA 18702

ESTATE OF JOHN J. YANOCHKO, JR. a/k/a John J. Yanochko a/k/a John Yanochko, late of Foster Township (died April 27, 2024), Mary Welshko and Thomas Yanochko, Executors; Peter O'Donnell, Esquire, 305 South Church Street, Suite 175, Hazleton, PA 18201

NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE

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

NO. 202210824

NEWREZ LLC d/b/a  
SHELLPOINT  
MORTGAGE SERVICING  
Plaintiff

v.

MARK KOPICKI, IN HIS  
CAPACITY AS HEIR OF  
JOHN P. KOPICKI et al.  
Defendants

COMPLAINT IN  
MORTGAGE FORECLOSURE

To: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS, CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN P. KOPICKI, Defendant(s), 262 ZERBY AVE., KINGSTON, PA 18704

You are hereby notified that Plaintiff, NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING, 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. 202210824, seeking to foreclose the mortgage secured on your property located, 262 ZERBY AVE., KINGSTON, PA 18704.

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.

THE LUZERNE LEGAL REGISTER

---

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

June 28

NOTICE

---

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

JRA INDUSTRIES, INC.  
pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988.

ROBERT S. SENSKY,  
ESQUIRE  
LAPUTKA, BAYLESS, ECKER  
& COHN, P.C.

One South Church Street  
Suite 301  
Hazleton, PA 18201

June 28

ACTION TO QUIET TITLE

---

IN THE COURT OF COMMON  
PLEAS OF LUZERNE COUNTY

---

No. 03440 of 2023

---

DENNIS J. RUTOWICZ  
Plaintiff

vs.

INVESTOR FORUM  
GROUP, LLC  
Defendant

## THE LUZERNE LEGAL REGISTER

### NOTICE

NOTICE IS HEREBY GIVEN to Defendant, Investor Forum Group, LLC (“Defendant”), that on March 24, 2023, Plaintiff, Dennis J. Rutowicz (“Plaintiff”), commenced an Action to Quiet Title, filed to No. 03440 of 2023, in the Court of Common Pleas of Luzerne County. Plaintiff has set forth that Plaintiff is the owner of certain real property situate at 1206 Grove Street, Duryea Borough, Luzerne County, Pennsylvania, identified as Property Identification Number: 14-D12NE3-011-011-000.

NOTICE IS ALSO HEREBY GIVEN to Defendant that the Court has fixed Monday, August 12, 2024, at 1 p.m., in the Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, Pennsylvania, as the time and place for the Hearing on the Complaint filed in this matter, when and where all parties interested may appear and show cause, if any, why the relief requested by Plaintiff should not be granted.

On May 23, 2024, the Court of Common Pleas of Luzerne County had ordered service of the Complaint be made by publication. You are hereby requested to take action within twenty (20) days after the date of publication. If you fail to plead, judgment may be entered against you and Plaintiff will be decreed to be the owner of said real property.

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.

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



THE LUZERNE LEGAL REGISTER

---

- or -  
101 la Calle Broad del Oeste  
Oficina 713  
Hazleton, PA 18201  
(570) 455-9512  
(877) 515-7628  
Llamada gratuita  
(570) 455-3625 Fax

June 28

NOTICE OF COURT-ORDERED  
VEHICLE TITLE TRANSFER

In the matter of Case Number 202404757, the Luzerne Court of Common Pleas has ordered the transfer of title for the following vehicle:

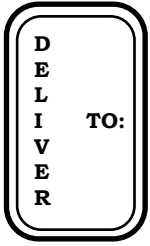
Make: Dodge; Model: Coronet;  
Year: 1969; VIN: WH23F9A30-6374.

Pursuant to the court's order, notice is hereby given that title to the above-described vehicle shall be transferred to Zachary G. Litras in accordance with the terms of the court order dated April 26, 2024.

Any person having a claim against this transfer must appear at the Luzerne County Court of Common Pleas located at 200 N. River St., Wilkes-Barre, PA 18711 on July 8, 2024 at 1:00 P.M. Failure to appear at the specified time may result in the court proceeding with the transfer as ordered.

For further information, contact: Z.Litras, decontrol215@gmail.com.

June 28



---

---

**PERIODICAL PUBLICATION**

\* Dated Material. Do Not Delay. Please Deliver Before Monday, July 1, 2024