

The Luzerne Legal Register

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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 TIMOTHY DAVID BOZEK, II, late of Pittston (died May 6, 2023), Tyler Bozek, Administrator; David W. Saba, Esquire, 345 Market St., Kingston, PA 18704

ESTATE OF JAMES K. BROWN, late of Kingston Township (died July 18, 2023), Rebecca Lynn Issacs, Executrix; Elliot B. Edley, Esquire, 37 N. River Street, Wilkes-Barre, PA 18702

ESTATE OF ARLINE A. DELEMAN a/k/a Arline Deleman, late of Wilkes-Barre Township (died June 14, 2022), MaryAnn McGowan, Administratrix; John A. Bednarz, Jr., Esquire, P.O. Box 131, Dallas, PA 18612

ESTATE OF JANIECE DeMURO, late of Wilkes-Barre (died June 24, 2023), Mark Puterbaugh, Administrator; John J. Terrana, Esquire, 400 Third Ave., Suite 216, Kingston, PA 18704

ESTATE OF ROBERT J. EGAN, SR., late of Hanover Township (died June 25, 2023), Michael Egan, Executor; Law Offices of Bernard Walter, 1674 Memorial Hwy., Shavertown, PA 18708

ESTATE OF WILLIAM C. EVANS a/k/a William Clark Evans, late of New Columbus (died June 11,

2023), Jennifer M. Naugle, Executrix; Robert A. Bull, Esquire, Law Offices of Bull & Bull, LLP, 106 Market Street, Berwick, PA 18603

ESTATE OF BARBARA A. FALCONE, late of Hazleton (died June 26, 2023), John M. Natt, Executor; Edward P. McNelis, Esquire, P.O. Box 802, Conyngham, PA 18219

ESTATE OF JOAN CAROL GIARDINA a/k/a Joan C. Giardina, late of Pittston (died April 28, 2023), Charlene Krawchuk, Executrix; Samuel A. Falcone, Esquire, 900 Rutter Ave., Suite 24, Forty Fort, PA 18704

ESTATE OF MILDRED E. KRZYWICKI a/k/a Mildred Elsie Krzywicki a/k/a Mildred Krzywicki, late of West Hazleton (died June 29, 2023), Joseph Straw, Executor; Frank J. Skokoski, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202

ESTATE OF MICHAEL P. LALLY, JR., late of Plains Twp. (died March 24, 2023), George M. Nikolaou, Administrator; Nikolaou Law Offices, 166 Allendale Road, King of Prussia, PA 19406

ESTATE OF GERALD J. LOUGHNEY a/k/a Gerald John Loughney a/k/a Gerald Loughney, late of Exeter (died June 23, 2023), Christopher Loughney, Executor; Girard J. Mecadon, Esquire, 363 Laurel St., Pittston, PA 18640

ESTATE OF BETH MORAN, late of Forty Fort (died June 27, 2023), Jason Paley, Executor; Mey & Sulla, LLP, 1144 East Drinker Street, Dunmore, PA 18512

ESTATE OF DAVID D. MUNDIE, late of Butler Township (died April 3, 2023), Krista E. Eveland, Execu-

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trix; Alexis C. Falvello, Esquire, The Falvello Law Firm, P.C., 641 State Route 93, Sugarloaf, PA 18249

ESTATE OF CHARLES J. PALMENTERE, late of Dallas (died December 15, 2022), Michael Conti, Executor; David W. Saba, Esquire, 345 Market St., Kingston, PA 18704

ESTATE OF CATHERINE PASCUCCI, late of Plains Township (died April 4, 2023), Andrew Pascucci, Administrator; Mey & Sulla, LLP, 1144 East Drinker Street, Dunmore, PA 18512

ESTATE OF WILLIAM SHERIDAN, late of West Pittston (died May 23, 2023), Susan Granlund, Executrix; Joseph D. Burke, Jr., Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Avenue, Forty Fort, PA 18704-4237

ESTATE OF ANDREW J. SOLTIS, late of Hazle Township (died April 6, 2023), Heather Lynn Soltis, Executrix; James A. O'Connor, Esquire, O'Connor Law, 608 West Oak St., P.O. Box 201, Frackville, PA 17931

ESTATE OF JOHN H. STOUT, late of Jenkins Township (died June 20, 2023), Robert Jones, Executor; Biagio V. Musto, II, Esquire, 171 William St., Pittston, PA 18640-1719

ESTATE OF JOHN A. SYSAK, late of Plains Township (died June 20, 2023), John R. Sysak, Executor; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF ROSEANNE T. WARNER, late of Butler Township (died May 23, 2023), Kenneth J. Warner, Executor; The Seach Law Offices, 466 State Route 93, Sugarloaf, PA 18249

SECOND PUBLICATION

ESTATE OF JOSEPH J. ANDRASCavage, SR. a/k/a Joseph J. Andrascavage, late of Wilkes-Barre Twp. (died June 2, 2023), Gary J. Andrascavage, Executor; Matthew P. Kelly, Esquire, 400 Third Ave., Suite 205, Kingston, PA 18704

ESTATE OF ZACHARY P. BRYK, late of Dupont (died January 30, 2023), Amanda Bryk, Executrix; Leonard A. Sanguedolce, Esquire, 159 South Main Street, Suite One, Pittston, PA 18640

ESTATE OF MARGARET E. CABLE, late of Kingston Twp. (died April 27, 2023), James David Shepherd, Executor; Patrick N. Coleman, Esquire, Tellie & Coleman, P.C., 310 East Drinker St., Dunmore, PA 18512

ESTATE OF BRINLEY J. DEMPSKI, late of Pringle (died June 2, 2023), Beverly Dempski and Brinley J. Dempski, Jr., Co-Executors; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF THERESA MARY DENT a/k/a Theresa M. Dent, late of Salem Township (died June 16, 2023), Jeffrey Jay Dent, Executor; Kevin Tanribilir, Esquire, 701 East Front Street, Berwick, PA 18603

ESTATE OF LOTTIE ELEANOR EVERETT a/k/a Lottie Everett, late of Kingston (died June 11, 2023), Jean Marie Moses, Executrix; John P. Rodgers, Esquire, 1170 Highway 315, Suite 1, Plains, PA 18702

ESTATE OF HARRY JOHN FITSER, late of Hanover Township (died June 30, 2023), Connie Little, Administratrix; Steven J. Fendler, Esquire, Comitiz Law Firm, LLC, 46 Public Sq., Suite 101, Wilkes-Barre, PA 18701

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- ESTATE OF JOSEPH M. FUREDI a/k/a Joseph Furedi, late of Hazleton (died June 5, 2023), Brian M. Furedi, Administrator CTA; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201
- ESTATE OF KAREN JILL IIDA a/k/a Karen J. Iida, late of Lehman Township (died July 2, 2023), Michelle Frederick, Executrix; Jonathan A. Spohrer, Esquire, 279 Pierce St., Kingston, PA 18704
- ESTATE OF LILLIAN M. JUNAS, late of Hazleton (died December 11, 2020), Dorothy Begalka Lewis, Kathryn Begalka Kurtenbahr and Keith Junas, Executors; Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202
- ESTATE OF RICHARD J. KOMISHOCK, late of Freeland (died May 8, 2023), Ronald Komishock, Administrator; James A. Schneider, Esquire, William J. Schneider, Esquire, 439 West Broad Street, Hazleton, PA 18201-6106
- ESTATE OF NEIL P. MACIJCZAK, late of Ashley (died February 3, 2020), Brenda L. Macijczak, Administratrix; Ralph J. Johnston, Jr., Esquire, 250 Pierce St., Suite 308, Kingston, PA 18704
- ESTATE OF GERTRUDE E. MARIANO a/k/a Trudy S. Mariano, late of Hazleton (died May 30, 2023), Lucas F. Mariano, Nathan N. Mariano and Matthew J. Mariano, Co-Executors; William J. Schneider, Esquire, James A. Schneider, Esquire, 439 West Broad Street, Hazleton, PA 18201-6106
- ESTATE OF ROBERT T. METCALF, JR., late of Hanover Township (died February 16, 2023), Norma Metcalf and Robert T. Metcalf, Sr., Co-Administrators; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706
- ESTATE OF RACHEL W. REGALIS a/k/a Rachel Regalis, late of Plymouth Twp. (died June 10, 2023), Robert Regalis, Executor; Stephen B. Killian, Esquire, 575 Pierce Street, Suite, 303, Kingston, PA, 18704
- ESTATE OF EDWARD SHERRILL, late of Wilkes-Barre (died May 2, 2023), Anne Marie Reese, Executrix; Law Offices of Bernard Walter, 1674 Memorial Hwy., Shavertown, PA 18708
- ESTATE OF ROSE MARIE STRAVINSKY, late of Dallas (died June 11, 2023), Benjamin Stravinsky, Executor; John K. Lisman, Esquire, 152 South Franklin, St., Wilkes-Barre, PA 18701
- ESTATE OF CAROL A. URBAN a/k/a Carol Ann Urban a/k/a Carol K. Urban a/k/a Carol Urban, late of Kingston (died July 6, 2023), David C. Urban, Executor; Thomas A. O'Connor, Esquire, Law Office of Thomas A. O'Connor, P.C., 601 Wyoming Ave., Kingston, PA 18704
- ESTATE OF JANA WROBLEWSKI, late of Hazleton (died June 22, 2023), Paul Wroblewski, Administrator; Peter O'Donnell, Esquire, 305 South Church St., Suite 175, Hazleton, PA 18201

THIRD PUBLICATION

ESTATE OF JEAN BALL, late of Wilkes-Barre (died March 11, 2023), Jennifer Castillo, Administratrix; Stephen B. Killian, Esquire, 575 Pierce Street, Suite 303, Kingston, PA 18704

ESTATE OF WILLIAM J. BALL, late of Mountain Top (died June 18, 2021), Anne Marie Rose-Ball,

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- Administratrix; Caputo & Mar-
otti, P.C., 730 Main St., Moosic,
PA 18507
- ESTATE OF DAVID BROMBERG, late
of Harveys Lake (died June 10,
2023), Terry Bromberg, Adminis-
trator; Anthony G. Ross, Esquire,
Law Offices of Tony Ross, 126
South Main St., Pittston, PA
18640
- ESTATE OF MARY PATRICIA BRUN-
NER, late of Wilkes-Barre (died
June 25, 2023), Amber Marie
Malonis, Executrix; Carl N. Frank,
Esquire, Carl E. Frank, Esquire,
Farrell & Frank, 8 West Market
St., Suite 1110, Wilkes-Barre, PA
18701-1801
- ESTATE OF NANCY J. DERR, late of
Freeland (died May 28, 2023),
Randall S. Derr, Executor; Donald
G. Karpowich, Esquire, 85 Drasher
Rd., Drums, PA 18222
- ESTATE OF JEANNE McLAUGHLIN
DURKIN a/k/a Jeanne M. Dur-
kin, late of Dallas Twp. (died June
18, 2023), Robert McLaughlin
Durkin, Executor; Hourigan,
Kluger & Quinn, PC, 600 Third
Ave., Kingston, PA 18704
- ESTATE OF SANDRA J. KITCHEN,
late of Wilkes-Barre (died October
6, 2017), Keith Swartwood and Kiel
Swartwood, Co-Administrators;
Patrick J. Aregood, Esquire, 1218
South Main St., Wilkes-Barre, PA
18706
- ESTATE OF THERESA LEVY, late of
Plains Twp. (died April 11, 2023),
Denise Levy, Executrix; John J.
Terrana, Esquire, 400 Third Ave.,
Suite 216, Kingston, PA 18704
- ESTATE OF THOMAS J. MAGUIRE
a/k/a Thomas W. Maguire a/k/a
Thomas Maguire a/k/a Tom Ma-
guire, late of West Wyoming (died
May 22, 2023), James Maguire, 6
Tradewinds Lane, Sea Bright, NJ
07760 and Mark Maguire, 105
Hunter Circle, Exeter, PA 18643,
Co-Executors
- ESTATE OF BETTY JANE MILLER,
late of Nanticoke (died February
27, 2023), Susan Renee Pehala
and Charles E. Miller, Jr., Co-
Executors; Patrick J. Aregood,
Esquire, 1218 South Main St.,
Wilkes-Barre, PA 18706
- ESTATE OF ROBERT NEUMAN
a/k/a Robert L. Neuman, late of
Wilkes-Barre (died June 12,
2023), Florence Mokris, Execu-
trix; Law Office of Thomas A.
O'Connor, P.C., 601 Wyoming
Ave., Kingston, PA 18704
- ESTATE OF JOSEPH P. O'DONNELL,
late of Exeter Borough (died June
12, 2023), Nancy Dennis and
Susan Wood, Administratrices;
George M. Riter, Esquire, 400
Maryland Ave., Ft. Washington,
PA 19034-7544
- ESTATE OF THOMAS D. POLITZ, late
of Hanover Twp. (died August 7,
2022), Janine Politz, Executrix;
Carl N. Frank, Esquire, Carl E.
Frank, Esquire, Farrell & Frank,
8 West Market St., Suite 1110,
Wilkes-Barre, PA 18701-1801
- ESTATE OF HELEN M. SOSINSKI
a/k/a Helen Sosinski, late of
Wright Township (died April 1,
2023), John J. Norkunas, Execu-
tor; David E. Schwager, Esquire,
183 Market Street, Suite 100,
Kingston, PA 18704-5444
- ESTATE OF BARBARA L. STAHL
a/k/a Barbara Lydia Stahl, late
of the Township of Hunlock (died
April 29, 2023), Shelly B. Parnell,
Executrix; Robert S. Betnar, Es-
quire, 126 South Main Street,
Pittston, PA 18640

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ESTATE OF NANCY M. STEWART (died May 27, 2023), John L. Petrosky, Sr., Administrator; Cynthia S. Yurchak, Esquire, 121 Carbon St., P.O. Box 49, Weatherly, PA 18255

ESTATE OF HELEN BARBARA SWENSKI, late of Conyngham Township (died August 13, 2013), Norma Galella, Administratrix; Jonathan S. Comitz, Esquire, Comitz Law Firm, LLC, 46 Public Square, Suite 101, Wilkes-Barre, PA 18701

ESTATE OF FRANCES A. THAYER, late of Ashley (died September 12, 2022), Michael L. Thayer, Administrator; Carl N. Frank, Esquire, Carl E. Frank, Esquire, Farrell & Frank, 8 West Market St., Suite 1110, Wilkes-Barre, PA 18701-1801

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

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

Term No. 202204000

BANK OF AMERICA, N.A.
Plaintiff

vs.

The Unknown Heirs of
HOWARD B. NEELY, Deceased
Mortgagor and Real Owner
Defendant

ACTION OF MORTGAGE
FORECLOSURE

To: The Unknown Heirs of HOWARD B. NEELY, Deceased, MORTGAGOR AND REAL OWNER, DEFENDANT whose last known address is 339 Beade Street, Plymouth, PA 18651

THIS FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT.

You are hereby notified that Plaintiff BANK OF AMERICA, N.A., has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Luzerne County, Pennsylvania, docketed to No. 202204000 wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 339 Beade Street, Plymouth, PA 18651 whereupon your property will be sold by the Sheriff of Luzerne.

NOTICE

You have been sued in court. If you wish to defend against the claims set forth in the following pages, 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 claim in the Complaint of 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE

THE LUZERNE LEGAL REGISTER

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 North Main Street
Suite 200
Pittston, PA 18640
(570) 299-4100
(855) 236-6405

- or -

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

MICHAEL T. McKEEVER,
ESQUIRE
KML LAW GROUP, P.C.
Attorneys for Plaintiff

BNY Independence Center
701 Market Street
Suite 5000
Philadelphia, PA 19106-1532
(215) 627-1322

Aug. 4

NOTICE OF ACTION
IN QUIET TITLE

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

No. 202304584

MARIBEL FLORINTINO

Plaintiff

vs.

MMS HOLDINGS GROUP
CORP. AND
VICTORIA ARGENTA

Defendants

NOTICE IS HEREBY GIVEN to the Defendants, MMS HOLDINGS GROUP CORP., AND VICTORIA ARGENTA AND ALL PERSONS CLAIMING BY, THROUGH, AND /OR UNDER THEM, and all other people or entities claim, by and through the Defendants, and all other persons whatsoever, that on, April 26, 2023, Maribel Florintino commenced an action against you to No. 202304584 in the Office of the Prothonotary of Luzerne County, Pennsylvania, which you are required to defend to quiet title to that certain piece, parcel or tract of land situate 41 Courtright Street, Wilkes-Barre City, with a property identification number of H10NW4 004 021. As more particularly described as follows:

BEGINNING at a point on the northerly side of Courtright Avenue, at a corner of lands now or late of Grey and Berger, thence along said lands now or late of Grey and Berger in a northeasterly direction one hundred and twenty nine feet to other lands of the Virgil Argenta, thence in a northwesterly direction fifty feet to land formerly of Adam Behee, thence in a southerly direction along lands now or formerly of Adam Behee and William Miller one hundred and twenty-one feet in a southeasterly direction fifty one feet more or less to the place of beginning.

THE LUZERNE LEGAL REGISTER

The Court has fixed September 11, 2023 at 1:00 p.m., in the Luzerne County Courthouse, 3rd Floor, River Street, Wilkes-Barre, PA 18711, as the time and place for a hearing in said action.

YOU ARE HEREBY NOTIFIED TO APPEAR AND DEFEND this action within thirty (30) days of this publication hereof. In default of appearance or defense of such action, a Decree of Court may be entered holding that the Plaintiff has a validated indefeasible title to said real estate against you, and that you will be permanently enjoined from impeaching, denying, attacking or asserting any claim or title to said premises inconsistent with the ownership of the Plaintiff, for the recovery of said premises or such other action as the Court may direct within thirty (30) days from the date of said Decree.

If you wish to defend, you must enter a written appearance personally or by an attorney and file your defenses or objections, in writing, with the Court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

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

North Penn Legal Services
33 North Main Street
Suite 200
Pittston, PA 18640
(855) 236-6405
JOSEPH A. DESOYE,
ESQUIRE
PA Attorney I.D. No. 200479
WYOMING VALLEY
LAW FIRM
Counsel for Plaintiff
159 S. Main Street
Pittston, PA 18640
Telephone No.
(570) 299-5166

Aug. 4

NOTICE OF ACTION
IN QUIET TITLE

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

No. 202307268

JOANES DO
NASCIMENTO CARDOSO
Plaintiff

vs.

THE ESTATE OF GERALD
BUZINSKI, THE ESTATE OF
JASMINE BUZINSKI, THE
ESTATE OF DONOVAN
BUZINSKI, AND HIS HEIRS
DONOVAN BUZINSKI, JR.,
AMBER BUZINSKI AND
CHRISTY BUZINSKI
Defendants

NOTICE IS HEREBY GIVEN to the Defendants and all persons claiming by and through and or under them, that on, July 13, 2023, joanes do Nascimento cardoso commenced an action against you to No. 202307268 in the Office of the Prothonotary of

THE LUZERNE LEGAL REGISTER

Luzerne County, Pennsylvania, which you are required to defend to quiet title to that certain piece, parcel or tract of land situate 29-31 Kado Street, Wilkes-Barre, Pennsylvania, with a property identification number of H10NE1 009 0051.

The Court has fixed September 11, 2023 at 1:00 p.m., in the Luzerne County Courthouse, 3rd Floor, River Street, Wilkes-Barre, PA 18711, as the time and place for a hearing in said action.

YOU ARE HEREBY NOTIFIED TO APPEAR AND DEFEND this action within thirty (30) days of this publication hereof. In default of appearance or defense of such action, a Decree of Court may be entered holding that the Plaintiff has a validated indefeasible title to said real estate against you, and that you will be permanently enjoined from impeaching, denying, attacking or asserting any claim or title to said premises inconsistent with the ownership of the Plaintiff, for the recovery of said premises or such other action as the Court may direct within thirty (30) days from the date of said Decree.

If you wish to defend, you must enter a written appearance personally or by an attorney and file your defenses or objections, in writing, with the Court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

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JOSEPH A. DESOYE,
ESQUIRE
PA Attorney I.D. No. 200479
WYOMING VALLEY
LAW FIRM
Counsel for Plaintiff
159 S. Main Street
Pittston, PA 18640
Telephone No.
(570) 299-5166

Aug. 4

NOTICE OF ACTION
IN QUIET TITLE

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

No. 2023-06129

ASMOLT HOLDINGS, LLC
Plaintiff

vs.

THE ESTATE OF EDWARD A.
RUTKIN, JEAN RUTKIN,
DOREEN KISHNER AND
EDWARD E. RUTKIN
Defendants

NOTICE IS HEREBY GIVEN to the Defendants and all persons claiming by and through and or

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under them, that on, June 8, 2023, Asmolot Holdings LLC commenced an action against you to No. 2023006129 in the Office of the Prothonotary of Luzerne County, Pennsylvania, which you are required to defend to quiet title to that certain piece, parcel or tract of land situate 239 Maple Street, Shavertown, Pennsylvania, with a property identification number of F9S5 003 005.

The Court has fixed September 11, 2023 at 1:00 p.m., in the Luzerne County Courthouse, 3rd Floor, River Street, Wilkes-Barre, PA 18711, as the time and place for a hearing in said action.

YOU ARE HEREBY NOTIFIED TO APPEAR AND DEFEND this action within thirty (30) days of this publication hereof. In default of appearance or defense of such action, a Decree of Court may be entered holding that the Plaintiff has a validated indefeasible title to said real estate against you, and that you will be permanently enjoined from impeaching, denying, attacking or asserting any claim or title to said premises inconsistent with the ownership of the Plaintiff, for the recovery of said premises or such other action as the Court may direct within thirty (30) days from the date of said Decree.

If you wish to defend, you must enter a written appearance personally or by an attorney and file your defenses or objections, in writing, with the Court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further

notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

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Pittston, PA 18640
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JOSEPH A. DESOYE,
ESQUIRE
PA Attorney I.D. No. 200479
WYOMING VALLEY
LAW FIRM
Counsel for Plaintiff
159 S. Main Street
Pittston, PA 18640
Telephone No.
(570) 299-5166

Aug. 4

NOTICE

NOTICE IS HEREBY GIVEN that:

IRON-STRIKE, INC.
filed Articles of Incorporation with the Pennsylvania Department of State on July 24, 2023, for the purpose of incorporating a for profit corporation under the provisions of the Pennsylvania Business Corporation Law.

DAVID L. GLASSBERG,
ESQUIRE
GLASSBERG LAW
466 State Route 93
Sugarloaf, PA 18249

Aug. 4

THE LUZERNE LEGAL REGISTER

NOTICE OF ACTION
IN QUIET TITLE

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

NO: 2023-07601

JOHN PIERSON AND
VALERIE PIERSON, his wife
Plaintiffs

v.

TITO MONTIJO, JR.,
his Heirs, Executors,
Administrators, Successors and
Assigns and all other persons
claiming by, through, from or
under said Defendant, and all
other persons whatsoever
Defendant

ACTION IN QUIET TITLE

NOTICE IS HEREBY GIVEN to the Defendant, Tito Montijo, Jr., his Heirs, Executors, Administrators, Successors and Assigns and all other persons claiming by, through, from or under said Defendant, and all other persons whatsoever, that on July 6, 2023, John Pierson and Valerie Pierson, his wife, commenced an Action in Quiet Title against you to No. 2023-07601, in the Office of the Prothonotary of Luzerne County, Pennsylvania, which you are required to defend to quiet title to that certain piece, parcel or tract of land, located in the Township of Jenkins, County of Luzerne and Commonwealth of Pennsylvania, more properly described in Conveyance by Deed recorded in Deed Book 3023 Page

28206 in the Recorder of Deeds of Luzerne County, Commonwealth of Pennsylvania as described below bounded and described as follows:

ALL that certain lot, piece, or parcel of land with the improvements thereon situate in the Township of Jenkins, County of Luzerne, Commonwealth of Pennsylvania, bounded and described as follows, to wit: BEGINNING on the Northwesterly line of Gaughan Street distant one hundred twenty-four and eighty-one hundredths (124.81) feet measured on a course North seventy-six degrees twenty-six minutes East (N 76° 26' E) from the Easterly corner of land now or late of Paul Duda; Thence North twenty-eight degrees thirty minutes West (N 28° 30' W) twenty-seven and eighty-eight hundredths (27.88) feet; Thence North thirty-nine degrees fifty minutes West (N 39° 50' W) ninety-two and ninety-eight hundredths (92.98) feet; Thence North thirty-three degrees four minutes West (N 33° 04' W) one hundred thirteen and twenty-five hundredths (113.25) feet to line of L.V.R.R. Co.; Thence along said railroad North fifty-three degrees forty-three minutes East (N 53° 43' E) ninety and thirty-nine hundredths (90.39) feet to a point; Thence South thirty-three degrees four minutes East (S 33° 04' E) one hundred eighteen and thirty-two hundredths (118.32) feet to a point in common with land now or formerly of Michael Bigan; Thence Southwesterly along the line of an old fence forty-eight (48) feet, more or less, to a point; Thence Southeasterly

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eighty (80) feet more or less, to a point; Thence continuing South-easterly along a line parallel to and two (2) feet distant from the foundation wall of the property identified as 21-23 Gaughan Street seventy-five (75) feet, more or less, to Gaughan Street; Thence Southwesterly along Gaughan Street sixty-five and twenty-two hundred (65.22) feet, more or less, to the point of beginning. PIN: 33-E11S2-1-15 BEING the same premises conveyed to John Pierson and Valerie Pierson, his wife, by deed of Tax Claim Bureau, County of Luzerne, Pennsylvania as Trustee dated September 22, 2022, and recorded in Luzerne County Deed Book 3023 and page 28206.

The Court has fixed September 11, 2023 at 1:00 o'clock p.m., in the Luzerne County Courthouse, 3rd Floor, 200 N. River Street, Wilkes-Barre, PA 18711 as the time and place for a hearing in said action.

YOU ARE HEREBY NOTIFIED TO APPEAR AND DEFEND this action within thirty (30) days of the publication hereof. If you do not appear and defend this action, a decree may be entered against you holding that the plaintiffs have a valid and indefeasible title in said real estate against you and that you and all persons who claim any right, title or interest through you will be perpetually and permanently enjoined from impeaching, denying, attacking or asserting any claim, title, right, lien, or interest to said real estate premises inconsistent with the ownership of the plaintiffs, for the recovery of said real estate premises or such other action as the Court may

direct, within thirty (30) days of the date of said Decree. If you wish to defend, you must enter a written appearance personally or by an attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiffs. 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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Aug. 4



PERIODICAL PUBLICATION

* Dated Material. Do Not Delay. Please Deliver Before Monday, August 7, 2023