

The Luzerne Legal Register

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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 September 3, 2024 at Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, PA.

NO.	NAME OF ESTATE	ACCOUNTANT	FIDUCIARY CAPACITY
1.	John Halas a/k/a John Hallas	Marilyn Hall	Administrator D.B.N.

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.

Aug. 2, 9

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 WALTER HENRY ARRINDELL ACOSTA, late of West Hazleton (died May 16, 2024), Claribel Delgado, Administratrix; William J. Schneider, Esquire, and James A. Schneider, Esquire, 439 West Broad Street, Hazleton, PA 18201-6106

ESTATE OF PAUL JORDAN BEEMAN a/k/a Paul Jordon Beeman, late of Wilkes-Barre Twp. (died May 25, 2024), Paul Michael Beeman, Administrator; Frank J. Campese, Jr., Esquire, 1943 S. 11th St., Philadelphia, PA 19148

ESTATE OF JOHN BERGEN a/k/a John J. Bergen, III, late of Pittston Township (died May 24, 2024), Carolyn Brada, Executrix; Anthony G. Ross, Esquire, Law Offices of Tony Ross, 126 South Main Street, Pittston, PA 18640

ESTATE OF WILLIAM A. CELMER, SR., late of Wilkes-Barre (died February 24, 2023), William A. Celmer, Jr., Administrator; Michael F. Bailey, Esquire, 4099 Birney Avenue, Moosic, PA 18507

ESTATE OF WILLIAM I. ECKHART a/k/a William Irving Eckhart, Jr., late of Wright Township (died December 31, 2023), Robert D. Eckhart, Executor; William E. Vinsko, Jr., Esquire, Vinsko & Associates, P.C., 37 North River Street, Wilkes-Barre, PA 18702

ESTATE OF MICHAEL J. FUGOK, late of Larksville (died April 7, 2024), Lori Ann Fugok, Administratrix; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

ESTATE OF WILLIAM ALBERT GEURIN, late of Union Twp. (died October 7, 2009), Dianne Geurin, Administratrix; Steven M. Zelinger, Esquire, 1650 Market St., #3600, Philadelphia, PA 19103

ESTATE OF LOUIS RICHARD IZZO, late of Bear Creek Twp. (died September 18, 2023), Kimberly Ann Izzo, Administratrix; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF ANNA MAE KOONS a/k/a Anna M. Koons, late of Drums (died February 29, 2024), Ruth Ann Polashenski, Executrix; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

ESTATE OF RONALD J. KOPEC, late of Rice Township (died March 2, 2024), Kimberly Kopec and Christopher Blake-Kopec a/k/a Christopher Kopec, 216 Twins Lane, Mountain Top, PA 18707, Executors

ESTATE OF JAMES WATKIN MILLNER, JR., late of Larksville (died April 12, 2024), Karen Gaffney, Administratrix; Job Stepanski, Esquire, Fellerman & Ciarimboli, 183 Market Street, Suite 200, Kingston, PA 18704

ESTATE OF JUDI SMITH a/k/a Judith Smith-Martuscelli a/k/a Judith Smith, late of Butler Twp. (died May 15, 2024), Debra Werner, Executrix; Eric M. Mika, Esquire, Toole, Mika & Jones, LLC, 26 East Centre St., Shenandoah, PA 17976

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ESTATE OF SUSAN TIMCHACK, late of Wilkes-Barre (died April 15, 2024), Richard Timchack, Jr., Administrator; Michael F. Bailey, Esquire, 4099 Birney Avenue, Moosic, PA 18507

ESTATE OF SOPHIE E. ZIMNISKI a/k/a Sophie Zimmiski a/k/a Sophie P. Zimmiski, late of Wilkes-Barre (died June 15, 2024), John Zimmiski, Executor; Angela F. Stevens, Esquire, 400 Third Avenue, Suite 101, Kingston, PA 18704

ESTATE OF WALTER ZOLNER, JR., late of Lehman Twp. (died July 3, 2024), Amy Beth Llewellyn-Zolner, Executrix; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

SECOND PUBLICATION

ESTATE OF BARBARA BAKER, late of Nanticoke (died June 9, 2024), Sister Judith Clare Phillips, Personal Representative; Law Offices of Bernard J. Walter, 1674 Memorial Hwy., Shavertown, PA 18708

ESTATE OF CARL R. BOYD, JR. a/k/a Carl Boyd, late of Kingston (died May 6, 2024), Christopher J. Boyd a/k/a Christopher Boyd, Executor; Robert E. Marsh, Jr., Esquire, Marsh & Associates, LLC, 140 Maffet St., Plains, PA 18705

ESTATE OF BETTY JANE COOPER, late of Kingston (died October 7, 2022), Linda Cooper Smith and Scott Christopher Cooper, Co-Executors; Rosenn, Jenkins & Greenwald, LLP, 1065 Highway 315, Suite 200, Wilkes-Barre, PA 18702

ESTATE OF ANNA M. COYLE a/k/a Ann M. Coyle, late of Hazleton (died February 8, 2024), John P. Coyle and Kevin J. Coyle, Co-Executors; William J. Schneider, Esquire,

James A. Schneider, Esquire, 439 West Broad Street, Hazleton, PA 18201-6106

ESTATE OF HERBERT GILMAN DUMIN a/k/a Herbert G. Dumin a/k/a Herbert Dumin, late of Wilkes-Barre (died March 22, 2024), Shirley Korey, Executrix; Thomas Patrick Hogan, Esquire, Law Office of Thomas A. O'Connor, PC, 601 Wyoming Avenue, Kingston, PA 18704

ESTATE OF JOHN GRAHAM a/k/a John J. Graham, late of Duryea (died May 15, 2024), Nicole White a/k/a Nicole Marykwas White, Executrix; Gregory S. Skibitsky, Jr., Esquire, Skibitsky & Molino, 457 North Main Street, Suite 101, Pittston, PA 18640

ESTATE OF THERESA M. LASKOWSKI a/k/a Theresa Marion Laskowski, late of Wright Township (died June 8, 2024), John D. Laskowski, Executor; Frank J. Aritz, Esquire, 23 West Walnut Street, Kingston, PA 18704

ESTATE OF PAULA PIZZO, late of Dallas Township (died June 26, 2024), Andrew Pizzo, Executor; David W. Saba, Esquire, 345 Market St., Kingston, PA 18704

ESTATE OF ROSEMARIE T. POLITZ, late of Hanover Township (died June 8, 2024), Jason Politz, Executor; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

ESTATE OF YEIRENI FELINE ROSARIO a/k/a Yeireni Rosario, late of Wilkes-Barre Township (died June 25, 2022), Christopher Reynoso, Administrator; David W. Saba, Esquire, 345 Market St., Kingston, PA

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ESTATE OF DORIS MARIE ROYER, late of Shickshinny (died October 6, 2022), Bonnie Lou Edwards a/k/a Bonnie Wilson, Executrix; Thomas Patrick Hogan, Esquire, Law Office of Thomas A. O'Connor, PC, 601 Wyoming Avenue, Kingston, PA 18704

THIRD PUBLICATION

ESTATE OF KHAYREE IDREES ABDURRUZZAQ, late of Hanover Twp. (died December 3, 2023), Abdullah Abdurruzzaq, Administrator; Caelie M. Sweigart, Esquire, Dyller & Solomon, LLC, 88 North Franklin Street, Wilkes-Barre, PA 18701

ESTATE OF MIKE ALVES a/k/a Michael Thomas Alves, late of Kingston Twp. (died October 16, 2023), Lisa Alves, Executrix; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640

ESTATE OF GEORGE K. BERGER a/k/a George Berger, late of Butler Twp. (died April 26, 2024), Darlene J. Wolfe, Executrix; Frank J. Skokoski, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202

ESTATE OF DIANE COBB, late of Hazleton (died June 19, 2013), Jaime Dubei, and Jessica Chyko, Co-Administrators; Ashley Sharek, Esquire, P.O. Box 130, Bradford Woods, PA 15015

ESTATE OF VIRGINIA A. D'ELISEO a/k/a Virginia A. Ellis, late of Duryea (died May 27, 2024), Ronald D'Eliseo, Executor; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640

ESTATE OF FRANCIS L. LACK, JR., late of Newport Twp. (died May 26, 2024), Debra Williams, Administrator; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF SOPHIA B. LAPINSKY, late of Hazle Twp. (died June 18, 2024), Kathleen A. (Lapinsky) Koch a/k/a Kathy Ann Koch, Executrix; Frank J. Skokoski, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202

ESTATE OF MARY ANN LEVANDOWSKI, late of Nanticoke (died October 20, 2023), Tina Marie Drozginiski, Executrix; Michael R. Kostelansky, Esquire, Blazick Law Firm, 1065 Highway 315, Suite 402, Wilkes-Barre, PA 18702

ESTATE OF ANTHONY F. LIENE, SR. a/k/a Anthony F. Liene, late of Hazle Twp. (died June 6, 2024), Mary Ellen Lieb, Executrix; Charles A. DeCosmo, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202

ESTATE OF PATRICIA M. LOZOSKY, late of West Hazleton Borough (died May 6, 2024), Elizabeth A. Lozosky-Laylo, Executrix; Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202

ESTATE OF FRANK M. MARTINO, late of Bear Creek Twp. (died June 8, 2024), Gregory Martino and Frank Martino, Co-Executors; Lewis W. Wetzell, Esquire, 900 Rutter Avenue, Box 24, Forty Fort, PA 18704

ESTATE OF VERA F. McADAM a/k/a Vera Ratkoff McAdam a/k/a Vera Faith McAdam, late of Plains (died February 2, 2024), James J. Yarrish, Administrator; John J. Terrana, Esquire, 400 Third Avenue, Suite 216, Kingston, PA 18704

ESTATE OF DOROTHY A. MILEWSKI a/k/a Dorothy Ann Milewski, late of the Twp. of Hazle (died September 25, 2019), Peter Addams, Executor; Charles A. DeCosmo,

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Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202

ESTATE OF DAVID MOISE, late of Hazleton (died December 28, 2022), Hija Ihenakwe, Administratrix; David L. Glassberg, Esquire, 466 State Route 93, Sugarloaf, PA 18249

ESTATE OF CYNTHIA C. SALVADORBRANCH, late of Mountain Top (died January 12, 2023), Joann Murillo, Administratrix; Donald G. Karpowich, Esquire, 85 Drasher Road, Drums, PA 18222

ESTATE OF LORETTA C. WILLIAMS a/k/a Loretta Williams, late of Hanover Twp. (died May 19, 2024), Sharon Cook, Executrix; Rosenn, Jenkins & Greenwald, LLP, 1065 Highway 315, Suite 200, Wilkes-Barre, PA 18702

ESTATE OF MICHAEL J. YEOSOCK, late of Wilkes-Barre (died March 15, 2024), Patricia A. Yeosock, Executrix; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF MARGARET D. ZELINKA, late of Hanover Township (died June 7, 2024), Marijo A. Zelinka, Executrix; Jonathan A. Spohrer, Esquire, 279 Pierce Street, Kingston, PA 18704

NOTICE

NOTICE IS HEREBY GIVEN that a Certificate of Organization for a Domestic Limited Liability Company has been filed with the Pennsylvania Department of State at Harrisburg, PA on July 12, 2024 for the purpose of creating a limited liability company pursuant to Pennsylvania Uniform Limited Liability Company Act of 2016, P.L. 1328, No. 170.

The name of the limited liability company is:

PAMELA WEED EDUCATIONAL CONSULTING LLC
Christopher B. Slusser, Esquire
The Slusser Law Firm
1620 North Church Street Suite 1
Hazleton, PA 18202

Aug. 2

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

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

NO. 202202280

OCWEN LOAN ACQUISITION TRUST 2023-HB1

Plaintiff

v.

KRISTOFFER M. BERGSTRASSER, IN HIS CAPACITY AS HEIR OF WILLIAM J. BERGSTRASSER, JR.; 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 WILLIAM J. BERGSTRASSER, JR. Defendant(s), 62 JONES STREET WILKES BARRE, PA 18702

You are hereby notified that Plaintiff, OCWEN LOAN ACQUISITION TRUST 2023-HB1, has filed a Mortgage Foreclosure

THE LUZERNE LEGAL REGISTER

Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of LUZERNE County, PA docketed to No. 202202280, seeking to foreclose the mortgage secured on your property located, 62 JONES STREET WILKES BARRE, PA 18702.

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

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(570) 824-0001 Fax

- or -

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

Aug. 2

THE LUZERNE LEGAL REGISTER

NOTICE

John James Ostrowski intends to apply for a title to the following vehicle: 1985, Cadillac, Brougham Fleetwood.

Vin Number: 1G6DW6986-F9719210.

A hearing has been set for September 16, 2024, at 1:00 P.M., Luzerne County Courthouse, 200 N. River Street, Wilkes-Barre, PA 18711.

Aug. 2

ACTION TO QUIET TITLE

IN THE COURT OF COMMON PLEAS OF LUZERNE COUNTY

NO. 2024-05249

ROBERTA LLC

Plaintiff

vs.

ROBERT M. CHUPKA and DOROTHY CHUPKA, his wife, their heirs, devisees, legatees, executors, administrators, personal representatives, successors, transferees, and assigns and all other persons having interest in the premises

Defendants

NOTICE

NOTICE IS HEREBY GIVEN to the Defendants, their respective heirs, devisees, legatees, executors, administrators, personal representatives, successors, transferees, and assigns, and all other persons claiming by, through, from or under said Defendants and all other persons whatsoever, that on May 9, 2024, ROBERTA LLC, commenced an action against you to NO. 05249-

2024, 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 lot of land located in the Parsons Section, City of Wilkes-Barre, County of Luzerne, and Commonwealth of Pennsylvania, more particularly described as follows:

DEED DESCRIPTION for LANDS TO BE ACQUIRED by ROBERTA LLC. Said lands being situated in the Borough of Larksville, County of Luzerne, Commonwealth of Pennsylvania, and more particularly described as:

YOU ARE HEREBY NOTIFIED TO APPEAR AND DEFEND this action within thirty (30) days of the publication hereof and that, in default of appearance or defense of such action, a Decree of Court may be entered against you and that the Plaintiff has a valid and indefeasible title in said premises against you and all persons who claim that they have any right, title or interest whatsoever by or through you; that you and anyone claiming by or through you will be perpetually enjoined from impeaching, denying, attacking or in any way setting up any right, lien, title or interest to said premises inconsistent with the ownership of the Plaintiff unless you commence an action of ejectment or such other action as the Court may direct within thirty (30) days of the date of said Decree. You are further advised that a hearing on this matter has been scheduled by the Court for the 12th day of September, 2024 at 9:00 o'clock a.m., Third Floor, in the Luzerne County Court House, North

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River Street, Wilkes-Barre, Luzerne County, Pennsylvania. 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 to you.

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

LEGAL SERVICES OF
NORTHEASTERN
PENNSYLVANIA, INC.

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

ERIK N. DINGLE, ESQUIRE

DEED DESCRIPTION for LANDS TO BE ACQUIRED by ROBERTA, LLC. Said lands being situated in the Borough of Larksville, County of Luzerne, Commonwealth of Pennsylvania, and more particularly described as:

PARCEL NO. 1:

BEGINNING on the South Side of buttonwood Street at the Northeast corner of Lot No. 3;

THENCE Westerly along said alley, fifty (50) feet to the Southeast corner of Lot No. 7;

THENCE Northerly along East line of said lot, one hundred fifty (150) feet to the South side of Buttonwood Street;

THENCE Easterly along said Street, fifty (50) feet to the PLACE OF BEGINNING.

CONTAINING 7,500 square feet of land.

BEING Lot No. 5 on Buttonwood Street on plot of lots laid out in the said Borough by the Lehigh and Wilkes-Barre Coal Company.

PARCEL NO. 2:

BEGINNING at a corner on the Northerly line of Buttonwood Lane in the Borough of Larksville, Luzerne County, Pennsylvania, said corner being the Southwesterly corner of Lot No. 7 Lance-Gould Allotment by Lehigh and Wilkes-Barre Coal Company and being five hundred fifteen (515) feet measured along the Northerly line of Buttonwood Lane from its intersection with the Easterly line of Chestnut Street;

THENCE along the dividing line of Lot No. 9 and Lot No. 7 in a Northwesterly direction one hundred fifty (150) feet to a corner on the Southerly line of Buttonwood Street;

THENCE Northeasterly along the Southerly line of Buttonwood Street fifty (50) feet to a corner, said corner being the Northwesterly corner of Lot No. 5, land now or late of Michael Mihoch, Jr. and Helen Mihoch, his wife;

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THENCE Southeasterly along the dividing line of Lot No. 7 and Lot No. 5, land now or late of Michael Mihock, Jr. and Helen Mihock, his wife, one hundred fifty (150) feet to a corner on the Northerly line of Buttonwood Lane;

THENCE Southeasterly along the Northerly line of Buttonwood Lane fifty (50) feet to the PLACE

OF BEGINNING, being Lot No. 7 Lance-Gould Allotment.

CONTAINING 7,500 square feet of land.

BEING all of the LANDS TO BE ACQUIRED by ROBERTA LLC.

THE PIN IS H855 B7 L9 and H855 B7 L8.

Aug. 2

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V
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R** **TO:**

PERIODICAL PUBLICATION

*** Dated Material. Do Not Delay. Please Deliver Before Monday, August 5, 2024**