

The Luzerne Legal Register

Established 1872

(Cite Vol. 112 Luz. Reg. Reports)

VOL. 112 Wilkes-Barre, PA, Friday, December 16, 2022 No. 50

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 \$100. Per Year

Single Copies \$2.00

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

Back Issues of *The Luzerne Legal Register* are posted
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Legal Ads published in this issue may be electronically
searched online at **www.palegalads.org**.

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Reporter of Decisions of the Court of
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All legal notices must be submitted in typewritten form
and are published exactly as submitted by the advertiser.
Neither *The Luzerne Legal Register* nor the printer (Clare
Printing) will assume any responsibility to edit, make
spelling corrections, eliminate errors
in grammar, or make changes to content.

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 January 3, 2023 at Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, PA.

NO.	NAME OF ESTATE	ACCOUNTANT	FIDUCIARY CAPACITY
1.	Eugene C. Horn Trust Under Will	First Columbia Bank & Trust	Trustee
2.	Neil T. Dwyer, III Special Needs Trust	Elaine Zarosky	Trustee

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 Tarah C. Toohil, Judge at (570) 830-5122 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 must contact the staff in Judge Toohil's Chambers in advance of the call date in order to obtain permission from the Judge to be absent.

Dec. 9, 16

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 DANIEL ARNOLD, JR. a/k/a Daniel H. Arnold, Jr., late of Shickshinny (died October 21, 2022), Daniel H. Arnold and Kathy Arnold, Co-Administrators; Robert A. Bull, Esquire, Law Offices of Bull & Bull, LLP, 106 Market St., Berwick, PA 18603

ESTATE OF JEAN LOUISE DAVIES a/k/a Jean L. Davies, late of Wilkes-Barre Twp. (died August 1, 2022), Linda St. Pierre, Administratrix; Donald P. Roberts, Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF DAVID SCOTT DAVIS, late of Hazleton (died October 19, 2022), Christen Lee Cosgrove, Executrix; Donald G. Karpowich, Esquire, 85 Drasher Rd., Drums, PA 18222

ESTATE OF LOIS HANCZYK a/k/a Lois A. Hanczyk, late of Duryea (died May 21, 2021), Nestor G. Dequevedo, Executor; Biagio V. Musto, II, Esquire, 171 William St., Pittston, PA 18640-1719

ESTATE OF IRENE M. HOCH, late of Nescopeck (died September 10, 2022), Diane Bloss, Executrix; Brenda R. Hess, Esquire, Dickson, Gordner and Hess, 128 West Second St., Berwick, PA 18603

ESTATE OF STEVEN A. JANIGA, JR. a/k/a Steve A. Janiga, Jr. a/k/a Stephen A. Janiga, Jr., late of

Hazleton (died November 5, 2022), Kimberly A. Janiga, Administratrix; Christine A. Holman, Esquire, 204 East Broad St., Tamaqua, PA 18252

ESTATE OF EDWARD WALTER KARASEK a/k/a Edward Karasek a/k/a Edward W. Karasek, late of Shickshinny (died August 3, 2022), Sarah Karasek, Personal Representative; Nicholas D. Lutz, Esquire, Cardinal Estate Planning, LLC, 120 W. Front St., Berwick, PA 18603

ESTATE OF JAMES C. KASKIEL, late of Dallas Twp. (died November 15, 2022), Ryan D. Kaskiel, 144 Wyoming Rd., Dallas, PA 18612, Executor

ESTATE OF CARL D. LUTZ, SR., late of West Hazleton (died November 7, 2022), Diane M. Lazar and Theresa Lonczynski, Co-Executrices; Peter O'Donnell, Esquire, 305 South Church St., Suite 175, Hazleton, PA 18201

ESTATE OF JOSEPH MARINKO a/k/a Joseph Marinko, Jr., late of Wilkes-Barre (died October 22, 2022), Mark Marcinko, Executor; Frank J. Aritz, Esquire, 23 West Walnut St., Kingston, PA 18704

ESTATE OF TAMMY A. MARUSAK, late of Freeland (died September 18, 2022), Samantha Marusak, Executrix; Donald G. Karpowich, Esquire, 85 Drasher Rd., Drums, PA 18222

ESTATE OF MARY MAGDALENE MIGATULSKI, late of Wilkes-Barre (died May 22, 2018), Barbara Molitoris, Executrix; Alexander B. Russin, Esquire, 1516 Wyoming Avenue, Forty Fort, PA 18704

ESTATE OF JAMES WILLIAM MURPHY, III, late of Wilkes-Barre (died October 17, 2022), Ronald R.

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- Keener, Executor; Jonathan A. Spohrer, Esquire, 279 Pierce St., Kingston, PA 18704
- ESTATE OF JOSEPHA PHILLIPS, late of Dupont (died October 23, 2022), Marc J. Phillips a/k/a Marc John Phillips, Executor; Girard J. Mecadon, Esquire, 363 Laurel St., Pittston, PA 18640
- ESTATE OF DOMINICK PIZZELLA, late of Plains Twp. (died November 19, 2022), Mark Dickson, Administrator; Michael I. Butera, Esquire, 121 South Main St., Pittston, PA 18640
- ESTATE OF MILDRED C. SEARFOSS, late of White Haven (died September 26, 2022), Carol Jean Eidle, Executrix; Donald G. Karpowich, Esquire, 85 Drasher Rd., Drums, PA 18222
- ESTATE OF JOSEPH A. SHAVER, late of Harveys Lake (died November 5, 2022), Judith L. Shaver, Executrix; David J. Harris, Esquire, 67-69 Public Sq., Suite 700, Wilkes-Barre, PA 18701
- ESTATE OF ROBERT M. TOBIAS, late of Swoyersville (died November 17, 2022), Mark Dezagottis, Executor; Frank J. Aritz, Esquire, 23 West Walnut St., Kingston, PA 18704
- ESTATE OF ANGELA MARIE VELAZQUEZ a/k/a Angela Velazquez, late of Wilkes-Barre (died March 6, 2022), Jiavanni T. Velazquez, Administrator; Jennifer L. Zegel, Esquire, 1717 Arch St., 5th Fl., Philadelphia, PA 19103
- SECOND PUBLICATION**
- ESTATE OF JANICE A. BORTON a/k/a Janice Borton, late of Harveys Lake (died October 14, 2022), Lynn Miller, Executrix; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708
- ESTATE OF EUGENE M. BRADY, late of Nuangola (died November 1, 2022), Joseph L. Vullo, Executor; Joseph L. Vullo, Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Ave., Forty Fort, PA 18704
- ESTATE OF ELEANOR F. BROWN, late of Hazle Twp. (died June 12, 2022), Dianne Kluck n/k/a Dianne Marino, Administratrix; Peter J. Fagan, Esquire, P.O. Box 904, Conyngham, PA 18219
- ESTATE OF SALLY MAE CIPRICH, late of Plains Twp. (died October 21, 2022), Richard Ciprich, Administrator; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640
- ESTATE OF MARGARET CRAIG, late of Swoyersville (died June 8, 2022), Karen Wikel, Executrix; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704
- ESTATE OF MARY ANN DELANEY, late of Pittston (died August 10, 2022), Donna Delaney Lokuta, Executrix; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704
- ESTATE OF JOSEPH M. DeVITO, late of Kingston (died September 6, 2022), Mary Ann DeVito, Administratrix; David M. D'Orlando, Esquire, 53 S. Main St., Yardley, PA 19067
- ESTATE OF FREDERICK A. DORMAN, JR., late of Wyoming (died August 20, 2022), Mary Kuren, Executrix; Robert S. Betnar, Esquire, 126 South Main St., Pittston, PA 18640
- ESTATE OF MARY E. EVAN, late of Wilkes-Barre (died September 23, 2022), Ann Lobue, Executrix; John J. Terrana, Esquire, 400 Third Ave., Suite 216, Kingston, PA 18704

THE LUZERNE LEGAL REGISTER

- ESTATE OF LOIS V. GARDNER, late of Mountain Top (died October 10, 2022), Marc Kristian Gardner, Administrator; Caputo & Mariotti, P.C., 730 Main St., Moosic, PA 18507
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- ESTATE OF DONNA J. GILROY, late of Hanover Twp. (died November 9, 2022), Kyle G. Gilroy, Administrator; Robert S. Betnar, Esquire, 126 South Main St., Pittston, PA 18640
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- ESTATE OF JOHN E. HOLCOMB a/k/a John Holcomb, late of West Wyoming (died September 24, 2022), Linda A. Yarosavich, Administratrix; Laura C. Dennis, Esquire and William P. Opeil, Esquire, 843 Exeter Ave., West Pittston, PA 18643
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- ESTATE OF SHAWN M. HUDOCK, late of Plymouth (died August 11, 2022), Brandie Hudock, Administratrix; David W. Saba, Esquire, 345 Market St., Kingston, PA 18704
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- ESTATE OF JAMES J. LAMANNA a/k/a James Joseph Lamanna, late of Hazleton (died November 6, 2022), Deborah A. Gavio, Executrix; Joseph D. Ustynoski, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201
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- ESTATE OF MARIE MANCIA a/k/a Marie Just Mancia, late of Pittston (died October 20, 2022), Anthony Mancia, Administrator; William J. Vinsko, Jr., Esquire, Vinsko & Associates, P.C., 37 North River St., Wilkes-Barre, PA 18702
-
- ESTATE OF JAMES JOSEPH POWERS, JR., late of Forty Fort (died September 22, 2022), Dorothy A. Powers, Executrix; Jonathan A. Spohrer, Esquire, 279 Pierce St., Kingston, PA 18704
-
- ESTATE OF EDNA MAE RANDIS, late of Butler Twp. (died October 10, 2022), Lynn Bostic, Executrix; Donald G. Karpowich, Esquire, 85 Drasher Rd., Drums, PA 18224
-
- ESTATE OF MARY ALICE ROBINSON a/k/a Mary Alice S. Robinson, late of Exeter (died October 13, 2022), Ethan Robinson, Executrix; William F. Burke, Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Ave., Forty Fort, PA 18704-4237
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- ESTATE OF HELEN SCHAEFER, late of Fairview Twp. (died October 7, 2022), Claudia Schaefer, Executrix; Rosenn, Jenkins & Greenwald, LLP, 1065 Highway 315, Suite 200, Wilkes-Barre, PA 18702
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- ESTATE OF LEONA M. SHERRICK a/k/a Leona Mary Sherrick a/k/a Leona Sherrick, late of Shickshinny (died October 3, 2022), Lisa M. Mazonkey, Administratrix; Robert A. Bull, Esquire, Law Offices of Bull & Bull, LLP, 106 Market St., Berwick, PA 18603
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- ESTATE OF STEPHEN S. SPENCER, SR., late of Dallas (died October 31, 2022), Mary Fiske and Stephen S. Spencer, Jr., Co-Executors; Hourigan, Kluger & Quinn, P.C., 600 Third Ave., Kingston, PA 18704
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- ESTATE OF JOHN J. STELMACK a/k/a John J. Stelmack, Jr., late of Dupont (died November 17, 2022), Christine Stelmack, Executrix; Francis J. Hoegen, Esquire, 152 South Franklin St., Wilkes-Barre, PA 18701
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- ESTATE OF LORRAINE SUPCHAK, late of Luzerne (died October 2, 2022), Teresa A. Thomas, Executrix; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

THE LUZERNE LEGAL REGISTER

ESTATE OF MICHAEL J. SWORTZ, JR. a/k/a Michael Swortz, late of Wilkes-Barre (died July 20, 2022), Susan M. Baker, Administratrix; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

ESTATE OF ANNA BARBARA WILPISZESKI a/k/a Anna B. Wilpiseski, late of Hanover Twp. (died October 21, 2022), Maria Ianson, Executrix; Richard C. Shiptoski, Esquire, P.O. Box 155, Shickshinny, PA 18655

ESTATE OF MICHAEL J. WOZNIAK, late of Edwardsville (died August 24, 2022), Terri L. Wozniak, Executrix; Biagio V. Musto, Esquire, 171 William St., Pittston, PA 18640-1719

ESTATE OF MARY ZOGLIO, late of West Hazleton (died October 23, 2022), Marcella Goodwin, Executrix; Frank J. Skokoski, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Blvd., West Hazleton, PA 18202

THIRD PUBLICATION

ESTATE OF LOUISE DECESARIS BRADER a/k/a Louise D. Brader a/k/a Louise Brader, late of Jackson Twp. (died September 6, 2022), Joseph E. Kluger, Executor; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

ESTATE OF DAVID THOMAS BUBBLO, SR., late of West Wyoming (died October 14, 2022), Mary Jean Vikara, Administratrix; John F. Kulick, Esquire, Kulick Law Firm LLC, 1701 Wyoming Ave., Suite 2, Exeter, PA 18643

ESTATE OF ERNEST CORRADO a/k/a Ernest Corrado, Jr., late of Kingston, Eleanor Garavaglia, Executrix; Jane Smedley Anzalone, Esquire, Anzalone Law Offices, LLC, 98 South Franklin St., Wilkes-Barre, PA 18702

ESTATE OF EVELYN COSLETT, late of Kingston (died October 2, 2022), Ethel Coslett and Rachel Coslett, Executrices; Coslett & Coslett, The Coslett Building, 312 Wyoming Ave., Kingston, PA 18704-3504

ESTATE OF LUCY DRASHER a/k/a Lucy A. Drasher a/k/a Lucy Ann Drasher a/k/a Lucy A. Ankudovich, late of Hazle Twp. (died September 30, 2022), Marguerite Cheslock, Administratrix; Frank J. Skokoski, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Blvd., West Hazleton, PA 18202

ESTATE OF MARY JOHNSON a/k/a Mary L. Johnson, late of Plains Twp. (died September 22, 2022), Michael J. Johnson, Executor; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640

ESTATE OF ROBERT KNISH a/k/a Robert G. Knish, late of Swoyersville (died November 4, 2022), Dorothy Ann Dundon, Executrix; Frank J. Aritz, Esquire, 23 West Walnut St., Kingston, PA 18704

ESTATE OF LAURA LEE LUFF, late of Kingston (died March 18, 2021), Amy Comitz, 470 Chestnut Avenue, Kingston, PA 18704, Executrix

ESTATE OF RUTH MASEWITZ, late of Pittston (died May 6, 2021), Ronald J. Masewitz and Steven J. Masewitz, Administrators; David S. Sweetman, Esquire, The Mattioli Law Firm, 425 Biden St., Suite 300, Scranton, PA 18503

ESTATE OF FRANCIS J. NARDONE, JR., late of Plains (died October 8, 2022), Mrs. Kathy Nardone, Executrix; Law Offices of Bernard Walter, 1674 Memorial Hwy., Shavertown, PA 18708

THE LUZERNE LEGAL REGISTER

ESTATE OF SELINA SANDERS, late of Wilkes-Barre (died June 29, 2022), Nichole Sanders, Administratrix; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

ESTATE OF MARYANN SERAFIN a/k/a Mary Ann Serafin, late of Dupont (died September 12, 2022), John Leys, Executor; Girard J. Mecadon, Esquire, 363 Laurel St., Pittston, PA 18640

ESTATE OF STANLEY B. SMULYAN, late of Kingston (died November 13, 2022), David Smulyan and Deborah Smulyan, Co-Executors; Hourigan, Kluger & Quinn, P.C., 600 Third Ave., Kingston, PA 18704

ESTATE OF SHARON A. TROYNACKI a/k/a Sharon Troynacki, late of West Pittston (died October 20, 2022), Patricia Seliga, Executrix; Michael R. Kostelansky, Esquire, Blazick Law Firm, Cross Creek Pointe, 1065 Hwy. 315, Suite 402, Plains, PA 18702

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

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

NO.: 202209098

NATIONSTAR MORTGAGE LLC Plaintiff

vs.

Henry Gift, as Believed Heir and/or Administrator to the Estate of Linda Gift; Unknown Heirs and/or Administrators to the Estate of Linda Gift

Defendants

TO: Unknown Heirs and/or Administrators to the Estate of Linda Gift

You are hereby notified that Plaintiff, Nationstar Mortgage LLC, filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of Luzerne County, Pennsylvania, docketed to No. 202209098, seeking to foreclose the mortgage secured by the real estate located at 236 Madison Avenue, Wilkes-Barre, PA 18702.

A copy of the Action in Mortgage Foreclosure will be sent to you upon request to the Attorney for the Plaintiff, Manley Deas Kochalski LLC, P.O. Box 165028, Columbus, OH 43216-5028. Phone (614) 220-5611.

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

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

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Lawyer Referral Service of
Wilkes-Barre Law Library
Association

200 North River Street
Room 23
Wilkes-Barre, PA 18711
(570) 822-6029

- or -

North Penn Legal Services, Inc.

33 North Main Street
Suite 200
Pittston, PA 18640
(570) 299-4100

Dec. 16

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

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

NO.: 202110462

WELLS FARGO BANK, N.A.

Plaintiff

vs.

Mark Holder, as Believed Heir
and/or Administrator of the
Estate of Phebe C. Holder
a/k/a Phebe Holder; Patricia
Holder, as Believed Heir and/or
Administrator of the Estate of
Phebe C. Holder a/k/a Phebe
Holder; Maurice Holder, Jr., as
Believed Heir and/or Adminis-
trator of the Estate of Phebe C.
Holder a/k/a Phebe Holder;
Unknown Heirs and/or Adminis-
trators of the Estate of Phebe
C. Holder a/k/a Phebe Holder
(if any); Unknown Heirs and/or
Administrators of the Estate of
Michael Holder a/k/a Michael
Holder, Sr. a/k/a Michael
Anthony, Sr. a/k/a Michael
Anthony Holder, Sr.

Defendants

TO: Unknown Heirs and/or Ad-
ministrators of the Estate of
Phebe C. Holder a/k/a Phebe
Holder (if any) and Unknown
Heirs and/or Administrators
of the Estate of Michael Hold-
er a/k/a Michael Holder, Sr.
a/k/a Michael Anthony, Sr.
a/k/a Michael Anthony Hold-
er, Sr.

You are hereby notified that
Plaintiff, Wells Fargo Bank, N.A.,
filed an Action in Mortgage Fore-
closure endorsed with a Notice to
Defend, in the Court of Common
Pleas of Luzerne County, Penn-
sylvania, docketed to No. 2021-
10462, seeking to foreclose the
mortgage secured by the real
estate located at 450 North Main
Street a/k/a 450 Main Street,
Wilkes-Barre, PA 18702.

A copy of the Action in Mort-
gage Foreclosure will be sent to
you upon request to the Attorney
for the Plaintiff, Manley Deas
Kochalski LLC, P.O. Box 165028,
Columbus, OH 43216-5028.
Phone (614) 220-5611.

You have been sued in court.
If you wish to defend against the
claims in this notice, you must
take action within twenty (20)
days after this publication, by
entering a written appearance
personally or by attorney and
filing in writing with the court
your defenses or objections to the
claims set forth against you. You
are warned that if you fail to do
so the case may proceed without
you and a judgment may be en-
tered 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.

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

Lawyer Referral Service of Wilkes-Barre Law Library Association

200 North River Street Room 23 Wilkes-Barre, PA 18711 (570) 822-6029

- or -

North Penn Legal Services, Inc.

33 North Main Street Suite 200 Pittston, PA 18640 (570) 299-4100

Dec. 16

IN THE COURT OF COMMON PLEAS OF LUZERNE COUNTY CIVIL ACTION

NO. 2022-08470

IN RE: THE PETITION OF SHAKIEA ASHELY DAVIS

ORDER

AND NOW, this 17th day of November, 2022, after a hearing wherein Shakiea Davis appeared, IT IS HEREBY ORDERED AND DECREED that the Petition for Name Change scheduled for November 14, 2022 is continued to January 9, 2023 at 1:00 p.m., Third Floor, Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, Pennsylvania 18711.

The Petitioner is required to provide Proof of Publication.

The Clerk of Judicial Records is directed to serve notice of the entry of this Order pursuant to Pa.R.C.P. 236.

BY THE COURT:

/s/ Tina Polachek Gartley POLACHEK GARTLEY, J. Dec. 16

NOTICE

KUHCON HOLDING, INC. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

COHEN, SEGLIAS, PALLAS, GREENHALL & FURMAN, P.C.

1600 Market Street 32nd Floor Philadelphia, PA 19103

Dec. 16

ACTION TO QUIET TITLE

IN THE COURT OF COMMON PLEAS OF LUZERNE COUNTY

NO. 10512-2022

JOHN P. BEDNARSKI Plaintiff

vs.

EPHRAIM TROXELL and HENDRICK B. WRIGHT, their heirs, devisees, legatees, executors, administrators, personal representatives, successors, transferees, assigns and all other persons having interest in the premises Defendants

NOTICE

NOTICE IS HEREBY GIVEN to the Defendants, their respective heirs, devisees, legatees, execu-

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tors, 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 November 21, 2022, JOHN P. BEDNARSKI, commenced an action against you to NO. 10512-2022, 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 Borough of Harveys Lake, County of Luzerne, and Commonwealth of Pennsylvania, more particularly described as follows:

DEED DESCRIPTION of the lands to be adversely claimed by John P. Bednarski. Said lands being situated in the Borough of Harveys Lake, County of Luzerne, Commonwealth of Pennsylvania and more particularly described as:

BEGINNING at a point, said point being a rebar with GLJ cap in the right of way of Pennsylvania State Route S.R. #415, also known as Lakeside Drive. Said point being located at the North-western corner of those lands now or formally of Karen M. Bednarski Drost as described in that deed recorded in the office of the Recorder of Deeds in Deed Book 3011 at Page 119891.

THENCE along the northern tract line of Doc Turpin Allotment South forty seven degrees forty nine minutes six seconds West (S 47°49'06" W) a distance of eighty six and twenty seven hundredths feet (86.27') to a rebar with GLJ cap set.

THENCE North thirty four degrees thirteen minutes ten

seconds West (N 34°13'10" W) a distance of sixty one and ninety two hundredths feet (61.92') to a point on the northern right of way of Lakeside Drive.

THENCE leaving the right of way through a mag nail set on line North thirty four degrees thirteen minutes ten seconds West (N 34°13'10" W) a distance of eighteen and thirty six hundredths feet more or less (18.36'+/-) to a point on the water's edge of Harvey's Lake.

THENCE through the waters of Harvey's Lake North thirty four degrees thirteen minutes ten seconds West (N 34°13'10" W) a distance of fifty six and seventy six hundredths feet more or less (56.76'+/-) to a point in the waters of Harvey's Lake.

THENCE through the waters of Harvey's Lake North fifty eight degrees fifty two minutes eight seconds East (N 58°52'08" E) a distance of one hundred two and ten hundredths feet (102.10') to a point in the waters of Harvey's Lake.

THENCE through the waters of Harvey's Lake South twenty six degrees twenty one minutes twenty five seconds East (S 26°21'25" E) a distance of forty six and thirty one hundredths feet more or less (46.31'+/-) to a point on the water's edge of Harvey's Lake.

THENCE leaving the waters of Harvey's Lake South twenty six degrees twenty one minutes twenty five seconds East (S 26°21'25" E) a distance of twenty eight and ninety seven hundredths feet (28.97') to a point on the northern right of way of Lakeside Drive.

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THENCE crossing Lakeside Drive South twenty six degrees twenty one minutes twenty five seconds East (S 26°21'25" E) a distance of forty five and forty four hundredths feet (45.44') to the point of beginning.

CONTAINING 11,996 Sq. Ft. more or less.

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 February 13, 2023 at 1:00 o'clock p.m., Third Floor, in the Luzerne County Courthouse, North 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.

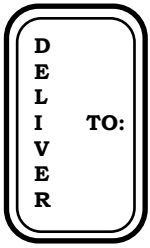
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Dec. 16



PERIODICAL PUBLICATION

* Dated Material. Do Not Delay. Please Deliver Before Monday, December 19, 2022