

# The Luzerne Legal Register

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**Established 1872**

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**VOL. 116 Wilkes-Barre, PA, Friday, July 31, 2026**

**No. 31**

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**COMMONWEALTH v. ROSA..... 18**

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



(USPS 322-840)

PUBLISHED WEEKLY BY

The Wilkes-Barre Law and Library Association

## THE LUZERNE LEGAL REGISTER

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 9:00 A.M. on September 1, 2026 at Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, PA.

| NO. | NAME OF ESTATE      | ACCOUNTANT          | FIDUCIARY CAPACITY |
|-----|---------------------|---------------------|--------------------|
| 1.  | Lawrence H. Turoski | Patricia Pacovsky   | Executrix          |
| 2.  | Margaret Yanklunas  | William J. Watt III | Administrator      |
| 3.  | Augustin Santa      | Matthew P. Kelly    | Administrator      |

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 Mark W. Bufalino, Judge at (570) 820-6301 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 Bufalino's Chambers in advance of the call date to obtain permission from the Judge to be absent.

July 24, 31

## THE LUZERNE LEGAL REGISTER

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### DECEDENTS' ESTATES

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

### FIRST PUBLICATION

ESTATE OF ANDREA E. CHANEY, late of Hanover Township (died June 5, 2026), Vincent P. Izold, Executor; Patrick J. Aregood, Esquire, 1218 South Main Street, Hanover Township, PA 18706

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ESTATE OF LILLIAN D. CUSSATT a/k/a Lillian Cussatt, late of Hazle Township (died June 12, 2026), Anthony D. Cussatt and Thomas J. Cussatt, Executors; Frank J. Skokoski, Esquire Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202

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ESTATE OF JOHN P. ECKER a/k/a John Ecker, late of Hazle Township (died May 10, 2026), Kristin E. Ferdinand, Administratrix; The Seach Law Offices, 466 State Route 93, Sugarloaf, PA 18249

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ESTATE OF JANE D. HENSLEY a/k/a Jane Della Hensley, late of Wilkes-Barre (died June 27, 2026), Joseph E. Hensley, Executor; Jessica L. Fisher, Esquire, McQuaide Blasko, Inc., 811 University Drive, State College, PA 16801

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ESTATE OF THOMAS P. HOLT a/k/a Thomas Patrick Holt, late of Plains Township (died May 27, 2026), Jessica Lynne Lewis, Executrix; Carl E. Frank, Esquire Farrell & Frank, 8 West Market Street, Suite 1110, Wilkes-Barre, PA 18701-1801

ESTATE OF MARJORIE MAE KATCAVAGE a/k/a Marjorie M. Katcavage, late of Bear Creek Village (died May 28, 2026), Charles Katcavage, Executor; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

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ESTATE OF THOMAS G. KEIPER, late of Dallas (died June 22, 2026), Rachel L. Chitswara, Executrix; Jonathan A. Spohrer, Esquire, 279 Pierce Street, Kingston, PA 18704

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ESTATE OF CATHERINE LYNCH, late of Kingston (died June 11, 2026), Basil C. Lynch, Jr., Executor; Alexander B. Russin, Esquire, 1516 Wyoming Avenue, Forty Fort, PA, 18704

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ESTATE OF JOSEPH C. MAMOLA, late of Wilkes Barre (died June 11, 2026), Joanne M. Koval and Mark M. Mamola, Co-Executors; Matthew J. Parker, Esquire, Marshall, Parker & Weber, LLC, 49 E. Fourth Street, Suite 105, Williamsport, PA 17701

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ESTATE OF CAROL V. MILIOTI, late of Duryea (died May 15, 2026), David Beroff, Executor; Donald J. Frederickson, Jr., Esquire, 435 Main Street, Moosic, PA 18507

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ESTATE OF MILDRED M. SCRUITSKY, late of Shavertown (died April 23, 2026), Robert L. Scruitsky, Administrator; Jeffrey J. Malak, Esquire, Chariton Malak, 138 South Main Street, P.O. Box 907, Wilkes-Barre, PA 18701

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ESTATE OF DENNIS JAMES SHEEHAN a/k/a Dennis J. Sheehan, late of Ashley (died June 23, 2026), Elizabeth Anne Connelly a/k/a Elizabeth A. Connelly, Executrix; Carl E. Frank, Esquire, Farrell & Frank, 8 West Market Street, Suite 1110, Wilkes-Barre, PA 18701-1801

## THE LUZERNE LEGAL REGISTER

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ESTATE OF LAWRENCE J. STASH, late of Shavertown (died June 14, 2026), Michael S. Stash, Administrator; David W. Saba, Esquire, 345 Market St., Kingston, PA 18704

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ESTATE OF ANN WHITNEY, late of Sweet Valley (died May 19, 2026), Denise Wilcox, Administratrix; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

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ESTATE OF ESTHER JANE WOOD a/k/a Esther J. Wood, late of Wilkes-Barre (died April 23, 2026), Kery Wood Casarella, Executrix; John P. Rodgers, Esquire, 1170 Highway 315, Suite 1, Plains, PA 18702

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### SECOND PUBLICATION

ESTATE OF KAREN BALTIER a/k/a Karen L. Baltier, late of Lake Township (died June 12, 2026), Albert A. Baltier, Administrator; Frank J. Hoegen, Esquire, 152 South Franklin Street, Wilkes-Barre, PA 18701

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ESTATE OF BEVERLY MAE BANKS a/k/a Beverly Banks a/k/a Beverly M. Banks, late of Glen Lyon (died June 25, 2026), Barbara A. Zaborney, Executrix; Susan A. Maza, Esquire, 67 Public Sq., Suite 600, Wilkes-Barre, PA 18701

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ESTATE OF ROSEMARY S. CAPUTO, late of Kingston Township (died June 17, 2026), Richard Caputo, Jr. a/k/a Albert R. Caputo, Jr., Executor; Chad J. Sweigart, Esquire, Dyller & Solomon, LLC, 88 North Franklin Street, Wilkes-Barre, PA 18701

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ESTATE OF KEVIN R. FOLEY, late of Nuangola (died May 19, 2026), Alice Foley, Executrix; Carl E. Frank, Esquire, Farrell & Frank, 8 West Market Street, Suite 1110, Wilkes-Barre, PA 18701-1801

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ESTATE OF ANNA GIZA, late of Wilkes-Barre (died August 18, 1995), Geraldine Santarelli, Administratrix; David E. Schwager, Esquire, 183 Market St., Suite 100, Kingston, PA 18704-5444

---

ESTATE OF MARK HARDIK a/k/a Mark T. Hardik, late of Dallas (died November 29, 2019), Maddy Major, Administratrix; Frank J. Hoegen, Esquire, 152 South Franklin Street, Wilkes-Barre, PA 18701

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ESTATE OF DEBORAH J. KISTULENTZ, late of Freeland (died June 17, 2026), Michael H. Kistulentz, Executor; William J. Schneider, Esquire, James A. Schneider, Esquire, 439 West Broad Street, Hazleton, PA 18201-6106

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ESTATE OF EDWARD T. KOLESSAR, late of Wyoming (died January 9, 2026), Thomas Kolessar, Administrator; Kelley & Kelley, LLC, 16 Luzerne Avenue, Suite 145, West Pittston, PA 18643

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ESTATE OF JASON DAVID MALIA, late of Fairview Township (died June 6, 2026), Sandra L. Malia, Administratrix; Frank J. Aritz, Esquire, 23 West Walnut Street, Kingston, PA 18704

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ESTATE OF LOUIS P. MIKOLAICHIK, late of West Wyoming (died April 25, 2026), Deborah Mikolaichik, Administratrix; Frank J. Hoegen, Esquire, 152 South Franklin Street, Wilkes-Barre, PA 18701

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ESTATE OF ROBERT J. PETROSKY, late of Hazleton (died August 26, 2025), Patrice A. Mussoline, Administratrix; Susan Sernak-Martinelli, Esquire, Law Office of Susan Sernak-Martinelli, 199 North Church Street, Hazleton, PA 18201

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ESTATE OF ALBERT SHEMO, late of Swoyersville (died May 11, 2026), Christopher Wisniewski, Executor; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

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ESTATE OF MARK A. UMPHRED, late of Wilkes-Barre (died June 4, 2026), Mark A. Umphred, Jr., 542 N. Gates Ave., Kingston, PA 18702, Executor

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ESTATE OF GERALD ALFRED WALZ, late of Kingston Township (died June 21, 2026), Jill Himlin, Executrix; Robert S. Betnar, Esquire, 126 South Main Street, Pittston, PA 18640

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ESTATE OF CHRISTOPHER C. WANDISHIN, late of Plymouth (died February 28, 2026), Kristen Brazier, Executrix; Donald G. Karpowich, Esquire, 85 Drasher Road, Drums, PA 18222

### THIRD PUBLICATION

ESTATE OF MICHAEL J. ATOR, JR., late of Drums (died May 19, 2026), Kimberly Ator, Executrix; Donald G. Karpowich, Esquire, 85 Drasher Road, Drums, PA 18222

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ESTATE OF KATHRYN L. BEST a/k/a Kathryn Louise Best, late of Exeter (died May 14, 2026), Kelley Best-Biagioli, Executrix; Girard J. Meca-don, Esquire, 363 Laurel Street, Pittston, PA 18640-1719

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ESTATE OF LORENZO COLES a/k/a Lorenzo E. Coles a/k/a Lorenzo Emmett Coles, late of Hazleton (died March 27, 2026), Lorrie Coles-Hathaway, Administratrix; Michael D. Casari Jr., Esquire, Olexa & Casari, Ltd., 81 S. Church Street, Suite A, Hazleton, PA 18201

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ESTATE OF ROBERT DEFEO, late of White Haven (died April 26, 2026), Stella Fetonti, Executrix; Michael

D. Casari, Jr., Esquire, Olexa & Casari, Ltd., 81 S. Church Street, Suite A, Hazleton, PA 18201

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ESTATE OF KATHY JEAN EDWARDS, late of Wilkes-Barre (died November 2, 2025), Rogelio Hernandez, Administrator; Brian M. Vinsko, Esquire, Vinsko & Associates, P.C., 37 North River Street, Wilkes-Barre, PA 18702

---

ESTATE OF IVAN BARTHOLOMEW FLUCK, JR. a/k/a Ivan B. Fluck, Jr. a/k/a Ivan Fluck, Jr., late of Wilkes-Barre (died May 24, 2026), Stewart Girlock, Executor; Shandra S. Kisailus, Esquire, 245 North River Street, Wilkes-Barre, PA 18702

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ESTATE OF DOMANIK JAMES GARRITY a/k/a Domanik J. Garrity a/k/a Domanik Garrity, late of West Hazleton (died July 30, 2024), Angela Garrity, Administratrix; Shandra S. Kisailus, Esquire, 245 North River Street, Wilkes-Barre, PA 18702

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ESTATE OF CHARLOTTE A. JANC, late of Bear Creek Village Borough (died June 20, 2026), Joseph E. Janc, Executor; Joseph E. Janc, Esquire, 104 Old East End Blvd., Bear Creek Township, PA 18702

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ESTATE OF JOHN H. KENNEDY a/k/a John Howard Kennedy, late of Harveys Lake (died March 20, 2026), Stephen N. Clemente, Administrator C.T.A., c/o Stephen B. Killian, Esquire, 575 Pierce Street, Suite 303, Kingston, PA 18704

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ESTATE OF MILDRED JEAN KIELAR, late of Hanover Township (died December 4, 2018), Mary Elizabeth Evans, Administratrix; Myer S. Messinger, Esquire, Fellerman & Ciarimboli, 183 Market Street, Suite 200, Kingston, PA 18704

## THE LUZERNE LEGAL REGISTER

ESTATE OF FRANKLIN KONEK a/k/a  
Franklin T. Konek, late of Trucks-  
ville (died May 16, 2026), Karen  
Kollar, Administratrix; David W.  
Saba, Esquire, 345 Market Street,  
Kingston, PA 18704

ESTATE OF JOSEPH G. MIKITKA, late  
of Dennison Township (died March  
16, 2026), Joseph J. Mikitka, Ex-  
ecutor; Senape Law, James V.  
Senape, Jr., Esquire, Catherine A.  
McGovern, Esquire, Michael B.  
Senape, Esquire, 612-614 Main  
Street, P.O. Box 179, Freeland, PA  
18224-0179

ESTATE OF NEIL B. MORRISON, JR.  
a/k/a Neil Morrison, Jr. a/k/a Neil  
Bernard Morrison, Jr., late of Prin-  
gle Borough (died April 14, 2026),  
Julie C. Maloney, Executrix; Kevin  
R. Grebas, Esquire, Colbert &  
Grebas, P.C., 210 Montage Moun-  
tain Road, Suite A, Moosic, PA  
18507

ESTATE OF MICHAEL A. PAISLEY,  
late of Hazleton (died May 20,  
2026), Michael A. Paisley, Jr., Ex-  
ecutor; David W. Saba, Esquire,  
345 Market Street, Kingston, PA  
18704

ESTATE OF PAUL J. PAPSUN, JR.  
a/k/a Paul Papsun, late of Moun-  
taintop (died March 8, 2026),  
Monica Papsun, Executrix; Robert  
J. Boyer, Esquire, 126 S. Main  
Street, Pittston, PA 18640

ESTATE OF BARBARA PAZDZIORKO,  
late of Exeter (died December 27,  
2025), Adrienne G. Grippo, Admin-  
istratrix; Frank J. Aritz, Esquire,  
23 West Walnut Street, Kingston,  
PA 18704

ESTATE OF SHIRLEY A. SMITH, late  
of Nanticoke (died May 31, 2026),  
Harry M. Harris, Executor; 1279  
S. 11th Street, South Plainfield, NJ  
07080

ESTATE OF SANDRA SWINGLE  
a/k/a Sandra L. Swingle a/k/a  
Sandra Lei Swingle, late of West  
Pittston (died May 31, 2026),  
Frank J. Chorba, Executor; John  
J. Terrana, Esquire, 400 Third  
Avenue, Suite 216, Kingston, PA  
18704

ESTATE OF CAROL ANN TREBUNAK,  
late of Plains (died December 27,  
2025), Melissa Trebunak, Admin-  
istratrix; Biagio V. Musto II, Es-  
quire, 171 William Street, Pittston,  
PA 18640-1719

ESTATE OF ANTHONY THOMAS ULI-  
CHNEY, late of Shavertown (died  
May 29, 2026), Sharon Lehman,  
Executrix; Jeffrey J. Malak, Es-  
quire, Chariton Malak, 138 South  
Main Street, P.O. Box 907, Wilkes-  
Barre, PA 18701

ESTATE OF ANTHONY CLAUDIUS  
WALLACE a/k/a Anthony C. Wal-  
lace a/k/a Anthony Wallace, late  
of Wilkes-Barre (died May 19,  
2026), Georgia Pehanich, Execu-  
trix; Shandra S. Kisailus, Esquire,  
245 North River Street, Wilkes-  
Barre, PA 18702

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

No. 2026-05469

Hanson Cabrera

Plaintiff

vs.

The Estate of Florence Terpak,  
her known and unknown heirs  
and assigns

Defendants

NOTICE IS HEREBY GIVEN to  
the Defendants and all other  
people or entities claim, by and  
through the Defendants, and all  
other persons whatsoever, that

## THE LUZERNE LEGAL REGISTER

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on, May 7, 2026, the Plaintiff commenced an action against you to No. 2026-05469, in the Office of the Prothonotary of Luzerne County, Pennsylvania, which you are required to defend to quiet title to that certain piece, parcel and plot of land situated in the 16th Ward of the City of Wilkes-Barre, County of Luzerne, State of Pennsylvania, and is described as follows: CONTAINING a front of twenty-five feet Eastward on North Pennsylvania Avenue (formerly North Canal Street) bounded Southward at right angles to said street, one hundred sixty-three and two-tenths feet by Lot No. 39 on said street; Westward twenty-five and two-tenths feet by a line parallel with and thirty feet distant at right angles Easterly from the center line of the right-of-way conveyed by the party of the first part to the Pennsylvania and New York Canal and Railroad Company, and Northward at right angles to said North Pennsylvania Avenue one hundred sixty and four-tenths feet by Lot No. 35 on said street. COMPRISING Lot No. 37 on North Pennsylvania Avenue as designated on Plot of Building Lots of the Delaware and Hudson Company in the 16th Ward of the City of Wilkes-Barre. PIN 73-H10NW2-011-015-000.

The Court has fixed the 17th day of September, 2026 at 11:30 a.m., in the Luzerne County Courthouse, 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 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 N. Main Street  
Suite 200  
Pittston, PA 18640  
(570) 299-4100

THE LUZERNE LEGAL REGISTER

JOSEPH A. DESOYE,  
ESQUIRE  
PA. Attorney I.D. No. 200479  
WYOMING VALLEY LAW  
FIRM  
Counsel For Plaintiff  
9 N. Main Street  
Ste 6  
Pittston, PA 18640  
Telephone No.  
(570) 299-5166

July 31

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

No. 2026-03697

Allen Rooney

Plaintiff

vs.

Manufacturers and Traders  
Trust Company and the  
Estate of Philomena Gentile,  
her known and unknown heirs  
and assigns

Defendants

NOTICE IS HEREBY GIVEN to the Defendants and all other people or entities claim, by and through the Defendants, and all other persons whatsoever, that on, March 24, 2026, the Plaintiff commenced an action against you to No. 2026-03697, in the Office of the Prothonotary of Luzerne County, Pennsylvania, which you are required to defend to quiet title to that certain piece, parcel and plot of land situated in the Township of Exeter, County of Luzerne, State of Pennsylvania, and is described as follows: Beginning at an iron pin corner on the Northeasterly side of State Highway; Route #232, in

line of lands now or late of Florena A. Stanton thence along said Highway North 43 degrees 15 minutes West seventy-five (75) feet to an iron pin corner; thence North 46 degrees 45 minutes East one hundred seventy-five (175) feet to the Susquehanna River; thence down stream along said Susquehanna River about seventy-five (75) feet to a point which is about one hundred seventy-five (175) feet in the direction of North 46 degrees 45 minutes East from the place of beginning; thence South 46 degrees 45 minutes West about one hundred seventy-five (175) feet to the place of beginning; this lot being Seventy-five (75) feet in front and extending at right angle about one hundred seventy-five (175) feet to the Susquehanna River. Pin NO. B11 00A 02A.

The Court has fixed the 24th day of September, 2026 at 9:00 a.m., in the Luzerne County Courthouse, 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 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 recov-

## THE LUZERNE LEGAL REGISTER

ery 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 N. Main Street  
Suite 200  
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(570) 299-4100  
JOSEPH A. DESOYE,  
ESQUIRE  
PA. Attorney I.D. No. 200479  
WYOMING VALLEY LAW  
FIRM  
Counsel For Plaintiff  
9 N. Main Street  
Ste 6  
Pittston, PA 18640  
Telephone No.  
(570) 299-5166

July 31

### NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed in the Department of State of the Commonwealth of

Pennsylvania on June 17, 2026 for the purpose of registering a non-profit corporation under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is:

FRATERNAL ORDER  
OF EAGLES  
NANTICOKE AERIE 834

The purposes for which the corporation is organized is as a fraternal organization.

SUSAN A. MAZA, ESQUIRE  
67 Public Square  
Suite 600  
Wilkes-Barre, PA 18701  
(570) 690-9400

July 31

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

No. 2026-05467

Hanson Cabrera  
Plaintiff

vs.

The Estate of Carrie Sperazza,  
her known and unknown heirs  
and assigns  
Defendants

NOTICE IS HEREBY GIVEN to the Defendants and all other people or entities claim, by and through the Defendants, and all other persons whatsoever, that on, May 5, 2026, the Plaintiff commenced an action against you to No. 2026-05467, in the Office of the Prothonotary of Luzerne County, Pennsylvania, which you are required to defend to quiet title to that certain piece, parcel and plot of land situated in the Township of Pittston,

## THE LUZERNE LEGAL REGISTER

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County of Luzerne, State of Pennsylvania, and is described as follows: BEGINNING at a point in the Southwesterly line of Pine Street marking the Easterly corner of Lot No. 74 on said Pine Street, as shown on map herein-after referred to, said Lot No. 74 having been heretofore conveyed by said Pennsylvania Coal Company, party of the first part herein, to Guiseppe Milazzo and wife, by deed dated February 12, 1958; thence Southeasterly, along the Southwesterly line of Pine Street, forty eight (48) feet to the Northerly corner of Lot No. 78 on said Pine Street, said Lot No. 78 having been heretofore conveyed by said party of the first part herein, to Charles A. Serpe and wife, by deed dated August 20, 1954; thence Southwesterly, along the Northwesterly line of said Lot No. 78, two hundred (200) feet to the Westerly corner thereof, said corner being in the Northeasterly line of an alley; thence Northwesterly, along said line of said alley, parallel with the Southwesterly line of Pine Street, forty eight (48) feet to the Southerly corner of Lot No. 74 aforementioned; thence Northeasterly, along the Southeasterly line of said Lot No. 74, two hundred (200) feet to the place of beginning. COMPRISING Lot No. 76 on Pine Street, as per map of Pennsylvania Coal Company. PIN 51-E11S4 -001-020-000.

The Court has fixed the 21st day of October, 2026 at 9:30 a.m., in the Luzerne County Courthouse, 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 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 N. Main Street  
Suite 200  
Pittston, PA 18640  
(570) 299-4100

THE LUZERNE LEGAL REGISTER

JOSEPH A. DESOYE,  
ESQUIRE  
PA. Attorney I.D. No. 200479  
WYOMING VALLEY LAW  
FIRM  
Counsel For Plaintiff  
9 N. Main Street  
Ste 6  
Pittston, PA 18640  
Telephone No.  
(570) 299-5166

July 31

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

No. 2026-05327

Cab Group, LLC

Plaintiff

vs.

The Estate of Mary Salek,  
her known and unknown heirs  
and assigns

Defendants

NOTICE IS HEREBY GIVEN to the Defendants and all other people or entities claim, by and through the Defendants, and all other persons whatsoever, that on, May 5, 2026, the Plaintiff commenced an action against you to No. 2026-05327, in the Office of the Prothonotary of Luzerne County, Pennsylvania, which you are required to defend to quiet title to that certain piece, parcel and plot of land situated in the Borough of Duryea, County of Luzerne, State of Pennsylvania, and is described as follows: BEING Lot No. 1 in Block No. 5 of the extension of the Delaware, Lackawanna and

Western Railroad Company's Plot of Lots at Duryea, Said Lot measures 59.6 feet in front on Ann Street, 188.4 feet in width on the rear; 108.6 feet in depth on the side adjoining Lot No. 2 and 168.5 feet on the other side adjoining land of Henry Euth, as delineated on said plot, which said plot is recorded in Luzerne County, in Map Book Volume 1, Page 155, and is part of the Stetler Tract. PIN 14-D12NW2-008-001-000.

The Court has fixed the 21st day of October, 2026 at 9:30 a.m., in the Luzerne County Courthouse, 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 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 infeasible 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

## THE LUZERNE LEGAL REGISTER

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

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July 31

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

No. 2026-05468

Luis D. Fernandez

Plaintiff

vs.

Gene Wilson Lewis,  
his known and unknown  
heirs and assigns

Defendants

NOTICE IS HEREBY GIVEN to the Defendants and all other people or entities claim, by and through the Defendants, and all other persons whatsoever, that on, May 7, 2026, the Plaintiff commenced an action against you to No. 2026-05468, in the Office of the Prothonotary of Luzerne County, Pennsylvania, which you are required to defend to quiet title to that certain piece, parcel and plot of land situated in the Township of Plains, County of Luzerne, State of Pennsylvania, and is described as follows: BEGINNING at the Southwesterly corner of land conveyed to Gino Marchetti, et ux, by the Hudson Coal Company by deed dated May 26, 1958 situated on the Easterly line of Charles Street in the Township of Plains, Luzerne County, Pennsylvania; THENCE along the Southerly line of aforesaid land North thirty-two degrees 10 minutes East, (N 32° 10' E.) one hundred seventy-one and seventy-one hundredth's (171.70) feet, more or less, to a corner, being the Southeasterly corner of above-mentioned land situated on the Westerly line of East Thomas Street; THENCE along the Westerly line of East Thomas Street South fifty-seven degrees forty-five minutes East (57° 45' E) eighty-six and seventy-six one-hundredths (86.76) feet to a corner, being the Northeasterly corner of land quitclaimed to Gino Marchetti; et al, by Blue Coal Corporation by deed dated May 3, 1965; THENCE along the Northerly line of aforesaid land

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South thirty-two degrees ten minutes West (S 32° 10' W) one hundred seventy-four and two one-hundredths (174.2) feet to a corner on the Easterly line of Charles Street, being the North-westerly corner of aforesaid land;THENCE along the Easterly line of Charles Street North fifty-six degrees thirteen minutes West (N 56° 13' W) eighty-six and eighty-one-hundredths (86.80) feet to the place of BEGINNING. PIN 50-G11S1-001-17C-000

The Court has fixed the 24th day of September, 2026 at 9:30 a.m., in the Luzerne County Courthouse, 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 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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July 31

### PETITION FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on July 22, 2026, the Petition of Stephanie Marie McMahon, was filed in the Court of Common Pleas of Luzerne County, No. 202608479 of 2026, praying for a Decree to Change her minor child's name to Avery Lewis Tate.

## THE LUZERNE LEGAL REGISTER

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The Court has fixed September 2, 2026 at 1 p.m., Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, Pennsylvania, as the time and place for the hearing on said Petition,

when and where all interested may appear and show cause why the prayer of the said Petitioner should not be answered.

July 31



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## PERIODICAL PUBLICATION

\* Dated Material. Do Not Delay. Please Deliver Before Monday, August 3, 2026