

The Luzerne Legal Register

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IN MEMORIAM HAROLD ROSENN, ESQ. 4

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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 RALPH ALBERT BUSH a/k/a Ralph Bush, late of Courtdale (died November 9, 2023), Jeanne Bush, Executrix; Jeffrey A. Yelen, Esquire, Distasio, Kowalski & Yelen, LLC, 15 Public Square, Suite 501, Wilkes-Barre, PA 18701

ESTATE OF JOSEPH W. CHEEK, late of Swoyersville (died December 11, 2023), Michael W. Cheek, Executor; M. John Haley, Esquire, 115 East Bennett Street, Kingston, PA 18704

ESTATE OF ARLENE CZARNECKI, late of Shickshinny (died October 28, 2023), Mary Louise Bailey, Executrix; Carl N. Frank, Esquire, Farrell & Frank, 8 West Market St., Suite 1110, Wilkes-Barre, PA 18701-1801

ESTATE OF ROBERT M. DeYOUNG, SR. a/k/a Robert M. DeYoung a/k/a Robert DeYoung, late of Zephyrhills, FL (died December 9, 2023), Megan P. Maguire, Esquire, 590 Rutter Avenue, Kingston, PA 18704, Executrix

ESTATE OF MARY C. DURKIN, late of Wilkes-Barre (died December 4, 2023), Ellen Keenan, Executrix; Thomas A. O'Connor, Esquire, Law Office of Thomas A. O'Connor, PC, 601 Wyoming Avenue, Kingston, PA 18704

ESTATE OF MELANIE ELIZABETH GIBALE a/k/a Melanie E. Gibale, late of Shavertown (died January

18, 2024), Paula Paternoster, Executrix; David W. Saba, Esquire, 345 Market St., Kingston, PA 18704

ESTATE OF CHARLES EDWARD GREENFIELD, JR., late of Kingston (died January 17, 2024), Colin P. Conrad, Executor; Ruth Slamon Borland, Esquire, Borland & Borland, 69 Public Square, 11th Floor, Wilkes-Barre, PA 18701

ESTATE OF JOSEPH JEROME HIRKO, late of Plains Twp. (died August 6, 2019), Mark Allen Hirko, Administrator; William F. Burke, Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Avenue, Forty Fort, PA 18704-4237

ESTATE OF JOHN S. HYDER, late of Wilkes-Barre (died January 3, 2024), Daro Hyder, Executor; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

ESTATE OF EDWARD KILANOWSKI a/k/a Edward Robert Kilanowski a/k/a Edward Steven Kilanowski a/k/a Edward Kilanowski, Sr., late of Freeland (died January 12, 2024), Sarah Beishline, 28 South Hollywood Blvd., Hazleton, PA 18202, Administratrix

ESTATE OF JOSEPH JEROME MARGALIS, JR., late of Wilkes-Barre (died November 16, 2023), Susan M. Perlis, Executrix; Raymond A. Hassey, Esquire, 304 Wilkes-Barre Twp. Blvd., Wilkes-Barre, PA 18702

ESTATE OF PHILIP J. OLIVER, JR., late of Pittston (died September 29, 2023), Carol Oliver, Administratrix; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640

ESTATE OF ANNA MARIE PANISHAK, late of White Haven (died January 10, 2024), Mary Louise Panisak,

THE LUZERNE LEGAL REGISTER

Administratrix; John P. Finnerty, Esquire, 75 Glenmaura National Blvd., Moosic, PA 18507

ESTATE OF CAROLE THOMAS, late of Wyoming (died May 8, 2023), Kimberly A. Peck, 386 West Sixth St., West Wyoming, PA 18644, Executrix

ESTATE OF JANE M. THOMAS, late of Forty Fort (died January 17, 2024), Peggy Jane Cain, Executrix; Jannell L. Dudick, Esquire, 1043 Wyoming Avenue, Forty Fort, PA 18704

ESTATE OF ROBERT E. WHITTAKER, II, late of Wilkes-Barre (died November 5, 2023), Sharon Whittaker, Administratrix; Thomas Patrick Hogan, Esquire, Law Office of Thomas A. O'Connor, PC, 601 Wyoming Avenue, Kingston, PA 18704

ESTATE OF MARK STEPHEN YANUS, late of White Haven (died December 20, 2023), Patricia Eroh, Executrix; Raymond A. Hassey, Esquire, 304 Wilkes-Barre Twp. Blvd., Wilkes-Barre, PA 18702

SECOND PUBLICATION

ESTATE OF CAROLE BOONE, late of Pittston Township (died December 15, 2023), Michael F. Boone, 8270 Pathfinder Loop, Unit 823, Fort Myers, FL 33919 and John D. Boone, 505 South St., Avoca, PA 18641, Administrators

ESTATE OF MICHAEL BUDJNOSKI a/k/a Michael John Budjnoski, late of Harveys Lake (died November 30, 2023), Martina Budjnoski, Executrix; David W. Saba, Esquire, 345 Market St., Kingston, PA 18704

ESTATE OF HELEN M. CHAMPI, late of Duryea (died October 23, 2023), Joseph Champi and Denise Woy-

tach, Co-Executors; Carl J. Poveromo, Esquire, Rinaldi & Poveromo, P.C., P.O. Box 826, Scranton, PA 18501

ESTATE OF JOHN A. DESPIRITO, late of Pittston (died December 17, 2023), Jonathan Charles DeSpirito, Administrator; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640

ESTATE OF CATHERINE M. DEVIGILI a/k/a Catherine Mary Devigili, late of Drums (died September 12, 2023), Philip J. Flor, Administrator; Robert S. Sensky, Esquire, Laputka, Bayless, Ecker & Cohn, P.C., One South Church Street, Suite 301, Hazleton, PA 18201

ESTATE OF CHRISTINA M. DOMBROSKI a/k/a Christina Dombroski, late of Kingston (died December 17, 2023), Theresa A. Hoover, Executrix; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

ESTATE OF MARYANN A. GUGLIOTTI, late of Luzerne (died August 15, 2023), Kimberly Ann Boyd, 638 Charles Street, Luzerne, PA 18709, Administratrix

ESTATE OF JUDITH ANN HARMON, late of Nanticoke (died November 16, 2023), Julie A. Sheny, Administratrix; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

ESTATE OF IRENE A. JEMIOLA, late of Dupont (died July 20, 2022), Kenneth Jemiola, Administrator; Biagio V. Musto, II, Esquire, 171 William Street, Pittston, PA 18640-1719

ESTATE OF CAROL MARIE KARASH, late of Edwardsville (died December 21, 2023), Deborah Karash, Executrix; Jeffrey J. Malak, Es-

THE LUZERNE LEGAL REGISTER

quire, Chariton Malak, 138 South Main Street, P.O. Box 907, Wilkes-Barre, PA 18703-0907

ESTATE OF DIANA JEAN LEDENT, late of Wilkes-Barre (died August 31, 2023), James Toole, Administrator; Kevin M. Walsh, Esquire, 297-299 Pierce Street, Kingston, PA 18704

ESTATE OF FRANCIS G. MALEK a/k/a Frank G. Malek, late of Wilkes-Barre Township (died November 9, 2023), Sarah Malek, Executrix; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

ESTATE OF CYNTHIA LEE MAY a/k/a Cynthia L. Jayne, late of Kingston (died December 22, 2023), Nancy Smith, Executrix; Robert A. Anders, Esquire, 1170 Highway 315, Suite 2, Plains, PA 18702

ESTATE OF CHRISTINE ANGELA RUCCO, late of Larksville (died September 20, 2022), Jason Rucco and Jesse Rucco, Executors; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

ESTATE OF SANJAY SHARMA a/k/a Sam Sharma, late of Mountain Top (died March 18, 2023), Charmaine Sharma, Executrix; Kevin M. Walsh, Esquire, 297-299 Pierce Street, Kingston, PA 18704

ESTATE OF RONALD EUGENE SMALLCOMB a/k/a Ronald E. Smallcomb a/k/a Ronald Smallcomb a/k/a Ron Smallcomb, late of Fairview Township (died December 16, 2023), Bernardine M. Smallcomb, Executrix; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

ESTATE OF ELIZABETH LOUISE SWITHERS a/k/a Elizabeth Swithers, late of Nanticoke City (died December 22, 2023), Ellen Swith-

ers, Executrix; Rosenn, Jenkins & Greenwald, LLP, 1065 Highway 315, Suite 200, Wilkes-Barre, PA 18702

ESTATE OF ARLINE WALLACE a/k/a Arline Catherine Wallace, late of Wilkes-Barre (died September 5, 2023), Leo Wallace, Esquire, 142 Hershey Circle, Stewartstown, PA 17363, Executor

ESTATE OF LUCILLE M. ZIPKO, late of Wright Township (died December 14, 2023), Claire Radaszewski, Executrix; Rosenn, Jenkins & Greenwald, LLP, 1065 Highway 315, Suite 200, Wilkes-Barre, PA 18702

THIRD PUBLICATION

ESTATE OF DIANE ATIE, late of Fairview Township (died December 18, 2023), Michael Adam Oliveri, Executor; Carlo A. LaMonica, Esquire, LaMonica Law Firm LLC, 3218 Pittston Avenue, Scranton, PA 18505

ESTATE OF JAMES RICHARD BARRY, JR. a/k/a James R. Barry, Jr. a/k/a J. Richard Barry, Jr., late of Hazle Township (died December 27, 2023), Linda J. Kujat, Executrix; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

ESTATE OF JAMES L. BRADLEY a/k/a James Bradley, late of Denison Township (died December 23, 2022), Bonita L. Bradley, Executrix; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

ESTATE OF ROBERT E. BURNS a/k/a Robert Francis Burns a/k/a Robert F. Burns, late of Edwardsville (died December 3, 2023), Matthew P. Kelly, Executor; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

THE LUZERNE LEGAL REGISTER

- ESTATE OF EUGENE J. CHIKOWSKI a/k/a Gene Chikowski, late of West Pittston (died December 30, 2023), Deborah Ann Chikowski, Executrix; Justin H. Brown, Esquire, 1735 Market St., 51st Fl., Philadelphia, PA 19103
- ESTATE OF JANET R. COX, late of Dallas Township (died October 3, 2023), Thomas R. Brown, Executor; John F. Kulick, Esquire, Kulick Law Firm, LLC, 1701 Wyoming Avenue, Suite 2, Exeter, PA 18643
- ESTATE OF WILLIAM EDWARD HANN, late of Plymouth (died February 2, 2022), Annette L. Skameritz, Administratrix; Hudacek and Hudacek, 43 E. Main Street, Plymouth, PA 18651
- ESTATE OF ANTOINETTE HECK, late of Wilkes-Barre (died June 13, 2023), Regina Triani, Executrix; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704
- ESTATE OF WILLIAM S. HENESS, late of Kingston (died November 30, 2023), Keith Keiper, Executor; Alexander B. Russin, Esquire, 1516 Wyoming Avenue, Forty Fort, PA 18704
- ESTATE OF GEORGE KRLIC, late of Hanover Twp. (died December 31, 2023), Patrick J. Aregood, Executor; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706
- ESTATE OF GERTRUDE LATONA, late of Jenkins Township (died December 30, 2023), Charles Latona and Scott Lynett, Executors; The Law Office of Scott Lynett, 310 Penn Avenue, Scranton, PA 18503
- ESTATE OF CARMEN A. MERCADANTE, late of Edwardsville (died November 13, 2023), Carmen A. Mercadante, Jr., Executor; Ruth Slamon Borland, Esquire, Borland & Borland, 69 Public Square, 11th Floor, Wilkes-Barre, PA 18701
- ESTATE OF MARY CAROLE QUINN a/k/a Carole Quinn, late of Laflin (died August 29, 2023), Joseph A. Quinn, Executor; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704
- ESTATE OF MARK RANDALL a/k/a Mark C. Randall, late of Dorrance Township (died November 24, 2023), Amy Randall, Administratrix; Shandra S. Kisailus, Esquire, 245 North River Street, Wilkes-Barre, PA 18702
- ESTATE OF PATRICIA M. REAVY a/k/a Patricia Marlene Reavy, PhD, late of Pittston (died October 31, 2021), George C. Reavy, Executor; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704
- ESTATE OF WILLIAM J. RUTH a/k/a William Ruth, late of West Wyoming (died January 5, 2024), Patricia Ruth, Executrix; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704
- ESTATE OF BARBARA ANN SAKAVAGE a/k/a Barbara A. Sakavage, late of Plains (died December 3, 2023), Christine A. Gozick, Executrix; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704
- ESTATE OF JOSEPH A. SINAVAGE a/k/a Joseph Anthony Sinavage, late of Wilkes-Barre (died August 2, 2023), Joseph L. Sinavage, Executor; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704
- ESTATE OF NANCY J. SMILEY, late of Franklin Township (died December 3, 2022), Jayne E. Psolka, Executrix; Jami Layaou Hearn, Esquire, 103 Warren Street, Tunkhannock, PA 18657

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ESTATE OF WILLIAM R. SMITH a/k/a William Richard Smith, late of Swoyersville (died December 6, 2022), Louise Smith, Administratrix; Frank J. Hoegen, Esquire, 152 South Franklin Street, Wilkes-Barre, PA 18701

ESTATE OF EDWARD J. STARBUCK a/k/a Edward Starbuck, late of Dallas Township (died June 24, 1998), Jeanette Starbuck, Administratrix; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

ESTATE OF CARMELLA SURIANO, late of Pittston Twp. (died December 8, 2023), Lori Faraday, Executrix; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640

ESTATE OF CATHERINE A. UNIA-TOWSKI a/k/a Catherine Uniatowski, late of Courtdale (died March 11, 2023), Carol Keup, Executrix; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

ESTATE OF JOSEPH M. WOLINSKY, late of Swoyersville (died December 12, 2023), John J. Gill, Jr., Executor; Gallagher, Brennan & Gill, 220 Pierce St., Kingston, PA 18704-4655

ESTATE OF RICHARD J. WOOD-LEAF, late of Wyoming (died October 27, 2023), Thomas Brady, Administrator; Jeffrey J. Malak, Esquire, Chariton Malak, 138 South Main Street, P.O. Box 907, Wilkes-Barre, PA 18703-0907

ESTATE OF DAVID LEONARD WOYTOVICH, late of Newport Township (died May 22, 2023), Anthony Bobowicz and Michael Banach, Executors; Stephen J. Fendler, Esquire, Comitz Law Firm, LLC, 46 Public Square, Suite 101, Wilkes-Barre, PA 18701

NOTICE OF TRUST
ADMINISTRATION

The Robert C. Duffy, Sr. and Myrtle E. Duffy Revocable Living Trust Agreement dated June 24, 1997, amended on December 7, 2000.

Settlor: Myrtle Duffy, dec'd.
Late of Mountain Top.

Trustee: Roger A. Duffy.

STACEY F. ACRI, ESQUIRE
STEINBACHER, GOODALL
& YURCHAK

273 East Northampton
Street

Wilkes-Barre, PA 18702

Feb. 2, 9, 16

PUBLIC NOTICE

The Township of Butler has petitioned the Luzerne County Court of Common Pleas to sell the real property located on Cherry Street, Drums, PA, Parcel 06P8S3B4L12. This request is in accordance with 53 P.S. §3384, requesting relief and permission to sell real property whose intended use is no longer practicable and no longer benefits or enhances the community. A hearing to Show Cause as to why the Township's petition should not be granted is scheduled for March 20, 2024, at 9:00 A.M., at the Luzerne County Courthouse, 200 N. River Street, Wilkes-Barre, PA.

DONALD G. KARPOWICH,
ESQUIRE

Butler Township Solicitor

85 Drasher Road

Drums, PA 18222

Feb. 9, 16, 23

THE LUZERNE LEGAL REGISTER

NOTICE

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

No. 202401233

LUIS GALVAN
Plaintiff

vs.

MINERSVILLE, LLC, and all
its transferees,
successors, and assigns
Defendants

NOTICE IS HEREBY GIVEN to the Defendant, MINERSVILLE, LLC, and all of its transferees, successors, and assigns, and all other people or entities claim, by and through the Defendant, and all other persons whatsoever, that on, LUIS GALVAN commenced an action against you to No., 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 County of Luzerne, State of Pennsylvania, and is described as follows: ALL the surface and right of soil of, in, and to all that certain lot and piece of land situate in the 9th Ward of the City of Nanticoke, Luzerne County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Southerly side of Grover Street in said City of Nanticoke, in a line drawn through Lot No. 153 parallel to the Westerly boundary of said Lot No. 153 on the plot of lots hereinafter mentioned; THENCE, along said line drawn

through Lot No. 153 Southeast-erly one hundred thirty-seven and five-tenths (137.5) feet to a point in the Northerly boundary of Lot No. 163, but now numbers Lots 3 and 2 of the plot of lots of Hannah M. Jones as recorded in the Office for the recording of Deeds in Deed Book 2, Page 224; THENCE, along the North-erly boundary of said Lot No. 163, now Lots Nos. 3 and 2, Northeastwardly twenty six and two-thirds (26 2/3) feet to a corner of Lot No. 154; THENCE, along the line of said Lot No. 154, Northwestwardly one hundred thirty seven and five-tenths (137.5) feet to a corner on said Grove Street; THENCE, along the line of said Grove Street twenty six and two thirds (26 2/3) feet to the place of BEGINNING.

The Court has fixed March 11, 2024 at 1:00 p.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.

THE LUZERNE LEGAL REGISTER

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
(855) 236-6405
- or -
101 West Broad Street
Suite 713
Hazleton, PA 18201
(877) 515-7628
JOSEPH A. DESSOYE,
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

Feb. 16

NOTICE OF ACTION
IN QUIET TITLE

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

No. 202401236

MARK D. BIENIAS and
JILL A. BIENIAS
Plaintiffs

vs.

ROBERT GARBER and
HELEN C. GARBER
Defendants

NOTICE IS HEREBY GIVEN to the Defendants, ROBERT GARBER and HELEN C. GARBER 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, January 31, 2024, the Plaintiffs commenced an action against you to No. 202401236 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 in the Township of Hanover, County of Luzerne, Pennsylvania, as more particularly described as follows:

ALL that certain piece or parcel of land situate in the Township of Hanover, County of Luzerne, Commonwealth of Pennsylvania bounded and described as follows, to wit: BEGINNING at a point in the southwesterly side-

THE LUZERNE LEGAL REGISTER

line of forty (40) foot-wide Prince Street in the line dividing lots 41 and 42 of the Garber-Hanover Green Annex Plot, copy of which is attached to deed recorded in Luzerne County Deed Book 1512 at page 1197, said point being the southwesterly corner of lands now or formerly Celia Demora! and Angela Becker as recorded in Luzerne County Record Book 3022 at page 235475. THENCE from said point and along said Prince Street sideline, South 28° 30'00" East, 10.00 feet to a point in line of lands now or formerly Mark and Jill Bienias as recorded in Luzerne County Record Book 3020 at page 221745. THENCE from said point and along said Bienias lands, South 61° 30'00" West, 100.00 feet to a point. THENCE from said point and continuing along said lands, North 28° 30'00" West, 10.00 feet to a point in line of the aforesaid Demora! And Becker lands. THENCE from said point and along said lands, North 61° 30'00" East, 100.00 feet to a point, the place of beginning.

The Court has fixed March 11, 2024 at 1:00 p.m., in Courtroom Number 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 Plaintiffs have 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 Plaintiffs, 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 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 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
(855) 236-6405
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

Feb. 16

THE LUZERNE LEGAL REGISTER

FICTITIOUS NAME
REGISTRATION

NOTICE IS HEREBY GIVEN that an application for Registration of Fictitious Name was approved by the Department of State of the Commonwealth of Pennsylvania on February 7, 2024, for:

ANZALONE & DOYLE
TRIAL LAWYERS

located at: 98 South Franklin Street, Wilkes-Barre, PA 18701.

The name and address of each individual interested in the business are: William F. Anzalone, Esquire, Jamie J. Anzalone, Esquire, Patrick J. Doyle, Jr., Esquire, Alana M. Anzalone, Esquire and Kelly M. Ciravolo, Esquire, 98 South Franklin Street, Wilkes-Barre, PA 18701.

This was filed in accordance with 54 Pa. C.S. §311.

Feb. 16

NOTICE

NOTICE IS HEREBY GIVEN that on February 9, 2024, the Petition of Samantha Gruman on Behalf of Gianna Marie Strouse, was filed in the Court of Common Pleas of Luzerne County, No. 01547of 2024, praying for a Decree to Change her name to Gianna Marie Gruman. The Court has fixed April 2, 2024, at 9:30 a.m., Orphans' Court, Brominski Building, 3rd Floor, 113 West North Street, Wilkes-Barre, Pennsylvania 18711, 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 granted.

Feb. 16

NOTICE OF ACTION
IN QUIET TITLE

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

No. 202400585

DELIGNE RAMIREZ

Plaintiff

vs.

JOHN SHIELDS and HANOVER BANK OF PA, and all their respective transferees, successors, and assigns

Defendants

NOTICE IS HEREBY GIVEN to the Defendants, JOHN SHIELDS and HANOVER BANK OF PA, and all their respective heirs, transferees, successors and assigns, and all other people or entities claim, by and through the Defendants, and all other persons whatsoever, that on, DELIGNE RAMIREZ, commenced an action against you to No., 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 ground situate in the Borough of Courtdale, County of Luzerne, and State of Pennsylvania, described as Lot No. 92 on plot of lots known as Courtdale Terrace as laid out for H.S. Phillips, and more particularly described in Map Book 2, Page 345, in the office of the Recorder of Deeds in and for Luzerne County, bounded and described as follows, to wit: BEGINNING at a point on the Southeasterly side of Harrington Street in the dividing line of Lots Nos. 91 and 92

THE LUZERNE LEGAL REGISTER

on plot of lots aforesaid; THENCE along said dividing line of Lots Nos. 91 and 92, South thirty (30) degrees, six (6) minutes East, one hundred ten (110) feet to a point, common to Lots Nos. 83, 84, 91, and 92. THENCE along the line dividing Lots Nos. 83 and 92, South fifty-nine (59) degrees, fifty-four (54) minutes West, twenty-five (25) feet to a point common to Lots Nos. 82, 83, 92, and 93. THENCE along the dividing line of Lost Nos. 92 and 93, North thirty (30) degrees, six (6) minutes West one hundred-ten (110) feet to the line of Harrington Street aforesaid. THENCE along the line of Harrington St., North fifty-nine (59), fifty-four (54) minutes East, twenty-five (25) feet to the place of the beginning.

The Court has fixed March 11, 2024 at 1:00 p.m., in Courtroom Number 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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Feb. 16

THE LUZERNE LEGAL REGISTER

NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed and approved by the Pennsylvania Department of State on December 12, 2023, pursuant to the provisions of the Non-Profit Business Corporation Law of 1988. The name of the corporation is:

JENNIFER'S WAY
HOMEOWNERS'
ASSOCIATION INC.

with its place of business at: 57 North Mountain Boulevard, Mountain Top, Pennsylvania 18707.

ANGELO C. TERRANA, JR.,
ESQUIRE
LAW OFFICES OF
TERRANA LAW, P.C.
400 Third Avenue
Suite 117
Kingston, PA 18704

Feb. 16

NOTICE OF ACTION
IN QUIET TITLE

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

No. 202401235

PJRR INVESTMENTS, LLC
Plaintiff

vs.

JEREMY HUNTER
Defendant

NOTICE IS HEREBY GIVEN to the DEFENDANT, JEREMY HUNTER AND ALL PERSONS CLAIMING BY, THROUGH, AND/

OR UNDER HIM, and all other people or entities claim, by and through the DEFENDANT, and all other persons whatsoever, that on, January 31, 2024, the PLAINTIFF commenced an action against you to No. 202401235 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 in Nanticoke City, County of Luzerne, Commonwealth of Pennsylvania, as more particularly described as follows:

BEGINNING at the southwest corner of Lot No; 1078 on the easterly side of Hanover Street in aid Borough one hundred, thirty-eight' (138) feet southerly from the southeast corner of the intersection of Hanover and South Streets, on the plat of lots hereinafter mentioned; THENCE along the easterly side of Hanover Street, south seventeen (17) degrees seventeen (17) minutes East twenty-two and one-half 22 1/2 feet to a point in the land recently conveyed to Robert J. Repotski, et ux' THENCE along the line running through the middle of Lot No. 1079, parallel to the sidelines thereto, and equidistant therefrom north 71° 12' east 173.3 feet, more or less along said Repotski land, to the westerly side of Maple Street. THENCE along the westerly side of said Maple Street north eighteen degrees forty eight minutes west a distance of twenty-two and one half feet to a corner of Lot No. 1078. THENCE along the southerly line of said Lot No.

THE LUZERNE LEGAL REGISTER

1078 south seventy one degrees twelve minutes west one hundred seventy two and seven tenths feet to the place of beginning.

The Court has fixed March 11, 2024 at 1:00 p.m., in Courtroom Number 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 have 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
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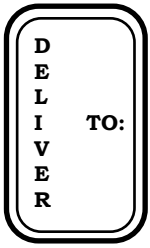
Feb. 16

NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation for: FROZEN COW DALLAS, INC. were filed with and approved by the Department of State of the Commonwealth of Pennsylvania on February 7, 2024. The corporation has been incorporated under the provisions of the Business Corporation Law of 1988.

DONALD P. ROBERTS,
ESQUIRE
BURKE VULLO REILLY
ROBERTS
1460 Wyoming Avenue
Forty Fort, PA 18704

Feb. 16



PERIODICAL PUBLICATION

* Dated Material. Do Not Delay. Please Deliver Before Tuesday, February 20, 2024