

The Luzerne Legal Register

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VOL. 115 Wilkes-Barre, PA, Friday, October 31, 2025

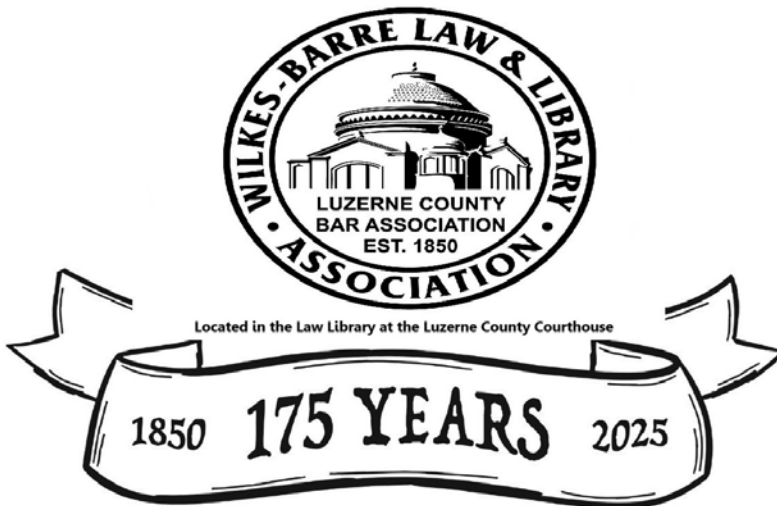
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Bar News Must Be Received by 12 O'Clock Noon, Friday for the Following Week of Publication.
Legal Notices and Ads Must Be Received by 12 O'Clock Noon, Monday in the Week of Publication.



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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 December 2, 2025 at Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, PA.

NO.	NAME OF ESTATE	ACCOUNTANT	FIDUCIARY CAPACITY
1.	Stephen A. Gavrish	Gary J. Gavrish	Administrator
2.	Thomas Vaxmonsky	Thomas J. Vaxmonsky, Jr.	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 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 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.

Oct. 31; Nov. 7

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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 CHARLES J. COLEMAN, late of Wilkes-Barre (died August 27, 2025), Charles D. Coleman, Executor; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

ESTATE OF ROGER COUTTS a/k/a Roger Andrew Coutts, late of Wilkes-Barre (died September 15, 2025), Jill A. Lewis, Executrix; Michael J. Kizis, Esquire, 61 N. Washington Street, Wilkes-Barre, PA 18701

ESTATE OF CAROL A. DOUGHERTY a/k/a Carol Dougherty, late of Hazleton (died September 27, 2025), William G. Dougherty, Jr., Executor; Joseph D. Ustynoski, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

ESTATE OF DAVID MICHAEL FISCHI, late of Plains Township (died July 31, 2025), Douglas K. Fisch, Administrator; Kelley & Kelley, LLC, 16 Luzerne Avenue, Suite 145, West Pittston, PA 18643

ESTATE OF LAURA PHILLIPS HOWELL a/k/a Laura P. Howell Glynn a/k/a Laura P. Howell, late of Kingston (died April 4, 2025), Todd A. Glynn, Administrator; Brenda D. Colbert, Esquire, Colbert & Grebas, P.C., 210 Montage Mountain Road, Suite A, Moosic, PA 18507

ESTATE OF JOHN B. KEMPKA a/k/a John Kempka, late of Wilkes-Barre (died May 21, 2025), Wendy McDermott, Executrix; Shandra S. Kisailus, Esquire, 245 North River Street, Wilkes-Barre, PA 18702

ESTATE OF SHIRLEY DAWN KISH-BAUGH a/k/a Shirley D. Kishbaugh, late of Nescopeck Township (died August 19, 2025), Wayne R. Kishbaugh, Executor; Robert A. Bull, Esquire, Law Offices of Bull & Bull, LLC, 106 Market Street, Berwick, PA 18603

ESTATE OF LAVERNE KUSSAVAGE, late of Nanticoke (died August 23, 2025), Linda Bevan, Executrix; Erik N. Dingle, Esquire, 458 Wyoming Avenue, Suite 201, Kingston, PA 18704

ESTATE OF MICHAEL J. MCGONIGLE, late of Pittston Township (died September 26, 2025), Margaret M. Kane, 45 Ralston Ave., Havertown, PA 19083, Executrix

ESTATE OF MINNIE M. MILLER, late of Dallas (died September 28, 2025), Robert Miller, Executor; Bernard Walter, Esquire, 1674 North Memorial Highway, Shavertown, PA 18708

ESTATE OF GAIL L. SIVAR a/k/a Gail Lynn Sivar a/k/a Gail Sivar, late of Franklin Township (died September 2, 2025), Kimberly D. Priestash, Executrix; William B. Cooper, III, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341-0673

ESTATE OF ELEANOR N. SLEBODNICK a/k/a Eleanor Slebodnick, late of Hazle Township (died September 28, 2025), Dante J. Manganello, Executor; Joseph D. Ustynoski, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

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ESTATE OF JOHN ANTHONY SUP-
PLEE, late of Wilkes-Barre (died
July 19, 2025), Jule A. Supplee
and Jean S. Brubaker, Co-
Executors; Patrick J. Aregood,
Esquire, 1218 South Main St.,
Wilkes-Barre, PA 18706

ESTATE OF MIRIAM DOROTHY
TURNER a/k/a Miriam D. Turner,
late of Wright Township (died Sep-
tember 14, 2025), Lori M. Deck-
man, Executrix; Saporito, Falcone
& Watt, 48 South Main Street,
Pittston, PA 18640

ESTATE OF BERNARD WALKO, late
of Edwardsville (died January 13,
2022), Ronald C. Walko, Adminis-
trator; Carl E. Frank, Esquire,
Farrell & Frank, 8 West Market
Street, Suite 1110, Wilkes-Barre,
PA 18701-1801

SECOND PUBLICATION

ESTATE OF ALI A. AHMADIFAR, late
of Dallas (died September 22,
2025), Christopher Ahmadifar,
Executor; David W. Saba, Esquire,
345 Market St., Kingston, PA
18704

ESTATE OF WAYNE L. ANDREWS,
JR. a/k/a Wayne L. Andrews, late
of Wyoming (died July 19, 2025),
Kelli L. Smith, Executrix; Ju-
lieanne E. Steinbacher, Esquire,
Steinbacher, Goodall & Yurchak,
413 Washington Blvd., Williams-
port, PA 17701

ESTATE OF CAROL L. COAKLEY
a/k/a Carol Louise Coakley, late
of Nescopeck (died March 30,
2025), Joseph J. Coakley, Execu-
tor; Brenda R. Hess, Esquire,
Gordner, Hess & Reimiller, 133
West Front Street, Berwick, PA
18603

ESTATE OF GEORGE M. DARU, late
of Wilkes-Barre Township (died
August 31, 2025), Stephen Kozich,

Executor; Patrick J. Aregood,
Esquire, 1218 South Main St.,
Wilkes-Barre, PA 18706

ESTATE OF DANIEL EVANS, late of
Swoyersville (died August 30,
2025), Francis F. Piazza, Executor;
Bregman & Lantz, LLC, 1205
Wyoming Ave., Forty Fort, PA
18704

ESTATE OF MICHAEL J. GLADNICK,
late of Hazle Township (died June
8, 2025), Louis A. Napolitano and
Nicole Napolitano, Administrators;
Robert S. Sensky, Esquire, La-
putka, Bayless, Ecker & Cohn,
P.C., One South Church Street,
Suite 301, Hazleton, PA 18201

ESTATE OF SHIRLEY J. KERSHNER
a/k/a Shirley Kershner, late of
Berwick (died March 14, 2024),
Edward P. Ruckel, Executor;
Franklin E. Kepner, III, Esquire,
Kepner, Kepner & Corba, P.C., 123
West Front Street, Berwick, PA
18603

ESTATE OF JOHN ROBERT LEGGE,
late of Wanamie (died September
1, 2025), Denise Williams, 255
Miner Ave., Nanticoke, PA 18634,
Administratrix

ESTATE OF JOSEPH W. LOZOSKY,
late of Sugarloaf Township (died
August 13, 2025), Monica Lozosky,
Executrix; Charles A. DeCosmo,
Esquire, Skokoski & DeCosmo,
P.C., 165 Susquehanna Boule-
vard, West Hazleton, PA 18202

ESTATE OF ROBERT JAMES MAR-
GELLINA, late of Dallas (died June
8, 2022), Cheryl Margellina, Ad-
ministratrix; Bernard Walter, Es-
quire, 1674 North Memorial High-
way, Shavertown, PA 18708

ESTATE OF ROBERT OSTOPICK
a/k/a Robert P. Ostopick, late of
Plains Twp. (died September 1,

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2025), Steven Klug, Executor; John J. Terrana, Esquire, 400 Third Avenue, Suite 216, Kingston, PA 18704

ESTATE OF MICHAEL ALAN PECORA a/k/a Alan Pecora, late of Drums (died on July 16, 2020), Sachiko Matsuo Pecora, Administratrix; Lorine Angelo Ogurkis, Esquire, Ogurkis Law, LLC, 21 North Locust Street, Hazleton, PA 18201

ESTATE OF JOHN E. POLI, late of Hughestown (died August 18, 2025), Gregory Rovinski, Administrator; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF SOPHIE RICHWALDER., late of Wilkes-Barre (died September 24, 2025), Michael Daniel Richwalder, Executor; David J. Harris, Esquire, 67-69 Public Square, Suite 700, Wilkes-Barre, PA 18701

ESTATE OF THERESA F. ROGERS a/k/a Theresa Rogers, late of Wilkes-Barre Township (died August 16, 2025), Alex E. Rogers, Administrator; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

ESTATE OF THOMAS ROHRBACH, late of Hazleton (died March 3, 2025), Thomas C. Sabo, Administrator; Robert A. Bull, Esquire, Law Offices of Bull & Bull, LLC, 106 Market Street, Berwick, PA 18603

ESTATE OF LOUISE F. SANTINI a/k/a Louise Santini a/k/a Louise M. Santini a/k/a Louise Marie Santini, late of Wilkes-Barre (died July 23, 2025), Anita Lisowski and Samuel Santini, Co-Executors; Carl E. Frank, Esquire, Farrell & Frank, 8 West Market Street, Suite 1110, Wilkes-Barre, PA 18701-1801

ESTATE OF MARTIN SERAFIN, JR., late of Hanover Township (died May 23, 2025), Stephen E. Phillips, Administrator; Robert V. Davison, Esquire, New Bridge Center, Suite 216, 480 Pierce Street, Kingston, PA 18704

ESTATE OF JANICE L. SIGMUND, late of Hazleton (died August 19, 2025), Jeffrey W. Leiby, Administrator; Susan Sernak-Martinelli, Esquire, Law Office of Susan Sernak-Martinelli, 199 North Church Street, Hazleton, PA 18201

ESTATE OF JAY LEROY SMITH, late of Salem Township (died July 16, 2025) Margaret Ann Shetterly, Administratrix; Wayne M. Pecht, Esquire, Saxton & Stump, LLC, 4250 Crums Mill Road, Suite 201, Harrisburg, PA 17112

ESTATE OF BERNARD T. SNEDEKER a/k/a Bernard Snedeker, late of Nescopeck (died August 23, 2025), Marlene J. Snedeker, Executrix; Robert A. Bull, Esquire, Law Offices of Bull & Bull, LLC, 106 Market Street, Berwick, PA 18603

ESTATE OF LYNN ANN STECK, late of Lehman Township (died July 15, 2025), Carol Kole, Administratrix; Francis J. Hoegen, Esquire, 152 South Franklin Street, Wilkes-Barre, PA 18701

ESTATE OF BARBARA B. STINE, late of Wilkes-Barre (died August 27, 2025), William R. Stine, Executor; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF WILLIAM T. STRISH, JR., late of Dallas (died July 15, 2025), Joann Strish Halbach, Executrix; Michael S. Melnick, Esquire, 1695 North Memorial Hwy., Shavertown, PA 18708

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ESTATE OF DAWN TITUS, late of Hanover Township (died August 11, 2025), Richard John Titus, Jr., Executor; David J. Harris, Esquire, 67-69 Public Square, Suite 700, Wilkes-Barre, PA 18701

ESTATE OF MICHELE ANN WILLIAMS a/k/a Michele A. Williams, late of Avoca (died March 23, 2025), Jean Wycallis, Administratrix; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

ESTATE OF THOMAS F. YACKIEL a/k/a Lt. Colonel Thomas Francis Yackiel, late of White Haven (died September 24, 2025), Thomas B. Yackiel, Executor; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

THIRD PUBLICATION

ESTATE OF JOHN JOSEPH BAIERA, JR. a/k/a John J. Baiera, Jr., late of Pittston (died July 9, 2025), Gary Baiera, Executor; John P. Finnerty, Esquire, 459 Wyoming Ave., Kingston, PA 18704

ESTATE OF RONALD W. KATZOR, late of Freeland (died November 18, 2024), Melissa Loveland, Executrix; Brenda D. Colbert, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Road, Suite A, Moosic, PA 18507

ESTATE OF MARGARET M. NOVAK, late of Wilkes-Barre (died June 9, 2025), Alexa Sulitka, Executrix; Brian M. Vinsko, Esquire, Vinsko & Associates, P.C., 37 N. River St., Wilkes-Barre, PA 18702

ESTATE OF DENISE ROWAN, late of Pittston (died September 1, 2025), Michael W. Rowan, Executor; Carlo A. LaMonica, Esquire, LaMonica Law Firm LLC, 1252 Church St., Moscow, PA 18444

ESTATE OF BRUCE A. THOMAS a/k/a Bruce A. Thomas II, late of Plymouth (died July 9, 2025), Jon Thomas, Administrator; Carlo A. LaMonica, Esquire, LaMonica Law Firm LLC, 1252 Church St., Moscow, PA 18444

NOTICE OF TRUST ADMINISTRATION

The Yingling Joint Family Trust dated May 10, 2010, as amended and restated.

Settlor: Paul L. Yingling, II, dec'd.

Date of Death: July 12, 2025.

Late of the Borough of White Haven.

Trustee: Karen L. Yingling.

Attorneys: Stacey F. Acri, Esquire, Steinbacher, Goodall & Yurchak, 273 E. Northampton St., Wilkes-Barre, PA 18702.

Oct. 31; Nov. 7, 14

IN THE COURT OF COMMON PLEAS OF LUZERNE COUNTY, PENNSYLVANIA

NO. 2025-11376 EMINENT DOMAIN PROCEEDING IN REM

IN RE: CONDEMNATION BY THE COMMONWEALTH OF PENNSYLVANIA, DEPARTMENT OF TRANSPORTATION, OF THE RIGHT-OF-WAY FOR STATE ROUTE 1014, SECTION 370 IN THE TOWNSHIP OF DALLAS

NOTICE OF CONDEMNATION AND DEPOSIT OF ESTIMATED JUST COMPENSATION

NOTICE IS HEREBY GIVEN that the Commonwealth of Pennsylvania, by the Secretary of Transportation, whose address

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is the Commonwealth of Pennsylvania, Department of Transportation, Office of Chief Counsel, Real Property Division, Commonwealth Keystone Building, Harrisburg, Pennsylvania 17120, pursuant to the provisions of Section 2003(e) of the Administrative Code of 1929, P.L. 177, 71 P.S. 513(e), as amended, has filed on October 15, 2025 a Declaration of Taking to the above term and number, condemning the property shown on the plans of the parcels listed on the Schedule of Property Condemned which have been recorded in the Recorder's Office of the above county at the places indicated on the said schedule. The name(s) of the owner(s) of the property interest(s) condemned is (are) also shown on the aforesaid Schedule. The Secretary of Transportation, on behalf of himself/herself and the Governor has approved the within condemnation by signing on February 26, 2025 a plan entitled "Drawings Authorizing Acquisition of Right-of-Way for State Route 1014 Section 370 R/W in Luzerne County", a copy of which plan was recorded in the Recorder's Office of the aforesaid county on March 26, 2025, in Instrument No. 202514944. A revised version of this plan was signed by the Secretary of Transportation on July 23, 2025 and recorded on August 26, 2025 in Instrument No. 202545125.

The purpose of the condemnation is to acquire property for transportation purposes.

Plans showing the property condemned from the parcels listed on the Schedule of Property Condemned have been recorded in the aforesaid Recorder's Office at the places indicated on the Schedule, where they are available for inspection. The Property Interest thereby condemned is designated on the Declaration of Taking heretofore filed. The Commonwealth of Pennsylvania is not required to post security, inasmuch as it has the power of taxation.

Because the identity or the whereabouts of the condemnee(s) listed below is (are) unknown or for other reasons he (they) cannot be served, this notice is hereby published in accordance with Section 305(b) of the Eminent Domain Code (26 Pa.C.S. §305(b)).

Claim No., Parcel No. Name, Address.

4001041000, 38, Estate of Amos M. Kitchen, Heirs unknown and unlocatable after diligent search.

4001039000, 40, Estate of William B. Yeager 1/2 interest and Peter D. Dohl 1/2 interest, Heirs unknown and unlocatable after diligent search.

The power or right of the Secretary of Transportation of the Commonwealth of Pennsylvania to appropriate the property condemned, the procedure followed by the Secretary of Transportation or the Declaration of Taking may be challenged by filing preliminary objections within thirty (30) days of the date of this notice.

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FURTHERMORE, NOTICE IS GIVEN THAT the Commonwealth of Pennsylvania, Department of Transportation, pursuant to Section 522 of the Eminent Domain Code (26 Pa.C.S. §522), will, at the end of the above-referenced thirty (30) day time period within which to file preliminary objections to the Declaration of Taking, present a petition to the Court of Common Pleas of the above county to deposit into court the just compensation estimated by the Commonwealth to be due all parties in interest for damages sustained as the result of the condemnation of the property herein involved.

The petition to deposit estimated just compensation may not be presented to the court if the owner(s) of the property herein involved inform the District Right-of-Way Administrator of the District noted below of their existence and/or whereabouts prior to the expiration of the noted period. After estimated just compensation has been deposited into court, the said monies may be withdrawn by the persons entitled thereto only upon petition to the court. If no petition is presented within a period of six years of the date of payment into court, the court shall order the fund or any balance remaining to be paid to the Commonwealth without escheat.

Ralph Del Rosso
District Right-of-Way
Administrator
Engineering District 4-0
Pennsylvania Department
of Transportation

Oct. 31

NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania on September 24, 2025, in accordance with the Business Corporation Law of 1988, for the incorporation of:

NORTHERN ASSET
MANAGEMENT, INC.

This corporation has the authority to engage in any and all business activities related to business management, and any and all lawful business for which corporations may be incorporated under the law.

REBECCA S. REIMILLER,
ESQUIRE
GORDNER, HESS
and REIMILLER
133 West Front Street
Berwick, PA 18603
Ph: (570) 759-9814

Oct. 31

FICTITIOUS NAME

NOTICE IS HEREBY GIVEN that Abstract World LLC has filed with the Pennsylvania Department of State, Bureau of Corporations and Charitable Organizations on September 26, 2025, an Application for Registration of the Fictitious Name:

NEW BRIDGE ABSTRACT

The principal place of business is located at: 480 Pierce Street, Suite 117, Kingston, PA, 18704-5512.

Oct. 31



PERIODICAL PUBLICATION

* Dated Material. Do Not Delay. Please Deliver Before Monday, November 3, 2025