

# The Luzerne Legal Register

---

**Established 1872**

**(Cite Vol. 113 Luz. Reg. Reports)**

---

**VOL. 113 Wilkes-Barre, PA, Friday, December 29, 2023 No. 52**

---

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 \$125 Per Year**

**Single Copies \$3.00**

---

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

## 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 ANNETTE K. ACKER a/k/a Annette Acker, late of Holenback Township (died March 29, 2023), Gabriel James Acker, Administrator; Angela Forlenza Stevens, Esquire, 400 Third Avenue, Suite 101, Kingston, PA 18704

ESTATE OF ELIZABETH BOUSK, late of Hazle Twp. (died November 9, 2023), Louise Quinn, Executrix; Donald G. Karpowich, Esquire, 85 Drasher Road, Drums, PA 18222

ESTATE OF DAVID WILLIAM BURGER, JR., late of Drums (died November 22, 2023), Gail M. Schuler, 21923 E. Doreen Circle, Palmer, AK 99645 and Roy D. Burger, 4050 Stagecoach Rd., West Palmerton, PA 18071, Administrators

ESTATE OF CHARLOTTE CUTLER a/k/a Charlotte L. Cutler, late of Kingston (died November 17, 2023), Lewis E. Lisses, Executor; Stephen J. Fendler, Esquire, Co-mitz Law Firm, LLC, 46 Public Square, Suite 101, Wilkes-Barre, PA 18701

ESTATE OF RICHARD P. EVANS, JR., late of Hanover Twp. (died October 19, 2023), Stephen Evans, Administrator; John J. Terana, Esquire, 400 Third Avenue, Suite 21, Kingston, PA 18704

ESTATE OF JOAN LILLIAN KALINOSKI a/k/a Joan Kalinoski, late of Butler Twp. (died December 7, 2023), Kenneth A. Kalinoski a/k/a

Kenneth Kalinoski, Executor; Casey A. Gillespie, Esquire, Gillespie, Miscavige & Ferdinand, 3 E. Butler Dr., Suite 102, Drums, PA 18222

ESTATE OF GLENN ALAN KIRSCHNER, late of Butler Twp. (died October 29, 2023), Louise Kirschner, Executrix; Alexis C. Falvello, Esquire, The Falvello Law Firm, P.C., 641 State Route 93, Sugarloaf, PA 18249

ESTATE OF MICHAEL W. KOHUT, late of Duryea (died July 11, 2020), Matthew Kohut, Administrator; Joseph A. Dessoie, Esquire, 9 North Main Street, Suite 6, Pittston, PA 18640

ESTATE OF BERNARD W. KRAVITZ, late of Edwardsville (died December 30, 2021), Dorothy Fuller, Executrix; Brenda D. Colbert, Esquire, Colbert & Grebas, P.C., 210 Montage Mountain Road, Suite A, Moosic, PA 18507

ESTATE OF JOSEPH C. LATONA, late of Jenkins Township (died November 13, 2023), Trudy Mahasky, Executrix; Scott Lynett, Esquire, The Law Office of Scott Lynett, 310 Penn Avenue, Scranton, PA 18503

ESTATE OF ANTHONY MARTINI a/k/a Anthony G. Martini a/k/a Anthony J. Martini, late of Dallas (died August 16, 2023), Irene Martini, Administratrix; Thomas A. O'Connor, Esquire, Law Office of Thomas A. O'Connor, PC, 601 Wyoming Avenue, Kingston, PA 18704

ESTATE OF KAREN B. MASLEY, late of Jenkins Twp. (died November 10, 2023), Lauranel Banks, Personal Representative; Joan Guari, Esquire, 723 North Main St., Archbald, PA 18403

ESTATE OF BRENDA JOYCE McGLYNN a/k/a Brenda J. McGlynn,

## THE LUZERNE LEGAL REGISTER

---

late of Laurel Run (died May 13, 2023), Dawn M. Heck and Juanita E. Deininger, Co-Administratrices; Matthew P. Kelly, Esquire, 400 Third Avenue, Suite 205, Kingston, PA 18704

---

ESTATE OF VIOLET E. NICHOLAS a/k/a Violet Nicholas, late of Butler Twp. (died November 9, 2023), Antoinette Refowich and Victoria Stahr, Co-Executrices; Edward P. McNelis, Esquire, P.O. Box 802, Conyngham, PA 18219

---

ESTATE OF LEO S. OAKCHUNAS, late of Pittston (died October 24, 2023), Marlene T. Oakchunas, Executrix; John J. McGovern, Jr., Esquire, 321 Biden Street, Suite 201, Scranton, PA 18503

---

ESTATE OF LORI ANN REAKES, late of Wilkes-Barre (died June 19, 2023), Mr. Wilson Reakes, IV, Administrator; Law Offices of Bernard Walter, 1674 Memorial Hwy., Shavertown, PA 18708

---

ESTATE OF ELLA C. REGGIE a/k/a Clarice Reggie, late of Jenkins Twp. (died November 14, 2023), Gregory Reggie, Executor; John J. Terrana, Esquire, 400 Third Avenue, Suite 216, Kingston, PA 18704

---

ESTATE OF KERRY LEE RITTENHOUSE a/k/a Kerry L. Rittenhouse, late of Sugarloaf Township (died October 17, 2023), Shelby J. Rittenhouse, Administratrix; Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202

---

ESTATE OF ELIZABETH STANITIS a/k/a Elizabeth Ann Stanaitis, late of Plymouth (died October 17, 2023), Joseph Stanaitis, Jr., Administrator; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

---

ESTATE OF JOANN UHAS, late of Nanticoke (died November 26, 2023), Steven Uhas, Administrator; Raymond B. Ostroski, Esquire, 261 Harris Hill Road, Shavertown, PA 18708

---

ESTATE OF DOLORES UNGER a/k/a Dolores A. Unger, late of Hazleton (died July 14, 2023), Richard E. Unger, Jr., Executor; Thomas W. Sharkey, Esquire, 982 North Sherman Court, Hazleton, PA 18201

---

ESTATE OF STELLA ELIZABETH VAXMONSKY, late of Jenkins Twp. (died September 4, 2020), Thomas Vaxmonsky, Executor; Brian M. Vinsko, Esquire, Vinsko & Associates, P.C., 37 North River St., Wilkes-Barre, PA 18702

---

### SECOND PUBLICATION

ESTATE OF PATRICIA ANN BINIEK a/k/a Patricia A. Biniek a/k/a Patricia Biniek, late of Plains (died November 14, 2023), Lisa M. Titus, Executrix; Angela F. Stevens, Esquire, 400 Third Avenue, Suite 101, Kingston, PA 18704

---

ESTATE OF PHILIP CONLON, late of Lehman Twp. (died November 20, 2023), Philip J. Conlon, Executor; David E. Schwager, Esquire, 183 Market Street, Suite 100, Kingston, PA 18704-5444

---

ESTATE OF LINDA JEAN DIANESE a/k/a Linda Dianese, late of Hazleton (died September 21, 2023), Sandra A. Hoppey, Administratrix; James V. Senape, Jr., Esquire, Catherine A. McGovern, Esquire, Michael B. Senape, Esquire, Senape & Associates, 612-614 Main Street, P.O. Box 179, Freeland, PA 18224-0179

---

ESTATE OF ALBERT G. ENDRES, JR., late of Hughestown (died September 13, 2023), James R. Endres, Administrator; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640

---

## THE LUZERNE LEGAL REGISTER

---

ESTATE OF JOHN PAUL FLADD, late of Dallas Township (died September 16, 2023), William Paul Sudol, Administrator; Rosenn, Jenkins & Greenwald, LLP, 1065 Highway 315, Suite 200, Wilkes-Barre, PA 18702

---

ESTATE OF LOUIS F. GOERINGER a/k/a Louis Goeringer a/k/a Lou Goeringer, late of Kingston (died November 21, 2023), Louise Kondracki and Anne Gates, Co-Executrices; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

---

ESTATE THOMAS P. HUGHES a/k/a Thomas Parry Hughes, late of Mountain Top (died October 29, 2023), Megan P. Maguire, Esquire, Executrix; Megan P. Maguire, Esquire, 590 Rutter Avenue, Kingston, PA 18704

---

ESTATE OF PEDRO PABLO LOZANO, late of Freeland (died April 4, 2020), Maria Bueno Coronado, Administratrix; Lorine Angelo Ogurkis, Esquire, Ogurkis Law, LLC, 21 North Locust Street, Hazleton, PA 18201

---

ESTATE OF MARITA M. MARCHETTI a/k/a Marita Marchetti, late of Conyngham (died October 31, 2023), Leslie A. Marchetti, Executrix; Susan Sernak-Martinelli, Esquire, Law Office of Susan Sernak-Martinelli, 199 North Church Street, Hazleton, PA 18201

---

ESTATE OF MARK F. MILLER, late of Drums (died September 29, 2023), Ursula A. Uhrin, Administratrix; Susan Sernak-Martinelli, Esquire, Law Office of Susan Sernak-Martinelli, 199 North Church Street, Hazleton, PA 18201

---

ESTATE OF DONALD J. MORGANTINI, late of Wright Township (died September 24, 2023), Rita J.

Morgantini, Administratrix; John J. Terrana, Esquire, 400 Third Avenue, Suite 216, Kingston, PA 18704

---

ESTATE OF SARA A. MURTHA, late of Jenkins Township (died October 18, 2023), Thomas M. Murtha and Mary Ellen Schulze, Executors; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640

---

ESTATE OF DOLORES NORTON a/k/a Dolores A. Norton, late of Wilkes-Barre (died November 25, 2023), Charles John Norton, Executor; Elliot B. Edley, Esquire, 37 N. River Street, Wilkes-Barre, PA 18702

---

ESTATE OF ELEANOR ROGERS, late of Hazleton (died September 18, 2023), Daniel Rogers, Executor; The Seach Law Offices, 466 State Route 93, Sugarloaf, PA 18249

---

ESTATE OF MATTHEW JOHN TEMCHATIN a/k/a Matthew J. Temchatin, late of Butler Township (died October 26, 2023), Melissa Lynn Temchatin, Administratrix; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640

---

ESTATE OF DONNA MARIE VRHEL a/k/a Donna L. Vrhel, late of Lehman Township (died November 18, 2023), Renee Vrhel and Andrew Vrhel, Executors; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

---

### THIRD PUBLICATION

ESTATE OF MICHELE AURISANO, late of Hazleton (died October 22, 2023), Michele R. Aurisano, Executrix; Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202

## THE LUZERNE LEGAL REGISTER

---

- ESTATE OF GEORGE JOHN BECKER, JR. a/k/a George Becker, late of Plymouth (died September 10, 2023), John Anthony Becker, Executor; Thomas P. Brennan, Esquire, Gallagher, Brennan & Gill, 220 Pierce Street, Kingston, PA 18704-4641
- ESTATE OF ROSE MARY BEHM a/k/a Rosemary T. Behm, late of Plymouth (died October 13, 2023), George Mizzer, Sr., Executor; Thomas Patrick Hogan, Esquire, Law Office of Thomas A. O'Connor, PC, 601 Wyoming Avenue, Kingston, PA 18704
- ESTATE OF CAROL A. BLOOM, late of Kingston (died October 17, 2023), Charles Bloom, Administrator; Samuel A. Falcone, Esquire, 900 Rutter Avenue, Box 24, Forty Fort, PA 18704
- ESTATE OF MARY JANE COOPER a/k/a Mary J. Cooper, late of Wilkes-Barre (died July 21, 2022), David Cooper, Executor; David W. Saba, Esquire, 345 Market St., Kingston, PA 18704
- ESTATE OF ANNA ESPOSITO a/k/a Anna M. Esposito a/k/a Anna Mary Margaret Esposito, late of Hazle Township (died November 7, 2023), Joseph P. Esposito, Executor; Barbara Sumple-Sullivan, Esquire, 549 Bridge Street, New Cumberland, PA 17070
- ESTATE OF VICTORIA GIOVANNUCCI, late of White Haven (died October 28, 2023), Debra Zahay, Executrix; Donald J. Karpowich, Esquire, 85 Drasher Rd., Drums, PA 18222
- ESTATE OF HELEN HARRISON, late of Kingston (died November 4, 2023), John Harrison, Administrator; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704
- ESTATE OF MICHAEL EDDY JOHN-SON, late of Freeland (died August 20, 2023), Jeremiah Shane Johnson, Administrator; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704
- ESTATE OF DOLORES A. KEELER, late of Duryea (died May 19, 2019), Allison Grazious and Katie Grazious, Co-Administratrices; Kelley, Polishan & Solfanelli, LLC, 259 S. Keyser Ave., Old Forge, PA 18518
- ESTATE OF JASPER KIRKLAND, late of West Pittston (died September 30, 2023), Karen Luff, Administratrix; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704
- ESTATE OF ROSEMARIE KRAVITS, late of Kingston Twp. (died November 11, 2023), Corinne Kravits and Stefanie Parulis, Co-Executrices; Donald P. Roberts, Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Avenue, Forty Fort, PA 18704
- ESTATE OF JAMES M. McDERMOTT, late of Laflin (died September 21, 2023), Thomas E. Winarski, Executor; Jonathan A. Spohrer, Esquire, 279 Pierce St., Kingston, PA 18704
- ESTATE OF PHYLLIS A. NORMAN, late of Hazleton (died March 3, 2023), Craig W. Norman, Executor; Gregory J. Pavlovitz, Esquire, Pavlovitz & Fackenthal, LLC, 408 W. Market Street, 1st Floor, Pottsville, PA 17901
- ESTATE OF KEITH M. ROGERS, late of Kingston (died September 24, 2023), Alan L. Rogers, Executor; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708
- ESTATE OF URAYOAN I. LOPEZ ROSADO a/k/a Urayoan Lopez, late

THE LUZERNE LEGAL REGISTER

---

of Butler Twp. (died August 20, 2023), Myriam E. Horchar, Administratrix; Mary E. Podlogar, Esquire, 608 W. Main St., Lansdale, PA 19446-2012

NOTICE  
ACTION  
TO QUIET TITLE  
NO. 11481-2023

ESTATE OF ALICE H. SALLADA, late of Dallas (died October 26, 2023), John F. Sallada, III, Executor; Chad J. Sweigart, Esquire, Dyller & Solomon, LLC, 88 North Franklin Street, Wilkes-Barre, PA 18701

NOTICE IS HEREBY GIVEN to Defendants, Jerome L. Gallagher and Gertrude Gallagher, husband and wife, their administrators, executors, heirs, beneficiaries and assigns and all other persons claiming to have any right, title, interest or claim in the real property herein described, known or unknown, that on November 7, 2023, Magnolia Equities, LLC, commenced an action against you to No. 11481 of 2023 in the Luzerne County Court of Common Pleas in County, Pennsylvania, which you are required to defend the quiet title to a parcel of land situate at 498 S. Cedar Street, City of Hazleton, Luzerne County, Pennsylvania, Parcel Identification No. 71-U8NW43-001-013-00.

ESTATE OF ROBERT C. SPATHELF, SR. a/k/a Robert Spathelf, late of Duryea (died April 27, 2023), Ellen Spathelf, Administratrix; Patrick N. Coleman, Esquire, Tellie & Coleman, P.C., 310 East Drinker St., Dunmore, PA 18512

You are notified to appear and defend this action within thirty (30) days of the publication hereof, and if you do not appear and defend this action, a Decree will be entered against you stating that the Plaintiffs have a valid and indefeasible title in said premises against you and all persons who claim any right, title or interest through you.

ESTATE OF DAVID M. STAUB, late of Lehman Twp. (died February 9, 2023), Cindy Staub, Administratrix; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

You or 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 Plaintiffs unless you commence

ESTATE OF DAVID S. TWARDOWSKI, late of Larksville (died September 23, 2023), Jeffrey M. Twardowski, Administrator; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

ESTATE OF NANCY A. WILLIS a/k/a Nancy Willis, late of Hazleton (died November 10, 2023), Christopher D. Cavenas, Executor; Peter O'Donnell, Esquire, 305 South Church Street, Suite 175, Hazleton, PA 18201

ESTATE OF REBECCA A. ZDANCEWICZ, late of Luzerne (died November 12, 2021), Thomas P. Zdancewicz, Administrator; Ralph J. Johnston, Jr., Esquire, Johnston and Johnston Law Office, 250 Pierce Street, Suite 308, Kingston, PA 18704

THE LUZERNE LEGAL REGISTER

---

any action of ejectment or such other action as the Court may direct within thirty (30) days of the date of said Decree. 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 will proceed without you and judgment will be entered against you without further notice. 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.

North Penn Legal Services, Inc.

33 N. Main Street  
Suite 200  
Pittston, PA 18640  
(570) 299-4100  
(855) 236-6405 Toll free  
(570) 824-0001 Fax

- or -

101 West Broad Street  
Suite 713  
Hazleton, PA 18201  
(570) 455-9512  
(877) 515-7628 Toll free  
(570) 455-3625 Fax  
ROBERT A. ANDERS,  
ESQUIRE

ANDERS LAW OFFICES, LLC

Attorneys for Plaintiff  
1170 Highway 315  
Suite 2  
Plains, PA 18702  
(570) 824-7739  
Robertanders@  
anderslawoffices.com

Dec. 29

NOTICE

ACTION

TO QUIET TITLE

NO. 11480-2023

NOTICE IS HEREBY GIVEN to Defendants, Robert A. Morana and Richard J. Morana, their administrators, executors, heirs, beneficiaries and assigns and all other persons claiming to have any right, title, interest or claim in the real property herein described, known or unknown, that on November 7, 2023, Magnolia Equities, LLC, commenced an action against you to No. 11480 of 2023 in the Luzerne County Court of Common Pleas in County, Pennsylvania, which you are required to defend the quiet title to a parcel of land situate at 198 Forest Lane, Township of Hazle, Luzerne County, Pennsylvania, Parcel Identification No. 26-T7SE1-001-009-8-000.

You are notified to appear and defend this action within thirty (30) days of the publication hereof, and if you do not appear and defend this action, a Decree will be entered against you stating that the Plaintiffs have a valid and indefeasible title in said premises against you and all persons who claim any right, title or interest through you.

You or 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 Plaintiffs unless you commence any action of ejectment or such

THE LUZERNE LEGAL REGISTER

---

other action as the Court may direct within thirty (30) days of the date of said Decree. 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 will proceed without you and judgment will be entered against you without further notice. 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.

North Penn Legal Services, Inc.

33 N. Main Street  
Suite 200  
Pittston, PA 18640  
(570) 299-4100  
(855) 236-6405 Toll free  
(570) 824-0001 Fax

- or -

101 West Broad Street  
Suite 713  
Hazleton, PA 18201  
(570) 455-9512  
(877) 515-7628 Toll free  
(570) 455-3625 Fax  
ROBERT A. ANDERS,  
ESQUIRE

ANDERS LAW OFFICES, LLC  
Attorneys for Plaintiff

1170 Highway 315  
Suite 2  
Plains, PA 18702  
(570) 824-7739  
Robertanders@  
anderslawoffices.com

Dec. 29

NOTICE

---

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

---

JURY TRIAL DEMANDED

---

NO. 2023-07801

---

RONALD P. TUTKO

Plaintiff

vs.

VICTOR REYES-MUÑOZ, 131  
WEST GREEN STREET IN  
WEST HAZLETON, LUZERNE  
COUNTY, PA 18202; JOSE  
JIMENEZ; AND EVILILY AUTO  
SALES, INC.

Defendants

---

NOTICE IS HEREBY GIVEN to the above-named Defendant VICTOR REYES-MUÑOZ, of 131 East Green Street in West Hazleton, Luzerne County, Pennsylvania 18202, that Ronald P. Tutko by and through his counsel, instituted a civil action against you by filing a Civil Complaint on July 31, 2023, subsequently reinstated, in the Court of Common Pleas of Luzerne County, No. 2023-07801. The nature of this action relates to claims stemming from a Motor Vehicle collision that occurred on November 4, 2021.

By Motion filed on December, 2023 and an order pursuant to said Motion, dated December, 2023, the Plaintiff was authorized to serve the Defendant VICTOR REYES-MUÑOZ by publication. If you wish to defend, you must enter a written appearance personally or by an attorney and file your defenses or objections



THE LUZERNE LEGAL REGISTER

---

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, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

North Penn Legal Services

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

- or -

101 West Broad Street  
Suite 713  
Hazleton, PA 18201  
(570) 455-9512

NOTIFICACIÓN  
EN EL TRIBUNAL DE CAUSAS  
COMUNES DEL CONDADO DE  
LUZERNE, PENSILVANIA,  
DEMANDA DE JUICIO DE  
ACCIÓN CIVIL—LEY—

JURADO  
DERECHO DE LA  
ACCIÓN CIVIL

NO. 2023-07801

RONALD P. TUTKO  
Demandante

vs.

VICTOR REYES- MUÑOZ, 131  
WEST GREEN STREET, EN  
WEST HAZLETON, LUZERNE  
COUNTY, PA 18202; JOSÉ  
JIMÉNEZ; Y EVILILY AUTO  
SALES, INC.

Demandados

POR LA PRESENTE SE NOTIFICA al demandado VICTOR REYES-MUÑOZ, mencionado anteriormente, de 131 East Green Street en West Hazleton, condado de Luzerne, Pensilvania 18202, que Ronald P. Tutko, por y a través de su abogado, inició una acción civil en su contra mediante la presentación de una demanda civil el 31 de Julio de 2023, posteriormente restablecida, en el Tribunal de Causas Comunes del condado de Luzerne, N° 2023-07801. La naturaleza de esta acción se relaciona con reclamos derivados de una colisión de vehículos motorizados que ocurrió el 4 de Noviembre de 2021.

Mediante Moción presentada en Diciembre de 2023 y una orden de conformidad con dicha Moción, fechada en Diciembre de 2023, se autorizó al Demandante a notificar al Demandado VICTOR REYES- MUÑOZ por publicación. Si desea defenderse, debe presentar una comparecencia por escrito personalmente o por medio de un abogado y presentar sus defensas u objeciones por escrito ante el Tribunal. Se le advierte que si no lo hace, el caso puede proceder sin usted y se puede dictar un fallo en su contra sin previo aviso para la reparación solicitada por el Demandante. Puede perder dinero,

THE LUZERNE LEGAL REGISTER

bienes u otros derechos importantes para usted.

DEBE LLEVAR ESTE DOCUMENTO A SU ABOGADO DE INMEDIATO. SI NO TIENE UN ABOGADO, DIRÍJASE O LLAME POR TELÉFONO A LA OFICINA QUE SE INDICA A CONTINUACIÓN. ESTA OFICINA PUEDE PROPORCIONARLE INFORMACIÓN SOBRE CÓMO CONTRATAR A UN ABOGADO.

SI NO PUEDES CONTRATAR A UN ABOGADO, ESTA OFICINA PUEDE PROPORCIONARLE INFORMACIÓN SOBRE AGENCIAS QUE PUEDEN OFRECER SERVICIOS LEGALES A PERSONAS ELEGIBLES CON UNA TARIFA REDUCIDA O SIN TARIFA.

Servicios Legales de Penn Norte  
33 N. Main Street  
Suite 200  
Pittston, PA 18640  
(570) 299-4100

- or -

101 West Broad Street  
Suite 713  
Hazleton, PA 18201  
(570) 455-9512

Se pueden dirigir consultas adicionales al abogado del demandante de la siguiente manera:

ALEXIS C. FALVELLO,  
ESQUIRE  
CONRAD A. FALVELLO,  
ESQUIRE  
FALVELLO LAW FIRM, P.C.  
641 State Route 93  
Sugarloaf, PA 18249  
(570) 788-4191

Dec. 29

NOTICE

NOTICE IS HEREBY GIVEN that a Certificate of Organization for a Domestic Limited Liability

Company has been filed with the Pennsylvania Department of State at Harrisburg, PA on December 19, 2023 for the purpose of creating a limited liability company pursuant to Pennsylvania Uniform Limited Liability Company Act of 2016, P.L. 1328, No. 170. The name of the limited liability company is:

SHOWTIME HYDRO  
WASHING, LLC

Joseph R. Baranko, Jr.,  
Esquire

The Slusser Law Firm  
1620 North Church Street  
Suite 1  
Hazleton, PA 18202

Dec. 29

NOTICE

ACTION  
TO QUIET TITLE

NO. 11479-2023

NOTICE IS HEREBY GIVEN to Defendant, David C. Crossmon, his administrators, executors, heirs, beneficiaries and assigns and all other persons claiming to have any right, title, interest or claim in the real property herein described, known or unknown, that on November 7, 2023, Magnolia Equities, LLC, commenced an action against you to No. 11479 of 2023 in the Luzerne County Court of Common Pleas in County, Pennsylvania, which you are required to defend the quiet title to a parcel of land situate at 1754 Murray Street, Borough of Forty Fort, Luzerne County, Pennsylvania, Parcel Identification No. 21-F10NW3-001-017-000.

THE LUZERNE LEGAL REGISTER

---

You are notified to appear and defend this action within thirty (30) days of the publication hereof, and if you do not appear and defend this action, a Decree will be entered against you stating that the Plaintiffs have a valid and indefeasible title in said premises against you and all persons who claim any right, title or interest through you.

You or 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 Plaintiffs unless you commence any action of ejectment or such other action as the Court may direct within thirty (30) days of the date of said Decree. 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 will proceed without you and judgment will be entered against you without further notice. 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.**

North Penn Legal Services, Inc.

33 N. Main Street  
Suite 200  
Pittston, PA 18640  
(570) 299-4100  
(855) 236-6405 Toll free  
(570) 824-0001 Fax

- or -

101 West Broad Street  
Suite 713  
Hazleton, PA 18201  
(570) 455-9512  
(877) 515-7628 Toll free  
(570) 455-3625 Fax  
ROBERT A. ANDERS,  
ESQUIRE  
ANDERS LAW OFFICES, LLC  
Attorneys for Plaintiff  
1170 Highway 315  
Suite 2  
Plains, PA 18702  
(570) 824-7739  
Robertanders@  
anderslawoffices.com

Dec. 29

---

PETITION FOR  
CHANGE OF NAME

---

NOTICE IS HEREBY GIVEN that on December 19, 2023, the Petition of Roberto Velasquez Acevedo, was filed in the Court of Common Pleas of Luzerne County, No. 13160 of 2023, praying for a Decree to Change his name to Roberto Velasquez.

The Court has fixed February 12, 2024, at 1 p.m., Luzerne County Courthouse, 200 North River 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.

Dec. 29

---

NOTICE

---

NOTICE IS HEREBY GIVEN that the Articles of Incorporation—Nonprofit were filed with

THE LUZERNE LEGAL REGISTER

the Department of State of the Commonwealth of Pennsylvania, for:

BEYOND THE FINISH LINE INCORPORATED

On December 13, 2023, the corporation has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988.

The corporation has been organized to rehabilitate racing horses, as well as to transact any and all lawful business for which non-profit corporations may be organized under the Pennsylvania Nonprofit Corporation Law of 1988 and under section 501(c)(3) of the Internal Revenue Code.

DONALD G. KARPOWICH, ESQUIRE

85 Drasher Road  
Drums, PA 18222  
(570) 788-6647

Dec. 29

NOTICE

NOTICE IS HEREBY GIVEN that a Certificate of Organization for a Domestic Limited Liability Company has been filed with the Pennsylvania Department of State at Harrisburg, PA on December 12, 2023 for the purpose of creating a limited liability company pursuant to Pennsylvania Uniform Limited Liability Company Act of 2016, P.L. 1328, No. 170. The name of the limited liability company is:

JE GREEN, LLC

Joseph R. Baranko, Jr., Esquire  
The Slusser Law Firm  
1620 North Church Street  
Suite 1  
Hazleton, PA 18202

Dec. 29

NOTICE

NOTICE IS HEREBY GIVEN that a Certificate of Organization for a Domestic Limited Liability Company has been filed with the Pennsylvania Department of State at Harrisburg, PA on December 4, 2023 for the purpose of creating a limited liability company pursuant to Pennsylvania Uniform Limited Liability Company Act of 2016, P.L. 1328, No. 170. The name of the limited liability company is:

KINGDOM POWER, LLC

Joseph R. Baranko, Jr., Esquire  
The Slusser Law Firm  
1620 North Church Street  
Suite 1  
Hazleton, PA 18202

Dec. 29

NOTICE

IN THE COURT OF COMMON PLEAS OF LUZERNE COUNTY, PENNSYLVANIA CIVIL DIVISION

DOCKET NO. 2023-05403

NEWREZ LLC  
d/b/a SHELLPOINT  
MORTGAGE SERVICING

Plaintiff

v.

H.K., IN THEIR CAPACITY AS HEIR OF RANDOLPH J. KNAPPMAN, DECEASED AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RANDOLPH J. KNAPPMAN DECEASED

Defendants

THE LUZERNE LEGAL REGISTER

---

NOTICE TO: ALL UNKNOWN  
HEIRS OF RANDOLPH J.  
KNAPPMAN, DECEASED

Please be advised that a Com-  
plaint in Mortgage Foreclosure  
has been filed against the prop-  
erty located at 139 Division  
Street, Kingston, PA 18704.  
Parcel #34G9SE1 0170230000.  
MORTGAGE INSTRUMENT  
NUMBER 202019250.

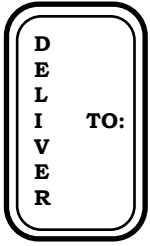
If you wish to defend against  
the claims set forth in the follow-  
ing pages, you must take action  
within twenty (20) days after this  
Amended Complaint and notice  
are served, by entering a written  
appearance personally or by at-  
torney and filing in writing with  
the court your defenses or objec-  
tions 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 judg-  
ment may be entered against you  
by the court without further  
notice for any other claim or relief  
requested by the plaintiff. You  
may lose money or property or  
other rights important to you.

YOU SHOULD TAKE THIS  
PAPER TO YOUR LAWYER AT  
ONCE. IF YOU DO NOT HAVE A  
LAWYER, GO TO OR TELE-  
PHONE THE OFFICE SET FORTH  
BELOW. THIS OFFICE CAN  
PROVIDE YOU WITH INFORMA-  
TION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO  
HIRE A LAWYER, THIS OFFICE  
MAY BE ABLE TO PROVIDE YOU  
WITH INFORMATION ABOUT  
AGENCIES THAT MAY OFFER  
LEGAL SERVICES TO ELIGIBLE  
PERSONS AT A REDUCED FEE  
OR NO FEE.

North Penn Legal Services, Inc.  
33 N. Main Street  
Suite 200  
Pittston, PA 18640  
(570) 299-4100  
(855) 236-6405 Toll free  
(570) 824-0001 Fax  
ROBERT WENDT, ESQUIRE  
Pa. I.D. #89150  
LEOPOLD &  
ASSOCIATES, PLLC  
Telephone:  
(914) 219-5787 x490  
rwendt@leopoldassociates.  
com

Dec. 29



---

---

**PERIODICAL PUBLICATION**

\* Dated Material. Do Not Delay. Please Deliver Before Tuesday, January 2, 2024