

# The Luzerne Legal Register

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**Established 1872**

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**VOL. 114 Wilkes-Barre, PA, Friday, April 12, 2024**

**No. 15**

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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

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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 FRANCES ASTARY, late of Dallas Township (died February 21, 2024), Jahn Raimondo, Executor; Law Offices of Bernard Walter, 1674 Memorial Hwy., Shavertown, PA 18708

ESTATE OF JUNE LOUISE BLAMEY a/k/a June L. Blamey a/k/a June Blame, late of Sugarloaf (died March 18, 2024), Alan J. Blamey, Executor; Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202

ESTATE OF JOSEPHINE E. CARPENTER, late of Plymouth Borough (died February 3, 2024), Eric Weirich, Executor; Joseph A. Desoye, Esquire, 9 North Main Street, Suite 6, Pittston, PA 18640

ESTATE OF SYLVIA J. CHIRE a/k/a Sylvia Chire, late of West Hazleton (died March 9, 2024), Michele Martz, Executrix; Frank J. Skokoski, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202

ESTATE OF RICHARD E. CRANE, late of Huntington Township (died February 20, 2024), Carol Crane, Administratrix; Richard C. Shiptoski, Esquire, P.O. Box 155, Shickshinny, PA 18655

ESTATE OF BERNADINE E. ELICK, late of Wilkes-Barre Township (died March 12, 2024), Megan P.

Maguire, Esquire, 590 Rutter Avenue, Kingston, PA 18704, Executrix

ESTATE OF CLIFFORD JOHN GERMAN, SR. a/k/a Clifford German, late of Plains Township (died February 24, 2024), Clifford J. German, Jr., Administrator; Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202

ESTATE OF JOSEPH J. GODLEWSKI, late of Wilkes-Barre City (died March 15, 2024), Susan Urban, Executrix; Jeffrey J. Malak, Esquire, Chariton Malak, 138 South Main Street, P.O. Box 907, Wilkes-Barre, PA 18701

ESTATE OF MARILYN MARGARET GRANT a/k/a Marilyn M. Grant, late of Dallas (died October 14, 2023), J. Frederick Rohrbeck, Esquire, Executor; Kreder Brooks Hailstone LLP, 220 Penn Avenue, Suite 200, Scranton, PA 18503

ESTATE OF BEVERLY J. HAAS, late of Kingston Township (died January 25, 2004), Rena Wright, Administratrix; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

ESTATE OF JAMES D. HANKEY, JR., late of Plymouth Township (died February 12, 2024), Judith Hankey, Administratrix; Robert S. Betnar, Esquire, 126 South Main Street, Pittston, PA 18640

ESTATE OF LORRAINE KARDASH a/k/a Faith L. Kardash a/k/a Faith Kardash, late of Newport Township (died January 31, 2024), Vera Thompson, Executrix; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

## THE LUZERNE LEGAL REGISTER

ESTATE OF NICHOLAS JOSEPH KRATZ, JR. a/k/a Nicholas J. Kratz, Jr. a/k/a Nicholas J. Kratz, late of Sugar Notch (died January 24, 2024), Nicholas J. Kratz, III and Joann Kratz, Co-Administrators; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

Donald G. Karpowich, Esquire, 85 Drasher Road, Drums, PA 18222

ESTATE OF HAROLD J. THOMAS a/k/a Harold Thomas, late of Plymouth (died January 5, 2024), Patricia Jones, Executrix; Hudacek and Hudacek, 43 E. Main Street, Plymouth, PA 18651

### SECOND PUBLICATION

ESTATE OF ELMER H. LOWE, late of Warrior Run Borough (died May 25, 2023), Margaret Bart, Administratrix; Rosenn, Jenkins & Greenwald, LLP, 1065 Highway 315, Suite 200, Wilkes-Barre, PA 18702

ESTATE OF MARIE ROSE AMBROSE a/k/a Marie R. Ambrose a/k/a Marie Ambrose, late of Buck Township (died March 2, 2024), Christopher Ambrose, Executor; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

ESTATE OF VICTORIA B. MAHOSKI, late of Hazleton (died February 15, 2024), Denise Perry and Gary Mahoski, Co-Executors; Charles A. DeCosmo, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Blvd., West Hazleton, PA 18202

ESTATE OF EDITH AUFIERO, late of Shickshinny (died February 25, 2024), April L. Evans, 325 Academy St., Wilkes-Barre, PA 18702, Executrix

ESTATE OF JOSEPH JAMES MALONEY, JR. a/k/a Joseph J. Maloney, Jr. a/k/a Joseph Maloney, Jr., late of Plains Township (died February 11, 2024), David A. Maloney, Administrator; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

ESTATE OF JOSEPH EDWARD BOYLE, JR., late of Pittston (died March 6, 2024), Michael J. Boyle, Administrator; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF JEAN RICHTER a/k/a Jean Marie Richter, late of Exeter Township (died February 19, 2024), Lynn Yonushka, Executrix; Biagio V. Musto, II, Esquire, 171 William Street, Pittston, PA 18640-1719

ESTATE OF BRUNO CAMPISANO, late of Wilkes-Barre (died February 18, 2024), Vito A. Campisano, Executor; Lisa Marie Coyne, Esquire, Coyne & Coyne, P.C., 3901 Market Street, Camp Hill, PA 17011-4227

ESTATE OF SHAWN F. SALO, JR., late of Hazle Township (died November 19, 2023), Shawn Salo, Administrator; Joseph S. Toczydlowski, Jr., Esquire, Toczydlowski Law Office, 723 North Main St., Archbald, PA 18403

ESTATE OF TERIELIS N. COUVERTIER-RIVERA, late of Hazleton (died October 30, 2022), Teresa Rivera, Administratrix; Robin J. Marzella, Esquire, R.J. Marzella & Associates, 3513 North Front Street, Harrisburg, PA 17110

ESTATE OF DAVID L. SUPON, late of White Haven (died February 27, 2024), Mary Supon, Executrix;

ESTATE OF MARION B. CYBUCH, late of Ashley (died October 24, 2019), Charles J. Cybuch, Administrator; Jule Gage, Esquire, P.O. Box 19, Fleetville, PA 18420

## THE LUZERNE LEGAL REGISTER

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- ESTATE OF NICHOLAS JOHN DABBIERI, late of Deerfield Beach, FL (died November 14, 2023), Carol Lieback, Executrix; Joseph A. Dessoye, Esquire, 9 North Main Street, Suite 6, Pittston, PA 18640
- ESTATE OF GENEVIEVE D'ANGELO, late of Hazleton (died March 5, 2024), Dominic D'Angelo and Anthony L. D'Angelo Jr., Executors; Andrew J. Primerano, Esquire, 18 Sherwood Drive, P.O. Box 703, Bloomsburg, PA 17815
- ESTATE OF VINCENT J. FERRIOLA, late of Harveys Lake (died December 29, 2023), Anthony E. Ferriola, Administrator; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640
- ESTATE OF BETHEL R. FLESHER, late of Nescopeck (died December 21, 2010), Bonny Flesher Dennison and Martha Ann Powers, Executrices; Brenda R. Hess, Esquire, Gordner, Hess & Reimiller, 133 West Front Street, Berwick, PA 18603
- ESTATE OF MARIE K. HUDSON a/k/a Marie Koury Hudson a/k/a Marie Hudson, late of Wilkes-Barre (died December 27, 2020), Daphne Hudson Held, Executrix; Alice T.K. Corba, Esquire, Kepner, Kepner & Corba, P.C., 123 West Front Street, Berwick, PA 18603
- ESTATE OF THERESA ANN JEZEWSKI a/k/a Theresa Jezewski, late of Nanticoke (died February 8, 2024), Julie Jezewski, Executrix; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706
- ESTATE OF PAULINE JULIAS, late of Wilkes-Barre (died December 12, 2023), Colleen Garvey, Executrix; Brenda D. Colbert, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Road, Suite A, Moosic, PA 18507
- ESTATE OF ARTHUR RAYMOND KINGSTON, late of Courtdale (died February 19, 2024), Mary E. Kingston, Executrix; Rosenn, Jenkins & Greenwald, LLP, 1065 Highway 315, Suite 200, Wilkes-Barre, PA 18702
- ESTATE OF JOSEPH E. KLEPACH, SR. a/k/a Joseph Klepach, late of Freeland (died January 9, 2024), Joseph E. Klepach, Jr., Administrator; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201
- ESTATE OF MICHAEL KLIMCHOK, late of Plymouth (died January 21, 2024), Michael Klimchok, Jr., Executor; Matthew P. Kelly, Esquire, 400 Third Avenue, Suite 205, Kingston, PA 18704
- ESTATE OF FRANK STEPHEN KRUPA a/k/a Frank Krupa, late of Ashley (died March 1, 2024), Brandon Serratore, Executor; John A. Bednarz, Jr., Esquire, P.O. Box 131, Dallas, PA 18612
- ESTATE OF DENNIS J. LESCOWITCH, late of Hazleton (died June 2, 2023), Anthony J. Lescowitch, Administrator; Frank J. Skokoski, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202
- ESTATE OF SOFIA LUKIC, late of Conyngham Township (died January 1, 2024), Sorin Lukic and Jacqueline Documet, Executors; Frank J. Hoegen, Esquire, 152 South Franklin Street, Wilkes-Barre, PA 18701
- ESTATE OF SALVATORE LUONGO, late of Scranton (died February 11, 2024), Guy Luongo, Executor; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

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ESTATE OF BERNARD C. NOSAL a/k/a Bernard C. Nosal, Jr., late of Foster Township (died March 4, 2024), Joseph B. Hoffman, Executor; Andrew J. Primerano, Esquire, 18 Sherwood Drive, P.O. Box 703, Bloomsburg, PA 17815

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ESTATE OF HEATHER F. O'GORMAN, late of Pringle (died May 15, 2023), James P. O'Gorman, IV, Administrator; Michael D. Yelen, Esquire, 8 West Market Street, Suite 320, Wilkes-Barre, PA 18701

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ESTATE OF DALE R. RICHARDS a/k/a Dale Russell Richards late of Newport Township (died February 15, 2024), Ann Marie Richards, Administrator; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

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ESTATE OF JOANNE RIETH, late of Bear Creek Twp. (died March 5, 2024), Mr. Mark E. Rieth, 351 Twinbrook Road, Bear Creek Township, PA 18702, Executor

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ESTATE OF RONALD L. RINEHIMER, SR., late of Dorrance Township (died August 8, 2023), Rhonda Rinehimer Madigan, Executrix; Robert A. Gonos, Esquire, 88 N. Franklin Street, Second Floor, Wilkes-Barre, PA 18701

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ESTATE OF ANGEL MANUEL ROSARIO a/k/a Angel M. Rosario, late of Wilkes-Barre (died December 22, 2023), Isabel Rosario, Administrator; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

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ESTATE OF JAMES E. SCHAPPERT, late of Shavertown (died October 17, 2023), James Schappert, 400 N. Pioneer Ave., Dallas, PA 18612, Executor

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ESTATE OF BERNADETTE ELIZABETH SLUSSER a/k/a Bernadette E. Slusser, late of Hazle

Township (died June 30, 2022), Thomas J. Slusser, Executor; Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202

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ESTATE OF MARLENE M. TAFT, late of Duryea (died October 15, 2023), Burton Taft and Brenda Rankel, Co-Administrators; Brigid E. Carey, Esquire, P.O. Box 424, Chinchilla, PA 18410

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ESTATE OF DEBORAH K. VITZMILNE, late of Conyngham (died January 15, 2024), Jason Ryan Blydenburgh, Administrator; Girard J. Mecadon, Esquire, 363 Laurel Street, Pittston, PA 18640-1719

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ESTATE OF ROBERT C. WEBB a/k/a Robert Claude Webb, late of Pittston Township (died March 1, 2024), Cheryl Bullaro, Executrix; Matthew P. Kelly, Esquire, 400 Third Avenue, Suite 205, Kingston, PA 18704

### THIRD PUBLICATION

ESTATE OF GEORGE C. AMBRUCH, late of Forty-Fort (died February 18, 2024), James J. Slocum, Executor; Joseph P. Giovannini, Jr., Esquire, 400 Third Ave., Suite 207, Kingston, PA 18704

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ESTATE OF JUDITH A. BARONE, late of West Pittston (died February 15, 2024), Charles J. Barone, III and Joseph M. Barone, Co-Executors; Michael I. Butera, Esquire, 121 South Main Street, Pittston, PA 18640

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ESTATE OF ANNE L. BODER, late of Butler Township (died December 21, 2023), George B. Boder, Executor; 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

## THE LUZERNE LEGAL REGISTER

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- ESTATE OF DOLORES BURGUJIAN, late of Exeter (died November 30, 2023), Joan I. DeJusto, Executrix; Laura C. Dennis, Esquire, William P. Opeil, Esquire, 843 Exeter Ave., West Pittston, PA 18643
- ESTATE OF ALICE M. FAY, late of Freeland (died January 14, 2024), Aimee L. Fay and Patrick J. Fay, Jr., Executors; Thomas J. Sharkey, Esquire, 982 North Sherman Court, Hazleton, PA 18201
- ESTATE OF ANN PAULINE FLANNERY a/k/a Ann P. Flannery, late of West Pittston (died December 27, 2023), Mary Catherine Delucia a/k/a Mary C. Delucia, Executrix; Girard J. Mecadon, Esquire, 363 Laurel Street, Pittston, PA 18640-1719
- ESTATE OF DAVID ARTHUR HILLEY, JR. a/k/a David A. Hilley, Jr., late of Huntington Township (died January 20, 2024), Jason M. Hilley, Personal Representative; Nicholas D. Lutz, Esquire, Cardinal Estate Planning, LLC, 103 W. 9th St., Berwick, PA 18603
- ESTATE OF BARBARA ANN JAMIOLKOWSKI a/k/a Barbara Jamiolkowski a/k/a Babara Osick Jamiolkowski, late of Wilkes-Barre (died July 8, 2020), John Jamiolkowski, Administrator; Law Office of Thomas A. O'Connor, P.C., 601 Wyoming Avenue, Kingston, PA 18704
- ESTATE OF DAVID J. JONES, late of Wilkes-Barre (died December 19, 2023), Berent Jones, Administrator; Harry P. Mattern, Esquire, 777 Wyoming Avenue, Suite 5, Kingston, PA 18704
- ESTATE OF STANLEY PETER KARPINSKI, late of Shavertown (died December 6, 2023), Stephen F. Karpinski, Executor; Law Offices of Bernard Walter, 1674 Memorial Highway, Shavertown, PA 18708
- ESTATE OF CAROLINE M. KUDASIK a/k/a Caroline Marie Kudasik, late of West Pittston (died March 3, 2024), Andrew J. Kudasik, Administrator; Saporito, Falcone & Watt, 48 S. Main St., Pittston, PA 18640
- ESTATE OF MARIANE D. NICHOLAS, late of Courtdale (died January 6, 2024), Matthew Nicholas, Administrator; Saporito, Falcone & Watt, 48 S. Main St., Pittston, PA 18640
- ESTATE OF SYLVIA ANNE BARNES RICHARD, late of Wyoming (died February 10, 2024), Lynn Prentice, 603 N. Culver Creek Ave., Star, ID 83669, Executrix
- ESTATE OF DOLORES A. RUSH a/k/a Dolores Ann Shannon Rush a/k/a Dolores A. Shannon Rush, late of Kingston (died August 28, 2019), Doug Rush, Administrator; Alexander B. Russin, Esquire, 1516 Wyoming Avenue, Forty Fort, PA 18704
- ESTATE OF SYLVESTER S. SALAZER, late of Hazleton (died February 2, 2024), Gerald Michaels, Executor; Peter J. Fagan, Esquire, P.O. Box 904, Conyngham, PA 18219
- ESTATE OF JANINE M. STANAVAGE, late of Hazleton (died February 24, 2024), LisaAnn Stanavage, Administratrix; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201
- ESTATE OF GARY JOHN STROUD a/k/a Gary Stroud, late of Kingston (died February 25, 2024), Lisa Gennusa, Executrix; Rosenn, Jenkins & Greenwald, LLP, 1065 Highway 315, Suite 200, Wilkes-Barre, PA 18702

THE LUZERNE LEGAL REGISTER

ESTATE OF SANTINA A. WELSH, late of West Hazleton (died November 3, 2023), Gary A. Welsh, 57 Kennedy Drive, Drums, PA 18222, Executor

Last known address  
12 Hayes Lane,  
Wilkes-Barre, PA 18702  
VIKTORIIA EVSTAFIEVA

ESTATE OF MARGARET YANKLUNAS a/k/a Margaret M. Yanklunas, late of Lehman Twp. (died June 6, 2021); William J. Watt, III, Esquire, Saporito, Falcone & Watt, 48 S. Main St., Pittston, PA 18640, Court-Appointed Administrator

Last known address  
217 Osceola Ave.,  
Ormond Beach, FL 32176  
SHARON M. FRITZ AS  
ADMINISTRATOR OF THE  
ESTATE OF EDWARD H. FRITZ

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

Last known address  
12 Philips St.,  
Hanover Township, PA 18707  
SHARON M. FRITZ

NO. 2024-03299

LOWER SOUTH VALLEY  
LAND BANK

Last known address  
303 Maiden Choice Lane, Apt.  
308, Catonsville, MD 21228  
PATRICK J.  
AREGOOD, ESQUIRE

v.  
MICHAEL MAUL  
Last known address  
22 Lincoln St.,  
Nanticoke, PA 18634

Last known address  
1218 South Main St.,  
Wilkes-Barre, PA 18706  
ROSA A. MORILLO DE CASTRO

MELISSA BOVA  
Last known address  
5734 Tangle Oaks Dr.,  
Memphis, TN 38134

Last known address  
22 Hill St.,  
Ashley Borough, PA 18706  
ROSA A. MORILLO DE CASTRO

PASQUALE BOVA  
Last known address  
250 State St.,  
Nanticoke, PA 18634

Last known address  
737 Winters Ave.,  
Hazle Township, PA 18202  
DERRICK WHITE

MAJESTIC TELECOM  
VOIP GROUP, LLC

Last known address  
279 Penn Estates,  
East Stroudsburg, PA 18301  
DERRICK WHITE

Last known address  
201 E. 43rd St.,  
Brooklyn, NY 11203

Last known address  
119 Reston Drive,  
East Stroudsburg, PA 18301  
DERRICK WHITE

MAJESTIC TELECOM  
VOIP GROUP, LLC

Last known address  
5110 Juliet Rd.,  
Tobyhanna, PA 18466

Last known address  
80 State Street,  
Albany, NY 12207  
LAWRENCE LEE

NOTICE TO: MICHAEL MAUL,  
MELISSA BOVA, PASQUALE  
BOVA, MAJESTIC TELECOM  
VOIP GROUP, LLC, LAW-  
RENCE LEE, VIKTORIIA  
EVSTAFIEVA, SHARON M.

THE LUZERNE LEGAL REGISTER

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FRITZ AS ADMINISTRATOR  
OF THE ESTATE OF EDWARD  
H. FRITZ, ROSA A. MORILLO  
DE CASTRO, and DERRICK  
WHITE

NOTICE IS HEREBY GIVEN  
that a Complaint in Quiet Title  
has been filed in the above cap-  
tioned matter regarding real  
property of yours that was sold  
at Tax Sale.

If you wish to defend, you  
must enter a written appearance  
personally or by attorney and file  
your defenses or objections in  
writing with the court. You are  
warned that if you fail to do so  
the case may proceed without  
you and a judgment may be en-  
tered against you without further  
notice for the relief requested by  
the plaintiff. You may lose money  
or property or other rights impor-  
tant 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 PRO-  
VIDE YOU WITH INFORMATION  
ABOUT DURING A LAWYER.

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

NORTH PENN LEGAL  
SERVICES, INC.  
33 North Main Street  
Suite 200  
Pittston, PA 18640  
Phone: (570) 299-4100  
Toll Free: (855) 236-6405  
Fax: (570) 824-0001

Apr. 12

NOTICE

IN THE ORPHANS' COURT  
DIVISION OF THE COURT OF  
COMMON PLEAS OF  
WYOMING COUNTY,  
PENNSYLVANIA

NO. 2024-1

IN RE: ADOPTION OF:  
C.R.L., a minor

TO: Jamey Christopher Lemardy

A Petition has been filed asking  
the Court to put an end to all  
rights you have to your child,  
C.R.L., DOB July 10, 2011. The  
Court has set a hearing to con-  
sider ending your rights to your  
child. You are warned that even  
if you fail to appear at the sched-  
uled hearing, the hearing will go  
on without you and your rights to  
your child may be ended by the  
Court without your being present.

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 BE-  
LOW TO FIND OUT WHERE YOU  
CAN GET LEGAL HELP. YOU  
HAVE THE RIGHT TO BE REP-  
RESENTED BY AN ATTORNEY.

North Penn Legal  
Services, Inc.  
33 N. Main Street  
Suite 200  
Pittston, PA 18640  
(570) 299-4100

- or -

Wyoming County  
Prothonotary  
1 Courthouse Square  
Tunkhannock, PA 18657  
(570) 836-3200



THE LUZERNE LEGAL REGISTER

An Evidentiary Hearing is set for June 20, 2024, at 11:00 a.m., Courtroom No. 1, Wyoming County Courthouse, 1 Courthouse Square, Tunkhannock, Pennsylvania 18657.

AMERICAN WITH  
DISABILITIES ACT OF 1990

The Court of Common Pleas of Wyoming County is required by law to comply with the Americans With Disabilities Act of 1990. For information about accessible facilities and reasonable accommodations available to disabled individuals having business before the Court, please contact the Office of the Court Administrator at (570) 996-2303.

All arrangements must be made at least 72 hours prior to any hearing or business before the Court. You must attend the scheduled conference or hearing.

KELLY M. CARRUBBA,  
ESQUIRE  
ID# 66894  
CARRUBBA LAW, P.C.  
114-2 Warren Street  
Tunkhannock, PA 18657  
(570) 996-6588

Apr. 12

NOTICE

IN THE ORPHANS' COURT  
DIVISION OF THE COURT OF  
COMMON PLEAS OF  
WYOMING COUNTY,  
PENNSYLVANIA

NO. 2024-2

IN RE: ADOPTION OF:  
A.R.L., a minor

TO: Jamey Christopher Lemardy  
A Petition has been filed asking the Court to put an end to all

rights you have to your child, A.R.L., DOB November 17, 2008. The Court has set a hearing to consider ending your rights to your child. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present.

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

North Penn Legal  
Services, Inc.  
33 N. Main Street  
Suite 200  
Pittston, PA 18640  
(570) 299-4100

- or -

Wyoming County  
Prothonotary  
1 Courthouse Square  
Tunkhannock, PA 18657  
(570) 836-3200

An Evidentiary Hearing is set for June 20, 2024, at 11:00 a.m., Courtroom No. 1, Wyoming County Courthouse, 1 Courthouse Square, Tunkhannock, Pennsylvania 18657.

AMERICAN WITH  
DISABILITIES ACT OF 1990

The Court of Common Pleas of Wyoming County is required by law to comply with the Americans With Disabilities Act of 1990. For information about accessible facilities and reasonable accommodations available to disabled

THE LUZERNE LEGAL REGISTER

individuals having business before the Court, please contact the Office of the Court Administrator at (570) 996-2303.

All arrangements must be made at least 72 hours prior to any hearing or business before the Court. You must attend the scheduled conference or hearing.

KELLY M. CARRUBBA,  
ESQUIRE  
ID# 66894  
CARRUBBA LAW, P.C.  
114-2 Warren Street  
Tunkhannock, PA 18657  
(570) 996-6588

Apr. 12

NOTICE

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

No. 2024-03786

DINORAH GONZALEZ  
Plaintiff

vs.

THE ESTATE OF BENJAMIN  
NIZIOLEK AND THE ESTATE  
OF LUCY NIZIOLEK  
and all its transferees,  
successors, and assigns  
Defendants

NOTICE IS HEREBY GIVEN to the Defendants, THE ESTATE OF BENJAMIN NIZIOLEK AND THE ESTATE OF LUCY NIZIOLEK and all its transferees, successors, and assigns and all other people or entities claim, by and through the Defendant, and all other persons whatsoever, that on April 2, 2024, Dinorah Gonzalez commenced an action against you to No. 2024-03786, 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 of those two certain pieces or parcels of land situate in the City of Wilkes-Barre, County of Luzerne, State of Pennsylvania, bounded and described as follows, to wit:

THE FIRST THEREOF: BEGINNING at a corner twenty (20) feet Eastwardly from line between said Miner’s land and land of William T. Merritt and distant eighty (80) feet Westerly from W. P. Miner’s line; THENCE South 56 1/2° East one hundred fifty (150) feet to a corner;

THENCE along other land of Charles A. Miner North 28° East forty (40) feet to a corner;

THENCE North 56 1/2° West one hundred fifty (150) feet to a corner twenty (20) feet from said Merritt’s line; THENCE South 28° West forty (40) feet to the place of beginning.

THE SECOND THEREOF: BEGINNING at a point forty (40) feet Southwesterly from the intersection of Sheridan Street and Mill Street in said Borough, said point being a common corner to Lot No. 128, herein conveyed, and the lot of land (No. 127) adjoining it, now or late of Karol and Apolonia Stermer; THENCE along said Stermer’s land, aforesaid, South 57 degrees 21 minutes East, one hundred fifty (150) feet to a point; THENCE South 29 degrees 53 minutes West, eighty (80) feet to a point; THENCE North 57 degrees 21

THE LUZERNE LEGAL REGISTER

minutes West, one hundred fifty (150) feet to a point; THENCE North 29 degrees 53 minutes East, along said Mill Street, eighty (80) feet to the aforesaid common corner, the place of beginning. CONTAINING twelve thousand (12,000) feet of land, more or less. BEING Lots Nos. 128 and 129 on plot of Lots laid out for Charles A. Kiner, by W. H. Sturdevant in December of 1887.

The Court has fixed June 17, 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.

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, Inc.

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

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

Apr. 12

NOTICE

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

NO. 2024-00856

ACTION TO QUIET TITLE/  
DECLARATORY JUDGMENT

ERNEST ASHBRIDGE, III and  
DONNA ASHBRIDGE, his wife  
Plaintiffs

THE LUZERNE LEGAL REGISTER

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vs.  
GARY F. SPENCER and LAURA D. SPENCER h/w, their heirs, personal representatives, successors and/or assigns, if any, and RICHARD RINEHIMER and TODD RINEHIMER, their heirs, personal representatives, successors and/or assigns, if any, and FREDERICK E. KITCHEN, his heirs, personal representatives, successors, and/or assigns, if any, and RAYANNE ALLEN, her heirs, personal representatives, successors and/or assigns, if any, and ELIZABETH NOVAKOWSKI, in her capacity as HEIR OF THE ESTATE OF HELEN M. WOZNOCK (a/k/a HELEN M. WAZNOCK) DECEASED, and her personal representatives, heirs, devisees, successors, and/or assigns, if any, and UNKNOWN HEIRS OF THE ESTATE OF HELEN WOZNOCK (a/k/a WAZNOCK), DECEASED, if any, and their respective estates, personal representatives, heirs, devisees, successors and/or assigns, if any, and RONALD L. PLATT, SR., his heirs, personal representatives, successors, and/or assigns, if any, and SALEM TOWNSHIP, its successors and assigns, if any, and STEVEN D. ST. CLAIR and KELLY J. PAASCH, their heirs, personal representatives, successors, and/or assigns, if any, and SUSQUEHANNA NUCLEAR, LLC f/k/a PPL SUSQUEHANNA, LLC, its successors and/or assigns, if any, and ALLEGHENY ELECTRIC COOPERATIVE, INC., its successors and/or assigns, if any, and ROBERT LEE PHILLIPS, his heirs, personal representatives, successors and/or assigns, if any, and PENNSYLVANIA GAS & WATER COMPANY, TRUSTEE, its successors and/or assigns, if any, and UNKNOWN HEIRS AND DEVISES OF THE ESTATE OF THORNTON A. SMITH, DECEASED, if any, and their respective estates, personal representatives, heirs, devisees, successors, and/or assigns, if any, and UNKNOWN HEIRS OF DORA SMITH, DECEASED, if any, and their respective estates, personal representatives, heirs, devisees, successors, and/or assigns, and UNKNOWN HEIRS OF THE ESTATE OF NORMAN SMITH, DECEASED, if any, and their respective estates, personal representatives, heirs, devisees, successors and/or assigns, if any, and UNKNOWN HEIRS OF THE ESTATE OF JOHN HOLOWIAK, DECEASED, if any, and their respective estates, heirs, personal representatives, devisees, successors, and/or assigns, if any, and BNY MELLON, N.A., successor to MELLON BANK, N.A. (formerly UNITED PENN BANK) in its capacity as EXECUTOR OF THE ESTATE OF JOHN HOLOWIAK, DECEASED, and its personal representatives, heirs, devisees, successors and/or assigns, if any, and THE FIDELITY DEPOSIT AND DISCOUNT BANK, in its capacity as successor/assign of THE LUZERNE BANK (f/k/a THE LUZERNE NATIONAL BANK),

THE LUZERNE LEGAL REGISTER

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Successor Trustee to MELLON BANK, N.A. (formerly UNITED PENN BANK), as TRUSTEE OF THE JOHN T. HOLOWIAK AND CHARLOTTE W. HOLOWIAK MEMORIAL TRUST and ANY OTHER TRUSTS CREATED UNDER THE LAST WILL AND TESTAMENT OF JOHN HOLOWIAK, DECEASED, and its successors and/or assigns, if any, and ANY/ALL OTHERS WHO MAY HAVE A RIGHT, TITLE, CLAIM, LIEN, OR INTEREST IN THE PROPERTIES SUBJECT TO THIS ACTION TO QUIET TITLE

Defendants

NOTICE IS HEREBY GIVEN to the Defendants, UNKNOWN HEIRS OF THE ESTATE OF HELEN WOZNOCK (a/k/a HELEN WAZNOCK), DECEASED, if any, and their respective estates, personal representatives, heirs, devisees, successors and/or assigns; and UNKNOWN HEIRS AND DEVISEES OF THE ESTATE OF THORNTON A. SMITH, DECEASED, if any, and their respective estates, personal representatives, heirs, devisees, successors, and/or assigns, if any, and UNKNOWN HEIRS AND DEVISEES OF THE ESTATE OF DORA SMITH, DECEASED, if any, and their respective estates, personal representatives, heirs, devisees, successors and/or assigns, if any, and UNKNOWN HEIRS AND DEVISEES OF THE ESTATE OF NORMAN SMITH, DECEASED, if any, and their respective estates, personal representatives, heirs, devisees, suc-

cessors, and/or assigns, if any, and UNKNOWN HEIRS AND DEVISEES OF THE ESTATE OF JOHN T. HOLOWIAK, DECEASED, if any, and their respective estates, personal representatives, heirs, devisees, successors, and/or assigns, if any, and ANY/ALL OTHERS WHO MAY HAVE A RIGHT, TITLE, CLAIM, LIEN, OR INTEREST IN THE PROPERTIES SUBJECT TO THIS ACTION TO QUIET TITLE that Plaintiffs ERNEST ASHBRIDGE, III and DONNA ASHBRIDGE, his wife, by and through their counsel, filed an Action in Declaratory Judgment/ Quiet Title against the Defendants on January 25, 2024, subsequently reinstated, in the Court of Common Pleas of Luzerne County, No. 2024-00856.

The property subject to this action is all of the unopened roads in Smith Manor Subdivision Section 2 as platted on the subdivision plan recorded in Luzerne County Map Book 3 at pages 126 and 127, and as relocated pursuant to later agreements and surveys, inter alia. Within the subject property are particular sub-areas in dispute which overlap at times and which are identified in Plaintiffs' Complaint as Parcels 1 through 8.

The primary purpose of this action is to determine the parties' ownership interest in the unopened roads in SM2 Subdivision, and whether title has passed by operation of law to abutting lot owners or whether the developer and/or his successors reserved and/or retained

## THE LUZERNE LEGAL REGISTER

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title/interest in said roads until they subsequently conveyed the portions to others by deed.

The secondary purpose of this action, once general ownership of the roads is declared, is to determine Plaintiffs' ownership interest in the sub-areas which are all combinations of the platted roads which either abut lots currently owned by Plaintiffs, or were conveyed by deed to Plaintiffs (and to determine whether they own these portions in fee in their entirety or to the center line).

The tertiary purpose of this action is to determine easement rights of the parties as they relate to all of the unopened roads, including but not limited to the disputed sub-areas described herein, and further, to determine whether the access easement rights for the lot owners on any of the disputed sub-areas (or portions thereof) have been abandoned, terminated, or otherwise extinguished by Plaintiffs' adverse possession, usage, blockage, and/or interference with same.

The quaternary purpose of this action is to address issues surrounding a 2007 deed between Plaintiffs and Defendants Gary and Laura Spencer, to 1) determine the validity of said deed; 2) to determine which area was conveyed to Plaintiffs and which area was reserved by Defendants Spencer, and 3) to determine whether Defendants Spencer have any easement interests and in which portions.

### NOTICE

By Motion filed on April 3, 2024 and an Order pursuant to said Motion, dated April 4, 2024, the Plaintiffs were authorized to serve the above-named Defendants by publication. 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, 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.**

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Pittston, PA 18640

(570) 299-4100

(855) 236-6405

- or -

101 West Broad Street

Suite 713

Hazleton, PA 18201

(570) 455-9512

(877) 515-7628

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Servicios Legales de  
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33 la Calle Main del Norte  
Oficina 200  
Pittston, PA 18640  
(570) 299-4100  
(855) 236-6405  
- or -  
101 la Calle Broad del Oeste  
Oficina 713  
Hazleton, PA 18201  
(570) 455-9512  
(877) 515-7628  
Further inquiry can be di-  
rected to counsel for Plaintiffs as  
follows:

SEAN W. LOGSDON,  
ESQUIRE  
PA ID No. 93096  
DONALD G. KARPOWICH,  
ATTORNEY-AT-LAW, P.C.  
85 Drasher Road  
Drums, PA 18222  
(570) 788-6647

Apr. 12

NOTICE

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

No. 2024-03789

JAMES M. YANOSKI  
Plaintiff

vs.

THE ESTATE OF ARIO  
HOUSEKNECHT AND THE  
ESTATE OF AMANDA  
HOUSEKNECHT and all its  
transferees, successors,  
and assigns  
Defendants

NOTICE IS HEREBY GIVEN to  
the Defendants, THE ESTATE OF  
ARIO HOUSEKNECHT AND THE

ESTATE OF AMANDA HOUSE-  
KNECHT and all its transferees,  
successors, and assigns and all  
other people or entities claim, by  
and through the Defendant, and  
all other persons whatsoever,  
that on April 2, 2024, James M.  
Yanoski commenced an action  
against you to No. 2024-03789,  
in the Office of the Prothonotary  
of Luzerne County, Pennsylva-  
nia, which you are required to  
defend to quiet title to that cer-  
tain piece, parcel and plot of land  
situated in the County of Lu-  
zerne, State of Pennsylvania, and  
is described as follows:

ALL THAT CERTAIN plot of  
ground situated in Sugarloaf  
Township, Luzerne County and  
Commonwealth of Pennsylvania,  
bounded and described as fol-  
lows:

BEGINNING at a point located  
on the southerly side of the pub-  
lic road leading from Sybertsville  
to Rock Glen and being further  
described as North eighty-four  
(84) degrees thirty-five (35) mi-  
nutes East (N. 84-35 E.) for a  
distance of fifty (50) feet from the  
northwest comer of the tract of  
land now or formerly of Amanda  
Houseknecht and also being fur-  
ther described as the northeast  
comer of the plot of ground now  
or formerly of Theodore and  
Helen Houseknecht;

THENCE (1) along the south-  
erly side of the aforesaid public  
road north eighty-four (84) de-  
grees thirty-five (35) minutes  
East (N. 84-35 E.) for a distance  
of twenty (20) feet to a point;

THENCE (2) south ten (10)  
degrees East (S. 10-00 E.) for a

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distance of one hundred ninety-seven and seventy hundredths ( 197. 70) feet to a point;

THENCE (3) along the land now or formerly of Wilson A. and Ruth A. Budgeon South seventy-eight (78) degrees West (S. 78-00 W.) for a distance of twenty (20) feet to a point;

THENCE (4) along the land now or formerly of Theodore and Helen Houseknecht North ten (10) degrees West (N. 10-00 W.) for a distance of two hundred (200) feet to the point or PLACE OF BEGINNING.

The Court has fixed June 17, 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.

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 en-

tered 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.

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(570) 299-4100

- or -

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

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

Apr. 12

PUBLIC NOTICE

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

CASE NO. 2024-CV-01386

COMMUNITY BANK, NA d/b/a  
First Liberty Bank & Trust  
Plaintiff



THE LUZERNE LEGAL REGISTER

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v.  
THOMAS M. TIGUE and  
THOMAS M. TIGUE, Deceased  
Defendants

\_\_\_\_\_  
MORTGAGE FORECLOSURE  
\_\_\_\_\_

NOTICE IS HEREBY GIVEN TO the Defendant, Thomas M. Tigue, that a Complaint in Mortgage Foreclosure has been filed against you in the above captioned matter on February 7, 2024.

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and Notice are served by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS 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.

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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)

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.

JAMES T. SHOEMAKER,  
ESQUIRE  
Identification No. 63871  
HOURIGAN, KLUGER  
& QUINN LAW OFFICES  
A Professional Corporation  
Attorneys for Plaintiff  
600 Third Avenue  
Kingston, PA 18704-5815  
(570) 287-3000

Apr. 12

\_\_\_\_\_  
NOTICE  
\_\_\_\_\_

NOTICE IS HEREBY GIVEN pursuant to the Fictitious Name Act, 54 Pa. C.S.A. Section 311, as amended, an Application has been filed and approved on April 2, 2024 in the Office of the Department of State, Commonwealth of Pennsylvania, to con-

THE LUZERNE LEGAL REGISTER

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duct business under the assumed  
or fictitious name of:

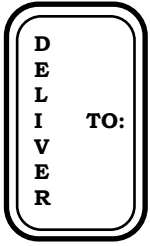
MONOCHROME CREATIVE  
with its principal office at: 546  
Hoyt Street, Pringle, PA 18704.  
The name and address of the  
registrant are Alexis Padavan,

546 Hoyt Street, Pringle, PA  
18704.

JONATHAN A. SPOHRER,  
ESQUIRE

279 Pierce Street  
Kingston, PA 18704

Apr. 12



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**PERIODICAL PUBLICATION**

\* Dated Material. Do Not Delay. Please Deliver Before Monday, April 15, 2024