

# The Luzerne Legal Register

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**VOL. 116 Wilkes-Barre, PA, Friday, April 10, 2026**

**No. 15**

IN MEMORIAM JOHN H. DORAN, ESQUIRE.....4

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



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The Wilkes-Barre Law and Library Association

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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 CHARLOTTE ANN ALBERTSON a/k/a Charlotte Sutula Albertson, late of Harveys Lake (died February 15, 2026), Ann Michelle Albertson and Mary-Kristin Keifer, Co-Executors; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

ESTATE OF JOSEPH BEKANICH, late of Exeter (died November 22, 2024), Samuel A. Falcone, Jr., Esquire, Administrator; Samuel A. Falcone, Esquire, 900 Rutter Avenue, Suite 24, Forty Fort, PA 18704

ESTATE OF AUDREY E. DYMOND a/k/a Audrey Dymond, late of Butler Township (died February 5, 2026), Brenda Kline, Executrix; Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202

ESTATE OF JOHN E. FRANEK a/k/a John Franek, Jr., late of Freeland (died January 28, 2026), Joan Williams and John Franek III, Executors; Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202

ESTATE OF RALPH J. FROST, II, late of Bear Creek Township (died February 25, 2026), Ralph J. Frost III, Executor; Bernard Walter, Esquire, 1674 North Memorial Highway, Shavertown, PA 18708

ESTATE OF JOAN J. GLUSHEFSKI, late of Hanover Township (died March 7, 2026), Karen A. Alberola, Executrix; Comitz Law Firm, LLC, Jannell L. Dudick, Esquire, 82 S. Washington St., Wilkes-Barre, PA 18701

ESTATE OF ANNA M. OLESKI a/k/a Anna Oleski a/k/a Anna Olesky, late of Wyoming (died March 2, 2026), Margaret Gentile, Executrix; Hourigan, Kluger & Quinn P.C., 600 Third Avenue, Kingston, PA 18704

ESTATE OF MICHAEL F. PHILLIPS, late of Wilkes-Barre (died August 7, 2025), Robert T. Phillips, Executor; Rodney L. Kaiser, Esquire, 41 Nuangola Ave., Mountain Top, PA 18707

ESTATE OF CHERYL LYNN POST, late of Dallas (died December 8, 2025), Jennifer Bebo, Administratrix; Bernard Walter, Esquire, 1674 North Memorial Highway, Shavertown, PA 18708

ESTATE OF ERIC R. SINCLAIR, late of Dorrance Township (died January 19, 2026), Gracie Jane Sinclair and Isabella Rebecca Sinclair, Administratrices; Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202

ESTATE OF BOBBY SWEITZER, late of West Wyoming (died March 7, 2026), Bobby Sweitzer, 2 Laird St., Pittston, PA 18640, Administrator

ESTATE OF DEBORAH G. TIRICO a/k/a Deborah Tirico, late of White Haven (died February 11, 2026), Francesca Tirico, Executor; Kreshner, Marshall & Associates, LLC, 401 South Market St., Bloomsburg, PA 17815

ESTATE OF GERARD JOHN WEIHBRECHT, SR. a/k/a Gerard J. Weihbrecht, Sr., late of Swoyers-

## THE LUZERNE LEGAL REGISTER

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ville (died January 18, 2026), Karen Shedlock, Executrix; Carl E. Frank, Esquire, Farrell & Frank, 8 West Market Street, Suite 1110, Wilkes-Barre, PA 18701-1801

ESTATE OF KIMBERLY A. YANKOVICH a/k/a Kimberly Yankovich, late of Swoyersville (died November 24, 2025), Melissa Yankovich, Executrix; Samuel A. Falcone, Esquire, 900 Rutter Avenue, Suite 24, Forty Fort, PA 18704

### SECOND PUBLICATION

ESTATE OF ANGELA B. ACIERNO, late of Hughestown (died January 28, 2026), Vincent Acierno, Executor; John M. Price, Oliver, Price & Rhodes, LLP, 1212 South Abington Road, Clarks Summit, PA 18411

ESTATE OF ROSE M. BASISTA a/k/a Rose Basista, late of Hazleton (died December 17, 2025), Lisa Greybosh, Executrix; Charles A. DeCosmo, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202

ESTATE OF GEORGE BLANER, JR. a/k/a George Blaner, II a/k/a George Blanner, late of Butler Township (died February 15, 2026), Jeanine M. Blaner, Executrix; The Seach Law Offices, 466 State Route 93, Sugarloaf, PA 18249

ESTATE OF THERESA DENAR a/k/a Theresa A. Denar, late of Hazle Township (died April 17, 2025), Anna Marie Bridges, Administratrix; Charles A. DeCosmo, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202

ESTATE OF LAWRENCE A. GIANNOTT, late of Hazleton (died October 29, 2025), Lisamarie Giannott, Executrix; Louis J. Mattioli, III, Esquire, 4285 Hollywood Blvd., Hazle Township, PA 18202

ESTATE OF RANDALL R. HILL a/k/a Randall Ray Hill, late of West Hazleton (died February 12, 2026), Stacy L. Chupela and Stephanie K. Filbert, Executrices; Frank J. Skokoski, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202

ESTATE OF ELIZABETH PETORAK, late of Dallas Twp. (died August 1, 2025), Gregory Petorak & Paula Yuchnievicz, Executors; Robert T. Kelly, Jr., Esquire, 425 Biden St., #200, Scranton, PA 18503

ESTATE OF KAREN F. RAPACH a/k/a Karen Rapach, late of Hazleton (died February 20, 2026), John E. Rapach, Executor; David W. Saba, Esquire, 345 Market St., Kingston, PA 18704

ESTATE OF JAMES RAYMOND REH, SR. a/k/a James R. Reh, late of Wilkes-Barre Township (died January 1, 2026), Megan Wickkiser, Executrix; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

ESTATE OF THOMAS L. TINNER, late of Plymouth (died January 4, 2026), Colleen Zupko, Executrix; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF CHRISTOPHER TOKAR, late of Drums (died February 17, 2026), Barbara Tokar, Executrix; Donald G. Karpowich, Esquire, 85 Drasher Road, Drums, PA 18222

ESTATE OF RICHARD W. ZANOLINE, late of Sugarloaf (died March 13, 2026), Shari E. Florida, Executor; James A. Schneider, Esquire, William J. Schneider, Esquire, 439 West Broad Street, Hazleton, PA 18201-6106

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**THIRD PUBLICATION**

- ESTATE OF JOHN DOUGLAS BIGATEL a/k/a John D. Bigatel, late of Hazleton (died January 15, 2026), Adrienne Lee Lonczynski, Executrix; Joel F. Bigatel, Esquire, 211 Haverford Avenue, Suite 2F, Narberth, PA 19072
- ESTATE OF BARBARA JOAN BURKE a/k/a Barbara J. Burke, a/k/a Barbara Burke, late of Wilkes-Barre (died July 19, 2024), Joyce L. Cerase, Administratrix; Angela F. Stevens, Esquire, 400 Third Avenue, Suite 101, Kingston, PA 18704
- ESTATE OF ERICK RAMON COLON-VELEZ a/k/a Erick Colon, late of Exeter (died August 29, 2005), Edith Miguelina Colon Velez Lara, Executrix; James J. Albert, Esquire, Cefalo Law, 309 Wyoming Ave., West Pittston, PA 18643
- ESTATE OF JAMES K. CRABLO, late of Plymouth (died January 29, 2026), Michael Vital, Executor; Robert S. Betnar, Esquire, 126 South Main Street, Pittston, PA 18640
- ESTATE OF JONATHAN S. CRANE, late of Lehman Township (died January 7, 2026), Michael Crane, Administrator; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708
- ESTATE OF CANDY JO CUMMINGS, late of Lehman Twp. (died June 6, 2021), Jarrett Cummings, Administrator; Charles J. Bufalino, III, Esquire, C.J. Bufalino Law Office, P.C., 1230 Memorial Highway, Suite 201, Shavertown, PA 18708
- ESTATE OF KAREN A. DALEY, late of Plymouth (died February 22, 2026), Joseph Daley, Executor; Comitz Law Firm, LLC, Jannell L. Dudick, Esquire, 82 S. Washington St. Wilkes-Barre, PA 18701
- ESTATE OF LINDA KAREN DENSBERGER a/k/a Linda K. Densberger, late of Nescopeck (died January 4, 2026), Trisha R. Lowery, Executrix; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706
- ESTATE OF DANIEL P. ELLIS, late of West Pittston (died November 30, 2025), Amy N. Koop, Personal Representative; Samantha K. Wolfe, Esquire, The Law Offices of Samantha K. Wolfe, LLC, 20 East Sixth Street, Suite 206, Waynesboro, PA 17268
- ESTATE OF PATRICIA A. GERARD, late of Drums (died December 18, 2025), Kristen K. Domin, Executrix; John F. Kulick, Esquire, Kulick Law Firm LLC, 1701 Wyoming Avenue, Suite 2, Exeter, PA 18643
- ESTATE OF MELVIN GEORGE GRABOSKI a/k/a Melvin W Graboske a/k/a Melvin Graboske, late of Nanticoke (died October 6, 2025), David Graboske, Administrator; Frank J. Aritz, Esquire, 23 West Walnut Street, Kingston, PA 18704
- ESTATE OF EUGENE F. GROBELNY a/k/a Eugene Grobelny, late of West Hazleton (died January 22, 2026), John Grobelny, Executor; Charles A. DeCosmo, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202
- ESTATE OF CHRISTINE M. HINE a/k/a Christine Hine, late of Wilkes-Barre (died February 12, 2026), Linda Zak, Executrix; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706
- ESTATE OF PAMELA A. JOSEPH a/k/a Pamela Joseph, late of Newport Township (died February 21, 2026), Ann Isaacs, Executrix; Carl

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E. Frank, Esquire, Farrell & Frank,  
8 West Market Street, Suite 1110,  
Wilkes-Barre, PA 18701-1801

ESTATE OF MARCELLA M. SZUMILO, late of Drums (died January 6, 2026), Robert C. Szumilo, 649 Birch Road, Hazle Township, PA 18202, Executor

ESTATE OF CAROL TRUSKOWSKI, late of Shickshinny (died February 12, 2026), John Truskowski, Executor; Comitiz Law Firm, LLC, Jonathan S. Comitiz, Esquire, 82 S. Washington St., Wilkes-Barre, PA 18701

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

No. 2026-00604

MICHAEL PARTASH AND  
ANDREW PARTASH  
Plaintiff

vs.

WILLIAM SIMS, JESSE FELL, GEORGE M. HOLLENBACK AND SARAH K. HOLLENBACK, HIS WIFE, JOHN URQUHART AND ELIZA URQUHART, HIS WIFE, JOHN L. HOFFMAN, WILLIAM HOFFMAN, WILLIAM H. BLUMER AND SUSAN HOFFMAN, CO-ADMINISTRATORS OF THE ESTATE OF WILLIAM H. HOFFMAN, AND INDIVIDUALLY, PETERWEIKLE a/k/a PETER WEIKEL, INDIVIDUALLY AND AS TRUSTEE FOR WILLIAM H. BLUMER & CO., JOHN L. HOFFMAN, PETER WEIKEL, EDWARD HARVEY AND F.T. JOBST, PARTNERS OF T/A HOFFMAN, LUMBER CO., J.R. SOBER, CHARLES BARNUM,

PETER KITCHEN,  
JOHN KITCHEN,  
GERTON ANDERSON,  
ALLEN PETERBAUGH,  
DANIEL DAVIS,  
JOSEPH ANDERSON, SAMUEL HOLTON, MOSES PERREGO, EPHRAIM TROXELL AND CAROLINE A.F. TROXELL, HIS WIFE, EDGAR R. TROXELL a/k/a E.R. TROXELL a/k/a M.N. TROXELL, C. ROSA TROXELL, SINGLE AND ALL PERSONS CLAIMING BY, THROUGH, AND/OR UNDER THEM

Defendant

NOTICE IS HEREBY GIVEN to the Defendants, and all other people or entities claim, by and through the Defendant, and all other persons whatsoever, that on January 15, 2026, the Plaintiff commenced an action against you to No. 2026-00604, 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 that certain piece or parcel of land situated in the Borough of Harveys Lake, County of Luzerne, and Commonwealth of Pennsylvania bounded and described as follows, to wit: BEGINNING at a 5/8 inch rebar set marking a corner, said corner being the northeast corner of the Commonwealth land as described in Luzerne County Deed Book 3015 Page 89744; THENCE along said Michael & Andrew Partash land North 26° 35' 00" West 39.18 feet passing over a

THE LUZERNE LEGAL REGISTER

5/8 inch rebar set online to a point marking a corner, said corner being on the waters edge of Harvey's Lake as located in September 2025; THENCE along said waters edge of Harvey's Lake the following three (3) courses, (1) South 69° 49' 10" East 14.13 feet to a point marking a corner, (2) South 57° 28' 42" East 9.18 feet to a point marking a corner and (3) South 74° 24' 02" East 17.03 feet to a point marking a corner; THENCE leaving said waters edge South 26° 35' 00" East 10.04 feet to a point marking a corner, said corner being on the right of way line of SR No. 4015; THENCE along said right of way line South 64° 24' 06" West 27.02 feet to the PLACE OF BEGINNING.

The Court has fixed the 29th day of April, 2026 at 10:00 a.m., in the Luzerne County Courthouse, 200 N. River Street, Wilkes-Barre, PA 18711 as the time and place for a hearing in said action.

YOU ARE HEREBY NOTIFIED TO APPEAR AND DEFEND this action within thirty (30) days of this publication hereof. In default of appearance or defense of such action, a Decree of Court may be entered holding that the Plaintiff has a validated indefeasible title to said real estate against you, and that you will be permanently enjoined from impeaching, denying, attacking or asserting any claim or title to said premises inconsistent with the ownership of the Plaintiff, for the 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

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. 10

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

NO. 2025-10318

U.S. BANK TRUST NATIONAL  
ASSOCIATION, AS TRUSTEE  
OF WATERFALL VICTORIA

THE LUZERNE LEGAL REGISTER

III-NB GRANTOR TRUST  
c/o Carrington Mortgage  
Services, LLC  
500 N. State College Blvd.,  
Suites 1030, 1300 and 1400  
Orange, CA 92868

Plaintiff

vs.

THE UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS AND  
ALL PERSONS, FIRMS OR  
ASSOCIATIONS CLAIMING  
RIGHT, TITLE, OR INTEREST  
FROM OR UNDER JAMES  
ADELHOCH, DECEASED

54 Spruce Street  
Nanticoke, PA 18634

Defendant

PROPERTY

TO: THE UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS AND  
ALL PERSONS, FIRMS OR AS-  
SOCIATIONS CLAIMING  
RIGHT, TITLE, OR INTEREST  
FROM OR UNDER JAMES  
ADELHOCH, DECEASED, 54  
Spruce Street, Nanticoke, PA  
18634

is scheduled to be sold at  
Sheriffs Sale on June 12, 2026,  
at 10:30 a.m., in the Luzerne  
County Courthouse located at  
200 N. River Street, Wilkes-  
Barre, PA 18711 to enforce the  
judgment of \$104,272.32 plus  
interest from January 1, 2026,  
at a per diem rate of \$6.99 ob-  
tained by U.S. Bank Trust Na-  
tional Association, as trustee of  
Waterfall Victoria III-NB Grantor  
Trust ("Plaintiff"), against you.

NOTICE OF OWNER'S RIGHTS  
YOU MAY BE ABLE TO  
PREVENT THIS  
SHERIFF'S SALE

To prevent this Sheriff's Sale,  
you must take immediate action:

1. The sale will be cancelled if  
you pay back to Plaintiff the  
amount of the judgment plus  
interest, costs, and reasonable  
attorney fees due or the back  
payments, late charges, costs,  
interest and reasonable attorney  
fees due. To find out how much  
you must pay, you may call Hill  
Wallack LLP at (215) 579-7700.

2. You may be able to stop the  
sale by filing a petition asking the  
Court to strike or open the judg-  
ment, if the judgment was im-  
properly entered. You may also  
ask the Court to postpone the  
sale for good cause.

3. You may be able to stop the  
sale through other legal proceed-  
ings. You may need an  
attorney to assert your rights.  
The sooner you contact one, the  
more chance you will have of  
stopping the sale. (See the follow-  
ing notice on how to obtain an  
attorney.)

YOU MAY STILL BE ABLE TO  
SAVE YOUR PROPERTY AND  
YOU HAVE OTHER RIGHTS  
EVEN IF THE SHERIFF'S SALE  
DOES TAKE PLACE

1. If the Sheriff's Sale is not  
stopped, your property will be  
sold to the highest bidder. You  
may find out the price bid by  
calling Hill Wallack LLP at (215)  
579-7700.

2. You may be able to petition  
the Court to set aside the sale if  
the bid price was grossly  
inadequate compared to the  
value of your property.

3. The sale will go through  
only if the buyer pays the Sheriff  
the full amount due in the sale.

THE LUZERNE LEGAL REGISTER

To find out if this has happened, you may call (570) 825-1773.

4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff, and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.

7. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale.

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 LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Lawyer Referral Service  
410 Bicentennial Building  
15 Public Square  
Wilkes-Barre, PA 18701  
Phone: (570) 825-8567

- or -

145 East Broad Street  
Room 108  
Hazleton, PA 18201  
(570) 455-9512

IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

MICHAEL J. SHAVEL,  
ESQUIRE  
(Attorney ID.: 60554)  
JILL M. FEIN, ESQUIRE  
(Attorney ID.: 318491)  
KAITLIN D. SHIRE,  
ESQUIRE  
(Attorney I.D. 324226)  
HILL WALLACK LLP  
Attorneys for Plaintiff  
1000 Floral Vale Blvd.  
Suite 300  
Yardley, PA 19067  
Tel. (215) 579-7700  
Fax (215) 579-9248

Apr. 10

COURT OF COMMON PLEAS  
LUZERNE COUNTY, PA  
CIVIL ACTION—LAW

NO. 202602481

NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE

ROCKET MORTGAGE, LLC  
Plaintiff

THE LUZERNE LEGAL REGISTER

v.  
MARILYN J. WASHCALUS IN  
HER CAPACITY AS HEIR OF  
CAROL A. JONES; UNKNOWN  
HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS,  
FIRMS, OR ASSOCIATIONS,  
CLAIMNG RIGHT, TITLE, OR  
INTEREST FROM OR UNDER  
CAROL A. JONES

Defendants

COMPLAINT IN  
MORTGAGE FORECLOSURE

To: UNKNOWN HEIRS, SUCCE-  
SORS, ASSIGNS, AND ALL  
PERSONS, FIRMS, OR ASSO-  
CIATIONS, CLAIMNG RIGHT,  
TITLE, OR INTEREST FROM  
OR UNDER CAROL A. JONES  
Defendant(s), 21 PRINCE ST.,  
NANTICOKE, PA 18634

You are hereby notified that  
Plaintiff, ROCKET MORTGAGE,  
LLC, has filed a Mortgage Fore-  
closure Complaint endorsed with  
a Notice to Defend, against you  
in the Court of Common Pleas of  
LUZERNE County, PA docketed  
to No. 202602481, seeking to  
foreclose the mortgage secured  
on your property located, 21  
PRINCE ST., NANTICOKE, PA  
18634.

NOTICE

YOU HAVE BEEN SUED IN  
COURT. If you wish to defend  
against the claims set forth in  
this notice you must take action  
within twenty (20) days after the  
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 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 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 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

Servicios Legales de North  
Penn, Inc.

33 la Calle Main del Oeste  
Oficina 200  
Pittston, PA 18640  
(570) 299-4100  
(855) 236-6405  
Llamada gratuita  
(570) 824-0001 Fax

- or -

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Oficina 713  
Hazleton, PA 18201  
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(877) 515-7628  
Llamada gratuita  
(570) 455-3625 Fax  
TROY FREEDMAN,  
ESQUIRE  
ID No. 85165  
ROBERTSON, ANSCHUTZ,  
SCHNEID, CRANE &  
PARTNERS, PLLC  
Attorneys for Plaintiff  
A Florida professional  
limited liability company  
133 Gaither Drive  
Suite F  
Mt. Laurel, NJ 08054  
(855) 225-6906

Apr. 10

LEGAL NOTICE

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

Docket No.: 202601380

In re: General  
Municipal Authority  
of the City of Nanticoke  
v.  
PS Capital Ventures, Inc.,  
Ellis Investments, Inc. a/k/a  
Ellis Investment Corp., and  
Well Fargo Bank, N.A.

NOTICE TO: PASCO SCALLEAT,  
JR.

NOTICE IS HEREBY GIVEN  
that a Complaint has been filed  
in regard to the above captioned  
matter regarding an action to  
Quiet Title pursuant to Pa. R.C.P.  
1061(b)(2) & 1061(b)(3).

NOTICE IS FURTHER GIVEN,  
that the Court has scheduled a  
Status Conference for the April  
8, 2026, at 9:45 a.m., before the  
Honorable Judge Richard M.  
Hughes, III, via telephone and the  
parties are directed to call (425)  
436-6371; Access Code: 203144#  
at that time.

NOTICE

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 petitioner. 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  
PEOPLE AT A REDUCED FEE OR  
NO FEE.

North Penn Legal Services, Inc.  
33 N. Main Street  
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THE LUZERNE LEGAL REGISTER

This NOTICE is published in accordance with Pennsylvania Rule of Civil Procedure 430 and the Order of Court of Common Pleas of Luzerne County dated March 23, 2026.

Apr. 10

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

EJECTMENT ACTION  
NO: 2025 CV 00651

81-83DS, LLC

Plaintiff

v.

TAZELLE CURTIS a/k/a  
CURTIS TAZELLE

Defendant

SECOND AMENDED ORDER

AND NOW, this 27th day of March, 2026, upon consideration of the foregoing Motion for Publication, Plaintiff is hereby granted leave to make service of the Writ of Possession by Publication setting forth the date and time for Possession and Changing of the locks on April 15, 2026 at 11:00 a.m.

/s/Richard M. Hughes, III  
Richard M. Hughes, III, Judge  
SAMUEL A. FALCONE, JR.,  
ESQUIRE  
Identification No. 89226  
WETZEL & FALCONE  
Attorneys for Plaintiff  
900 Rutter Avenue  
Suite 24  
Forty-Fort, PA 18704

Apr. 3, 10

PETITION FOR  
CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on April 1, 2026, the Petition for Change of Name Eduardo Garcia Rodriguez, was filed in the Court of Common Pleas of Luzerne County, docket number 04035 of 2026, praying for a Decree to change his name to Joseph Garcia Rodriguez.

The Court has set a hearing date on June 8, 2026, at 1:00 p.m. at the Luzerne County Courthouse, 200 N. River Street, Wilkes-Barre, PA 18711, as the time and place for the hearing on said Petition, when and where all interested parties may appear and show cause why the prayer of the Petitioner should not be granted.

Apr. 10



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**PERIODICAL PUBLICATION**

\* Dated Material. Do Not Delay. Please Deliver Before Monday, April 13, 2026