

The Luzerne Legal Register

Established 1872

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VOL. 115 Wilkes-Barre, PA, Friday, October 3, 2025

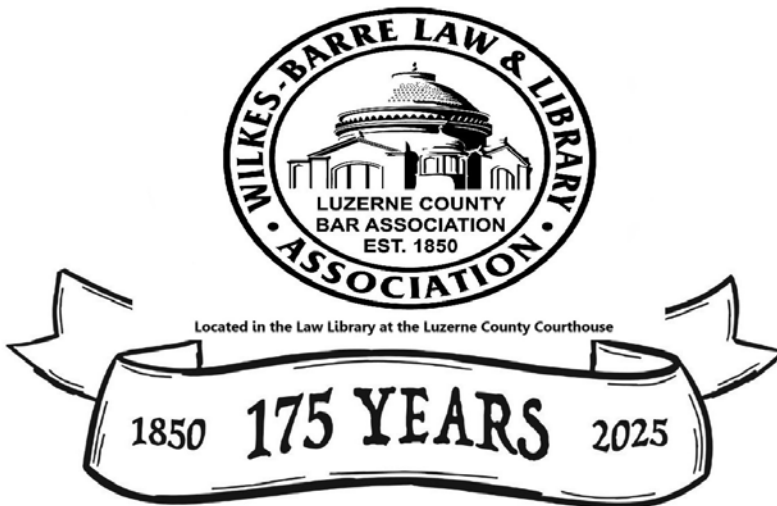
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Bar News Must Be Received by 12 O'Clock Noon, Friday for the Following Week of Publication.
Legal Notices and Ads Must Be Received by 12 O'Clock Noon, Monday in the Week of Publication.



(USPS 322-840)

PUBLISHED WEEKLY BY

The Wilkes-Barre Law and Library Association

Notice is hereby given to all persons concerned that accountants in the following estates have filed their accounts in the Office of the Register of Wills and Clerk of the Orphans' Court of Luzerne County and unless objections are filed thereto, said accounts will be audited and confirmed by the Orphans' Court Division of the Court of Common Pleas of Luzerne County at 9:30 A.M. on November 4, 2025 at Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, PA.

NO.	NAME OF ESTATE	ACCOUNTANT	FIDUCIARY CAPACITY
1.	Suzan Mary Feather	Linda A. Wildonger	Administratrix
2.	John W. Psolka, III	Megan Psolka	Administratrix

The Luzerne County Orphans' Court, Located at Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, PA is a facility accessible to persons with disabilities. Please notify a member of the staff of the Honorable Richard M. Hughes, III, Judge at (570) 408-8190 if special accommodations are required.

NOTICE

It is strongly recommended that all attorneys having a matter on an Audit List of the Orphans' Court be present at the call of the Audit List. Any attorney seeking to be excused from attending the call of the Audit List must contact the staff in Judge Hughes' Chambers in advance of the call date in order to obtain permission from the Judge to be absent.

Oct. 3, 10

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 CLEMENTINE H. COLEDO, late of Edwardsville (died July 15, 2025), Judith M. Kosloski, Executrix; Carl E. Frank, Esquire, Farrell & Frank, 8 West Market Street, Suite 1110, Wilkes-Barre, PA 18701-1801

ESTATE OF ROBERT G. EDGERTON, JR. a/k/a Robert Edgerton, Jr., late of Dallas (died July 31, 2025), Nancy Edgerton a/k/a Nancy P. Edgerton, Executrix; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

ESTATE OF LAWRENCE M. FARRONE, late of Hazle Township (died January 31, 2022), Shannon Farrone, Administratrix; Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202

ESTATE OF ANNETTE L. FORD, late of Swoyersville (died August 26, 2025), Karen L. Scott, Executrix; Donald P. Roberts, Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Avenue, Forty Fort, PA 18704

ESTATE OF JOHN FUTOMA, JR., late of Shickshinny (died July 12, 2025), Melissa L. Hook, Executrix; Alexander B. Russin, Esquire, 1516 Wyoming Avenue, Forty Fort, PA 18704

ESTATE OF THELMA T. GALLAGHER, late of Butler Township (died February 19, 2024), Joseph C. Gallagher, Executor; Senape Law, James V. Senape, Jr., Esquire, Catherine A. McGovern, Esquire, Michael B. Senape, Esquire, 612-614 Main Street, P.O. Box 179, Freeland, PA 18224-0179

ESTATE OF FRED C. GARDNER, late of Dallas (died July 13, 2025), Brian Gardner, Administrator; Maureen K. Collins, Esquire, Mahler Law Firm, LLC, 1043 Wyoming Avenue, 1st Floor, Forty Fort, PA 18704

ESTATE OF STEVEN MURRAY GLASSMAN, late of Kingston (died April 12, 2024), Rebecca Louise Glassman, Administratrix; Saporito, Falcone & Watt, 48 South Main Street, Pittston, PA 18640

ESTATE OF JOSEPH T. JONES, SR., late of Hazleton (died March 23, 2022), Barbara R. Jones, Executrix; Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202

ESTATE OF RAYMOND J. KASABA, JR., late of Plains Township, (April 4, 2025), Natalee Evans, Administratrix; David J. Harris, Esquire, 67-69 Public Square, Suite 700, Wilkes-Barre, PA 18701

ESTATE OF LEONARD KOZICK, late of Dallas Township (died August 17, 2025), Deborah Cumbo, Executrix; Thomas P. Brennan, Esquire, Gallagher, Brennan & Gill, 220 Pierce Street, Kingston, PA 18704-4641

ESTATE OF JOHN KNELLER a/k/a John J. Kneller, late of Fairview

THE LUZERNE LEGAL REGISTER

Township (died December 25, 2023), Anita Marie Kneller, Executrix; Ruth Slamon Borland, Esquire, Borland & Borland, 11th Floor, 69 Public Square, Wilkes-Barre, PA 18701

ESTATE OF JUNE D. LEITNER, late of Hazle Township (died June 1, 2025), Patricia A. Leitner, Executrix; Charles A. DeCosmo, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202

ESTATE OF DARLENE NOVAK, late of Hazleton (died June 26, 2025), Candice Bustos, Administratrix; Kimberly Kost Scanlon, Oliver, Price & Rhodes, LLP, 1212 South Abington Road, Clarks Summit, PA 18411

ESTATE OF CHARLES M. RUBASKY, late of Wilkes-Barre (died August 19, 2025), Karen Crofchick, Administratrix; Thomas Patrick Hogan, Esquire, Law Office of Thomas A. O'Connor, P.C., 211-A East Main Street, Plymouth, PA 18651

ESTATE OF BARBARA A. SHIMKO, late of Nanticoke (died July 3, 2025), Paul Gallagher, Administrator; Frank J. Aritz, Esquire, 23 West Walnut St., Kingston, PA 18704

SECOND PUBLICATION

ESTATE OF SAMUEL DINO ARGO a/k/a Samuel D. Argo, late of Pittston (died July 18, 2025), Andria Argo, Executrix; Girard J. Mecadon, Esquire, 363 Laurel Street, Pittston, PA 18640-1719

ESTATE OF ANGELINE F. BARAN, late of Hazleton (died July 17, 2025), James R. Baran and Anthony J. Baran, Executors; Robert S. Sensky, Esquire, Laputka, Bayless, Ecker & Cohn, P.C., One South Church Street, Suite 301 Hazleton, PA 18201

ESTATE OF EDWARD G. CARDAS-CIA, late of Pittston (died July 21, 2025), Dolores Infantino, Executrix; Joseph A. Dessoye, Esquire, 9 North Main Street, Suite 6, Pittston, PA 18640

ESTATE OF BARBARA M. CHINTALLA, late of Hanover Twp. (died July 19, 2025), Perry S. Aleski and Eleanor Reese, Co Executors; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

ESTATE OF KARL JAMES CHRONOWSKI, late of Wilkes-Barre (died April 13, 2024), Margaret Roman, Executrix; Anthony G. Ross, Esquire, Law Offices of Tony Ross, 126 South Main Street, Pittston, PA 18640

ESTATE OF DAVID HAMILTON DULEBOHN, late of Wilkes-Barre (died April 15, 2025), Michael P. Dulebohn, Administrator; Alexander B. Russin, Esquire, 1516 Wyoming Avenue, Forty Fort, PA 18704

ESTATE OF LINDA LEE ELMES, late of Nescopeck (died August 17, 2024), Diane E. Wyda and Sarah Zehner, Co-Administratrices; Susan Sernak-Martinelli, Esquire, Law Office of Susan Sernak-Martinelli, 199 North Church Street, Hazleton, PA 18201

ESTATE OF JOAN J. FOUST, late of Nanticoke (died June 1, 2025), Allen L. Foust, Executor; Matthew J. Parker, Esquire, Marshall, Parker & Weber, LLC, 49 E. Fourth Street, Suite 105, Williamsport, PA 17701

ESTATE OF DAPHNE T. JONES, late of Kingston, Anne E. Jones, 1029 Brace Rd., Dallas, PA 18612, Executrix

ESTATE OF RAYMOND J. KASABA a/k/a Raymond J. Kasaba, Sr.,

THE LUZERNE LEGAL REGISTER

late of Plains Township (died December 19, 2024), Rae Marie Kasaba, Administratrix; David J. Harris, Esquire, 67-69 Public Square, Suite 700, Wilkes-Barre, PA 18701

ESTATE OF MARY LOU McNEVIN, late of Plains Township (died May 14, 2025), Colleen Stone and Ann Ryan, Administratrices; John J. Terrana, Esquire, 400 Third Avenue, Suite 216, Kingston, PA 18704

ESTATE OF JOSEPH A. PILWALLIS a/k/a Joseph Pilwallis, late of Plains Township (died August 31, 2025), Joseph J. Pilwallis, 408 Red Fox Run, Summerville, SC 29485, Executor

ESTATE OF DOROTHY B. SEAMAN, late of Hazleton, Luzerne Co., PA (died February 18, 2024), Paula Neira, Administratrix; Alexander B. Russin, Esquire, 1516 Wyoming Avenue, Forty Fort, PA 18704

ESTATE OF GEORGE SHIPIERSKI, a/k/a George A. Shipierski, late of Nanticoke (died June 30, 2025), Gary Shipierski and Jennifer Fink, Executors; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

ESTATE OF WILLIAM STETCHAK, late of Hazleton (died July 27, 2025), Sharon J. Stetchak, Executrix; Susan Sernak-Martinelli, Esquire, Law Office of Susan Sernak-Martinelli, 199 North Church Street, Hazleton, PA 18201

ESTATE OF GERALD LEROY WAGNER, late of Jackson Township (died August 11, 2025), Cheryl Land, Administratrix; Christopher Nuneviller, Esquire, MNB Meridian Law, Ltd., 1650 Market Street, Suite 3600, Philadelphia, PA 19103

THIRD PUBLICATION

ESTATE OF SANDRA I. BELTRAN, late of West Pittston (died July 19, 2025), Mario Kuhte Beltran, Administrator; Laura C. Dennis, Esquire or William Opeil, II, Esquire, 843 Exeter Avenue, West Pittston, PA 18643

ESTATE OF BETSY A. BRADY a/k/a Betsy Brady, late of Kingston (died May 23, 2025), Kathleen Petrick, Executrix; William F. Burke, Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Avenue, Forty Fort, PA 18704-4237

ESTATE OF ANITA CAPECE, late of Mocanaqua (died February 18, 2025), Darrin Capece, Executor; John W. McDanel, Esquire, McDanel Law Office, 107 Rear East 2nd St., Berwick, PA 18603

ESTATE OF JULIUS GANDERELLA, late of Hazle Twp. (died July 24, 2025), Jule Greco, Executrix; John P. Rodgers, Esquire, 1170 Hwy. 315, Suite 1, Plains, PA 18702

ESTATE OF KELLY MARIE JOYCE, late of Ashley (died August 4, 2025), Timothy P. Joyce, Administrator; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

ESTATE OF CHARLOTTE KARUZIE, late of Avoca (died August 16, 2025), Jeanine M. Wanalista, 1396 Dawson St., Avoca PA 18641, Executrix

ESTATE OF STEPHEN KOPPELMAN, late of Dallas (died July 19, 2025), Melissa Parente, Executrix; David W. Saba, Esquire, 345 Market St., Kingston, PA 18704

ESTATE OF RAWLEEN J. LEEDS, late of Mountaintop (died August 20, 2025), David W. Saba, Executor; David W. Saba, Esquire, 345 Market St., Kingston, PA 18704

THE LUZERNE LEGAL REGISTER

ESTATE OF EDWARD J. NORAKUS, late of Drums (died August 20, 2025), Linda L. Dominick, Administratrix; Jonathan A. Spohrer, Esquire, 279 Pierce Street, Kingston, PA 18704

ESTATE OF GEORGE PARRISH a/k/a George Wesley Parrish, late of Dallas (died July 20, 2025), Patti Delgaudio, Executrix; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

ESTATE OF JAMES JOSEPH PIZANO, SR., late of Exeter (died June 17, 2025), Marlene Wrubel, Executrix; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640

ESTATE OF JUDITH F. PLUMMER, late of Jenkins Township (died August 12, 2025), Cecilia T. Galante, Executrix; Carl E. Frank, Esquire, Farrell & Frank, 8 West Market Street, Suite 1110, Wilkes-Barre, PA 18701-1801

ESTATE OF CHRISTINE F. POPISH, late of Mountain Top (died July 31, 2025), Jeffrey S. Zoebisch, 32 Red Maple Ave., Mountain Top, PA 18707, Executor

ESTATE OF JOSEPH J. RASAVAGE, JR., late of Sugar Notch (died July 7, 2025), Deborah Petros, Administratrix; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

ESTATE OF EUGENE S. RAVINA, late of Freeland (died July 29, 2025), Louise T. Sarosky, Executor; William J. Schneider, Esquire, James A. Schneider, Esquire, 439 West Broad Street, Hazleton, PA 18201-6106

ESTATE OF JOHN WILLIAM THOMAS, II a/k/a John W. Thomas, Jr. a/k/a John W. Thomas, late of Kingston (died July 15, 2025),

Louise Tredinnick, Administratrix; Stacey F. Aciri, Esquire, Steinbacher, Goodall & Yurchak, 273 E. Northampton Street, Wilkes-Barre, PA 18702

ESTATE OF JOHN M. WALSH, JR., late of Plains Township (died July 28, 2025), Matthew Walsh, Executor; John J. Terrana, Esquire, 400 Third Avenue, Suite 216, Kingston, PA 18704

ESTATE OF MOLLY WERTHEIMER, late of Hazleton (died August 1, 2025), Aaron Meijer-Wertheimer, Administrator; Gregory J. Pavlovitz, Esquire, Pavlovitz & Fackenthal, LLC, 408 W. Market Street, 1st Floor, Pottsville, PA 17901

ESTATE OF KATHY ANN WIDOMASON a/k/a Kathy A. Wido Mason, late of Hunlock Township (died July 15, 2025), Karly Marie Mason, Administratrix; Frank J. Hoegen, Esquire, 152 South Franklin Street, Wilkes-Barre, PA 18701

ESTATE OF HOWARD W. YOUNKER, late of Sugar Notch (died July 14, 2025), Jason J. Younker, Executor; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

NOTICE TO LOCATE ATTORNEY

Seeking information regarding the attorney or law firm that prepared a Last Will and Testament for the deceased:

Gerald Leroy WAGNER, late of Jackson Township, Luzerne County; also known as Jerry Wagner.

Date of Death: August 11, 2025.

THE LUZERNE LEGAL REGISTER

Last Address: 339 Follies Road, Dallas, Pennsylvania.

The original Will cannot be found. It is believed the deceased executed a Will, and the identity of the drafting attorney is currently unknown.

Any legal professional or firm with knowledge of preparing this document is respectfully requested to contact the undersigned.

CHRISTOPHER
NUNEVILLER, ESQUIRE
MNB MERIDIAN LAW, LTD.
1650 Market Street
Suite 3600
Philadelphia, PA 19103
email: cnuneviller@
mnbmeridian.com
(215) 238-3003

Sept. 26; Oct. 3, 10

PETITION FOR
CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on September 24, 2025, the Petition for Change of Name of Faye Millard, was filed in the Court of Common Pleas of Luzerne County, docket number 10755 of 2025, praying for a Decree to change her name to Susan Faye Millard.

The Court has set a hearing date on December 8, 2025 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 good cause why the prayer of the Petitioner should not be granted.

MICHAEL D. CASARI, JR.,
ESQUIRE
OLEXA & CASARI, LTD.
81 S. Church Street
Suite A
Hazleton, PA 18201

Oct. 3

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

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

NO.: 202509259

WELLS FARGO BANK, NA
s/b/m WACHOVIA BANK,
NATIONAL ASSOCIATION

Plaintiff

vs.

Joseph Bekanich, as believed
Heir and/or Administrator to
the Estate of Joseph Bekanich;
Unknown Heirs, and/or
Administrators to the Estate of
Joseph Bekanich

Defendants

TO: Unknown Heirs, and/or Administrators to the Estate of Joseph Bekanich

You are hereby notified that Plaintiff, Wells Fargo Bank, NA s/b/m Wachovia Bank, National Association, filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of Luzerne County, Pennsylvania, docketed to No. 202509259, seeking to foreclose the mortgage secured by the real estate located at 243 Sullivan Street, Exeter, PA 18643.

THE LUZERNE LEGAL REGISTER

A copy of the Action in Mortgage Foreclosure will be sent to you upon request to the Attorney for the Plaintiff, MDK Legal, P. O. Box 165028, Columbus, OH 43216-5028. Phone (614) 220-5611.

You have been sued in court. If you wish to defend against the claims in this notice, you must take action within twenty (20) days after this publication, 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 NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Lawyer Referral Service
Wilkes-Barre Law and Library Assoc.

200 N. River Street
Room 23
Wilkes-Barre, PA 18711
(570) 822-6029
- or -

North Penn Legal Services
33 North Main Street
Pittston, PA 18640
(570) 299-4100

Oct. 3

NOTICE

NOTICE IS HEREBY GIVEN that:

FAITH AND LIFE
EVANGELICAL FREE CHURCH
OF THE WYOMING VALLEY
has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988.
Rosenn, Jenkins & Greenwald,
L.L.P.

Cross Creek Pointe
1065 Highway 315
Suite 200
Wilkes-Barre, PA 18702

Oct. 3

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

NO. 2025-10254

In Re the Petition of:
DIANE ROSEMARY COLE
n/b/m
DIANE ROSEMARY PILARCIK,
For a Name Change To:
DIANE ROSEMARY MALLAR-
KEY a/k/a DIANE ROSEMARY
PILARCIK

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that on September 16, 2025, the Petition of DIANE ROSEMARY COLE n/b/m DIANE ROSEMARY PILARCIK, was filed in the Court of Common Pleas of Luzerne County, No. 2025-10254, praying for a Decree to Change her name from DIANE ROSEMARY COLE n/b/m DIANE ROSEMARY PILARCIK to DIANE ROSEMARY MALLARKEY a/k/a DIANE ROSEMARY PILARCIK.

THE LUZERNE LEGAL REGISTER

The Court has fixed the 10th day of November, at 1:00 o'clock P.M., Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, Pennsylvania 18711, Courtroom TBD, as the time and place for the Hearing on said Petition, when and where all interested persons may appear and show cause why the prayer of the said Petitioner should not be granted.

ANGELA F. STEVENS,
ESQUIRE

400 Third Avenue
Suite 101
Kingston, PA 18704
(570) 718-4900

Oct. 3

SERVICE BY SPECIAL ORDER
OF COURT—PUBLICATION
JOINDER COMPLAINT TO JD
GROUNDWORX, INC.

Luzerne County Court of
Common Pleas

No. 2024-00065

Rossy E. Moreta Castillo
v.

THF Hazleton Realty, Inc., THF
Hazleton Development, L.P.,
Sally Beauty Supply, Sally
Beauty #1837, Sally Beauty
Supply, LLC, Walmart Inc.,
Walmart Store 2255 and
Wal-Mart Stores, Inc.

v.

JD GroundWorx, Inc.

To: the above-named Additional
Defendant, JD GroundWorx,
Inc. (locations 1223 Harwood
Road, Hazle Township, PA
18202 and 221 Croll Road,
Zion Grove, PA 17985

Defendants, THF Hazleton
Development, L.P. and THF Ha-
zleton Realty, Inc. have filed a
Joinder Complaint against you.
The Joinder Complaint is on file
at the Court of Common Pleas in
Luzerne County. If you wish to
defend against the claim set forth
in the Joinder Complaint, you
must take action by entering a
written appearance personally or
by an attorney and filing in writ-
ing 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 or original Defendants.
You may lose money or property
or other rights important to you.

DAVID R. ZASLOW,
ESQUIRE

WHITE AND WILLIAMS LLP
1605 Market Street
Suite 1800
Philadelphia, PA 19103
Phone: (215) 864-6844

Oct. 3

ARTICLES OF
INCORPORATION—
NON-PROFIT ORGANIZATION

NOTICE IS HEREBY GIVEN
that a Certificate of Organization
has been filed with the Depart-
ment of State for the Common-
wealth of Pennsylvania, pursu-
ant to the provisions of the
Pennsylvania Limited Liability
Act of 1994, for the following
Non-Profit Organization:

THE LUZERNE LEGAL REGISTER

JIREH COMMUNITY CENTER

This Organization is registered as a Non-Profit Organization in the Commonwealth of Pennsylvania with a principal address 1020 Lattimer Rd., Hazle Township, PA 18202.

Oct. 3

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

No. 2025-09153

JAMES GALLAGHER

Plaintiff

vs.

ROBERT APPLEBY, PAMELA
APPLEBY AND FIRST UNION
NATIONAL BANK

Defendant

NOTICE IS HEREBY GIVEN to the Defendants, ROBERT APPLEBY, PAMELA APPLEBY AND FIRST UNION NATIONAL BANK, their heirs, transferees, successors and or assigns, and all other people or entities claim, by and through the Defendants, and all other persons whatsoever, that on, August 15, 2025, the Plaintiff commenced an action against you to No. 2025-09153, 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:

The property is located at 309 Susquehanna Avenue, Exeter, Pennsylvania, with a property

identification number of E11NW3 006 003. As more fully described as: All that certain piece or parcel of land situate in Exeter Borough, Luzerne County, Pennsylvania, bounded and described as follows, to wit: BEGINNING at a corner on the Easterly side of River Street (Now Susquehanna Avenue) said corner being one hundred thirty and four tenths (130.4) feet in the direction of North 71 degrees 20 minutes East, from the Southerly line of lands now or late of John T. McCawley and wife; THENCE South 18 degrees 40 minutes East, one hundred twenty-five (125) feet to a corner; THENCE North 71 degrees 20 minutes East, thirty-four (34) feet to a corner; THENCE North 18 degrees 40 minutes West, ninety-five and seventy-three one hundredths (95.73) feet to a corner; THENCE North 9 degrees 31 minutes East seven and eighty-four one hundredths (7.84) feet to a corner; THENCE on a line which passes one and five tenths (1.5) feet from the Southeasterly corner of House No. 309 on Susquehanna Avenue, North 28 degrees 46 minutes West, twenty-four (24) feet to a corner; THENCE South 71 degrees 20 minutes West, thirty-four (34) feet to the place of beginning.

The Court has fixed the 12th day of November, 2025 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.

THE LUZERNE LEGAL REGISTER

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 infeasible title to said real estate against you, and that you will be permanently enjoined from impeaching, denying, attacking or asserting any claim or title to said premises inconsistent with the ownership of the Plaintiff, for the recovery of said premises or such other action as the Court may direct within thirty (30) days from the date of said Decree.

If you wish to defend, you must enter a written appearance personally or by an attorney and file your defenses or objections, in writing, with the Court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

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

North Penn Legal Services
33 N. Main Street
Suite 200
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

Oct. 3

NOTICE

NOTICE IS HEREBY GIVEN that a Certificate of Organization was filed with the Department of State, Commonwealth of Pennsylvania, on May 9, 2025, The name of the limited liability company is:

LOWER DEMUNDS, LLC.

This entity has been organized pursuant to the provisions of the Pennsylvania Limited Liability Company Law of 1994.

FRANK J. ARITZ, ESQUIRE
23 West Walnut St.
Kingston, PA 18704

Oct. 3

NOTICE

NOTICE IS HEREBY GIVEN pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name has been filed in the office of the Department of State of the Commonwealth of Pennsylvania for the conduct of a business under the fictitious name of:

CRAFTY GINGERS

THE LUZERNE LEGAL REGISTER

with its principal office or place of business at: 235 Hillcrest Drive, Hazle Township, PA 18202. The names and addresses of all persons or parties to the registration are: A&G BSE, LLC, a Pennsylvania limited liability company, having its principal office or place of business at 235 Hillcrest Drive, Hazle Township, PA 18202.

Oct. 3

COURT OF COMMON PLEAS
LUZERNE COUNTY, PA
CIVIL DIVISION

No. 202502369

PNC Bank, National Association
Plaintiff

vs.

Susan M. Barna
Defendant

NOTICE OF SHERIFF'S SALE
OF REAL ESTATE

To: Susan M. Barna, Defendant,
33 Kings Rd., Drums, PA
18222

TAKE NOTICE: Your Real Estate at 33 Kings Rd., Drums, PA 18222, Butler Twp., Luzerne County, PA (Tax Parcel #06-Q7S6-001-009-000), by virtue of the above Writ of Execution issued out of the Court of Common Pleas of Luzerne County, PA, and to the Sheriff of Luzerne County, PA, directed, there will be exposed to Public Sale in the Luzerne County Courthouse, 200 N. River St., Wilkes-Barre, PA 18711 on 12/5/25 at 10:30 a.m., the following described real estate, of which Susan M. Barna is the

owner or reputed owner. ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF SUSAN M. BARNA OF, IN AND TO: ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE TWP. OF BUTLER, COUNTY OF LUZERNE, COMMONWEALTH OF PA. HAVING ERECTED THEREON A DWELLING KNOWN AND NUMBERED AS 33 Kings Rd., Drums, PA 18222. DEED BOOK Vol. 1759, Page 787, PARCEL #06-Q7S6-001-009-000. The said Writ of Execution has been issued on a judgment in the mortgage foreclosure action of PNC Bank, National Association vs. Susan M. Barna, at 202502369, in the amount of \$30,984.04.

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 to the Bank the amount of judgment plus costs, the back payments, late charges, costs and reasonable atty.'s fees due. To find out how much you must pay, you may call Michelle Pierro, Esq. at Tucker Arensberg, P.C., (412) 566-1212. 2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause. 3. You may also be able to stop the sale through other legal proceedings. YOU MAY NEED AN ATTORNEY TO

THE LUZERNE LEGAL REGISTER

ASSERT YOUR RIGHTS. The sooner you contact an atty., the more chance you will have of stopping the sale. (See notice below to find out how to obtain an atty.)

**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 the Sheriff of Luzerne County, PA at (570) 825-1651. 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. To find out if this has happened, you may call the Sheriff of Luzerne County, PA at (570) 825-1651. 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 the right to remain in the property until the full amount is paid to the Sheriff and the Sheriff gives a deed to the buyer. You do not have the right to remove the fixtures from the property or to damage or destroy the same, and you could be held legally responsible if such removal or damage occurs during your occupancy. At the time that the deed is delivered to the buyer, you must vacate the premises and, should you fail to do so, the buyer may bring legal proceedings against you in order to effect your eviction. 6. You may be entitled to a

share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff on or before thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will be receiving that 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 filing of the schedule of distribution. The schedule of distribution is available for inspection by you at the Sheriff's Office, 200 N. River St., Wilkes-Barre, PA 18711. 7. You may also have other rights and defenses, or ways of getting your real estate 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, GO TO OR TELE-
PHONE THE OFFICE SET FORTH
BELOW. THIS OFFICE CAN
PROVIDE YOU WITH INFO.
ABOUT HIRING A LAWYER. IF
YOU CANNOT AFFORD TO HIRE
A LAWYER, THIS OFFICE MAY
BE ABLE TO PROVIDE YOU
WITH INFO. ABOUT AGENCIES
THAT MAY OFFER LEGAL SER-
VICES 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
(570) 824-0001 (f)

- or -

THE LUZERNE LEGAL REGISTER

101 West Broad Street Suite 713 Hazleton, PA 18201 (570) 455-9512 (877) 515-7628 (570) 455-3625 (f)	MICHELLE PIERRO, ESQUIRE TUCKER ARENSBERG, P.C. Attorneys for Plaintiff 1500 One PPG Pl. Pittsburgh, PA 15222 (412) 566-1212
Servicios Legales de North Penn, Inc 33 la Calle Main del Norte Oficina 200 Pittston, PA 18640 (570) 299-4100 (855) 236-6405 Llamada gratuita (570) 824-0001 (f) - or - 101 la Calle Broad del Oeste Oficina 713 Hazleton, PA 18201 (570) 455-9512 (877) 515-7628 Llamada gratuita (570) 455-3625 (f)	Oct. 3 ARTICLES OF INCORPORATION NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania on September 24, 2025, for a business corporation which has been incorporated under the provisions of the Busi- ness Corporation Law of 1988. The name of the corporation is: GLUTEN FOR PUNISHMENT INC. Oct. 3



PERIODICAL PUBLICATION

* Dated Material. Do Not Delay. Please Deliver Before Monday, October 6, 2025