

# The Luzerne Legal Register

**Established 1872**

**(Cite Vol. 115 Luz. Reg. Reports)**

**VOL. 115 Wilkes-Barre, PA, Friday, March 28, 2025**

**No. 13**

In Memoriam Mark A. Singer, Esquire..... 4

POSTMASTER: Send address changes to THE LUZERNE LEGAL REGISTER,  
200 N. River Street, Room 23, Wilkes-Barre, PA 18711-1001  
Periodical postage paid at Wilkes-Barre, PA and additional office.

**Price \$125 Per Year**

**Single Copies \$3.00**

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



(USPS 322-840)

PUBLISHED WEEKLY BY

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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 VERONICA S. AMBROSAVAGE, late of Pittston (died January 26, 2025), Jeremy Ambrosavage, Executor; Joseph A. Dessoye, Esquire, 9 North Main Street, Suite 6, Pittston, PA 18640

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ESTATE OF LISA ANN CHERNETSKY a/k/a Lisa A. Chernetsky, late of Luzerne Borough (died February 17, 2025), Gerard M. Hook, Executor; William F. Burke, Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Avenue, Forty Fort, PA 18704-4237

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ESTATE OF ANTHONY A. CHRISTINO, JR., late of Drums (died January 13, 2022), David Christina, Executor; Maureen K. Collins, Esquire, Mahler Law Firm, LLC, 1043 Wyoming Avenue, 1st Floor, Forty Fort, PA 18704

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ESTATE OF DOROTHY M. CRISPINO a/k/a Dorothy Crispino, late of Kingston (died September 27, 2024), Debra Kester, Executrix; Kevin R. Grebas, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Road, Suite A, Moosic, PA 18507

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ESTATE OF GERALD DUDECK, JR., late of Plains Township (died January 19, 2025), Lauren E. Dudeck and Khyla Thomas, Co-Administratrices; Matthew P. Kelly, Esquire, 400 Third Avenue, Suite 205, Kingston, PA 18704

ESTATE OF IRENE DUDECK, late of Wilkes-Barre (died December 1, 2024), Michael Dudeck, Executor; Christopher T. Powell, Esquire, 4099 Birney Avenue, Moosic, PA 18507

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ESTATE OF DIANA J. ERICKSON, late of Swoyersville (died January 11, 2025), April Grove, Executrix; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

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ESTATE OF PHILIP WILLIAM FALZONE, late of Laflin (died August 29, 2024), Sally Lombardo, Executrix; Joseph A. Dessoye, Esquire, 9 North Main Street, Suite 6, Pittston, PA 18640

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ESTATE OF JOHN FLETCHER, JR., late of Nanticoke (died November 16, 2023), Linda Fletcher, Administratrix; Susan A. Maza, Esquire, 67 Public Square, Suite 600, Wilkes-Barre, PA 18701

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ESTATE OF GEORGE RONALD GRANTUSKAS a/k/a George R. Grantuskas, late of Larksville (died December 25, 2024), George Ronald Grantuskas, Jr. a/k/a G. Ronald Grantuskas, Executor; 1647 Montrose Turnpike, Owego, NY 13827

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ESTATE OF FRANK J. HOWATCH, late of Swoyersville (died December 30, 2024), Lorraine Howatch, Administratrix; Donald P. Roberts, Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Avenue, Forty Fort, PA 18704

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ESTATE OF ANNETTE L. JACKSON, late of Nanticoke (died February 4, 2025), Thomas Jason Appel, Executor; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

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ESTATE OF ROSALIE F. KING, late of Wilkes-Barre (died February 15, 2025), Ryan O'Hara, Executor;

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Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

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ESTATE OF SANDRA J. KITTRICK a/k/a Sandy Kittrick, late of Wilkes-Barre (died May 7, 2023), Laura A. Kittrick, Executrix; 446 Francis St., Wilkes-Barre, PA 18702

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ESTATE OF JEAN L. KNECHT, late of Kingston Township (died August 16, 2004), Paul Knecht, III and Marissa Gaughan, Executors; Joseph A. Dessoye, Esquire, 9 North Main Street, Suite 6, Pittston, PA 18640

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ESTATE OF MARCELLA A. KOLLAR, late of Newport Township (died March 7, 2025), Gayle A. Swain, Executrix; Jannell L. Dudick, Esquire, 1043 Wyoming Avenue, Forty Fort, PA 18704

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ESTATE OF LJILJANA G. KUMAR, late of Wilkes-Barre (died February 16, 2025), Shermeela Kumar, Administratrix; Rosenn, Jenkins & Greenwald, LLP, 1065 Highway 315, Suite 200, Wilkes-Barre, PA 18702

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ESTATE OF ELIZABETH L. LAMOREAUX a/k/a Elizabeth Lorraine Lamoreaux, late of Edwardsville (died December 18, 2024), Rilee E. Lamoreaux a/k/a Rilee Evann Lamoreaux, Executrix; Antonio D. Michetti, Esquire, Diehl, Dluge, Michetti & Michetti, 1070 Market Street, Sunbury, PA 17801

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ESTATE OF GREGORY R. LEH a/k/a Greg R. Leh, late of Hazleton (died October 6, 2024), Francis Jacketti, Executor; Edward B. Seeber, Esquire, JSDC Law Offices, Suite C-400, 555 Gettysburg Pike, Mechanicsburg, PA 17055

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ESTATE OF SHARON LESKOSKY a/k/a Sharon A Leskosky, late of Hanover Township (died April 27,

2020), Robert G Leskosky, Executor; Michael D. Yelen, Esquire, 480 Pierce St, Suite 305, Kingston, PA 18704

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ESTATE OF JOSEPH D. LEWIS, late of Kingston (died January 30, 2025), Abby Eberly and Benjamin Lewis, Co-Administrators; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

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ESTATE OF CLARENCE J. LUKASHEWSKI, late of Nanticoke (died September 19, 2024), David Lukashevski, Executor; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

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ESTATE OF MARIA LUKASHEWSKI, late of Nanticoke (died October 14, 2024), David Lukashevski, Executor; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

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ESTATE OF PATRICIA MELITO, late of Wright Township (died January 4, 2025), Mary Danielle Snyder, Administratrix; Carl E. Frank, Esquire, Farrell & Frank, 8 West Market Street, Suite 1110 Wilkes-Barre, PA 18701-1801

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ESTATE OF RONALD L. POWLUS, SR. a/k/a Ronald L. Powlus a/k/a Ronald Lee Powlus a/k/a Ron Powlus, late of Salem Township (died April 24, 2014), Susan Powlus, Executrix; Alicia C. Marinos, Esquire, Marinos Law Firm, LLC, 106 W. Front Street, Berwick, PA 18603

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ESTATE OF FLORENCE POZNIAK, late of Hazle Township (died December 28, 2024), Susan M. Getz, Executrix; George M. Vasiliadis, Esquire, Vasiliadis Pappas Associates, LLC, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020

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ESTATE OF ZIGMUND P. SKIPALIS, JR., late of Hanover Township (died February 11, 2025), Brenda

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Skipalis and Katherine Skipalis, Co-Executrices; Carl E. Frank, Esquire, Farrell & Frank, 8 West Market Street, Suite 1110 Wilkes-Barre, PA 18701-1801

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ESTATE OF DENNIS SWENCKI, late of Harvey's Lake (died October 20, 2024), Stephen Joseph Swencki, III, Executor; Kimberly M. Kostun, Esquire, Hinman, Howard and Kattell, LLP, 321 Biden St., Suite 705, Scranton, PA 18503

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ESTATE OF MARK SYMONS, late of Harvey's Lake (died October 16, 2024), Kevin Lynn Symons a/k/a Kevin L. Symons, Executor; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640

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ESTATE OF HELEN TANSKI, late of Hanover Township (died July 27, 2024), Mary Elaine Popek, 45 Stanley Street, Hanover Township, PA 18706, Executrix

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ESTATE OF NANCY WAGNER a/k/a Nancy D. Wagner, late of Hazle Township (died February 11, 2025), John Zellner, Executor; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

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### SECOND PUBLICATION

ESTATE OF JAMES R. AMBROSE, late of Wyoming (died November 19, 2024), James C. Ambrose, Administrator; Jami T. Brown, Esquire, 1078 Wyoming Avenue, #111, Wyoming, PA 18644

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ESTATE OF ELIZABETH C. DEAN a/k/a Elizabeth Dean a/k/a E. C. Dean a/k/a Claire Dean, late of Butler Township (died October 8, 2024), James J. Dean, Executor; Kevin R. Grebas, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Road, Suite A, Moosic, PA 18507

ESTATE OF ROBIN ALLEN FRITZ a/k/a Robert A. Fritz, late of Black Creek Township (died on December 19, 2020), Jesse Fritz, Administrator; Charles A. De-Cosmo, Esquire, Skokoski & De-Cosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202

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ESTATE OF JOHN P. GILGALLON, SR., late of Jackson Twp. (died December 25, 2024), Christine Gilgallon and John P. Gilgallon, Jr., Administrators; Qiana Murphy Lehman, Esquire, 480 Pierce Street, Suite 211, Kingston, PA 18704

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ESTATE OF CLEMMMA ANN KLOPP, late of Harveys Lake Borough (died February 8, 2025), Mary Ella Montague, Executrix; Jeffrey J. Malak, Esquire, Chariton Malak, 138 South Main Street, P.O. Box 907, Wilkes-Barre, PA 18701

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ESTATE OF JAMES EDWARD KRATZ a/k/a James E. Kratz, late of Pittston (died February 11, 2025), Heather L. Evan, Executrix; John J. Terrana, Esquire, 400 Third Avenue, Suite 216, Kingston, PA 18704

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ESTATE OF RICHARD NELSON KREITZER a/k/a Richard Kreitzer, Sr., late of Larksville (died August 6, 2021), Richard N. Kreitzer, Jr., Administrator; David E. Schwager, Esquire, 183 Market Street, Suite 100, Kingston, PA 18704-5444

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ESTATE OF ROBERT LETCHER, late of Hazle Twp. (died January 20, 2025), Robert Letcher, Executor; Donald G. Karpowich, Esquire, 85 Drasher Road, Drums, PA 18222

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ESTATE OF RONALD V. LUKASHEFSKI, late of Mountaintop (died January 18, 2025), Ryan Lu-

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kashefski, Executor; David W. Saba, Esquire; 345 Market St., Kingston, PA 18704

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ESTATE OF LAWRENCE E. LYNCH a/k/a Lawrence Lynch, late of Wilkes-Barre (died December 22, 2024), Robert C. Hawkins, Executor; Kevin R. Grebas, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Road, Suite A, Moosic, PA 18507

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ESTATE OF EMIL MASKORNICK, late of Hazleton (died January 29, 2025), Cathy Hoffman, Executrix; Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202

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ESTATE OF IRLENE NAOMI MILLER (died January 14, 2025), Dawn Gross, Administratrix; Thomas Patrick Hogan, Esquire, Law Office of Thomas A. O'Connor, P.C., 211A East Main Street, Plymouth, PA 18651

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ESTATE OF HENRY OSTERMAN, late of Plains Township (died February 12, 2025), Nancy Osterman, Executrix; John F. Kulick, Esquire, Kulick Law Firm LLC, 1701 Wyoming Avenue, Suite 2, Exeter, PA 18643

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ESTATE OF MICHAEL C. OTT, late of Forty Fort (died November 25, 2024), Anna Michak-Ott a/k/a Anna M. Michak a/k/a Anna M. Ott, Executrix; Carl E. Frank, Esquire, Farrell & Frank, 8 West Market Street, Suite 1110, Wilkes-Barre, PA 18701-1801

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ESTATE OF JOSEPH L. PALKO, JR., late of Freeland (died February 7, 2025), Jennifer Palko, Administratrix; Donald G. Karpowich, Esquire, 85 Drasher Road, Drums, PA 18222

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ESTATE OF NEVIO C. PELLESCI, late of Exeter (died January 27,

2025), Stephen J. Pelleschi, Executor; Joseph L. Vullo, Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Ave., Forty Fort, PA 18704

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ESTATE OF MARIE ROBINE, a/k/a, Marie Rasimovicz Robine a/k/a Marie T. Robine a/k/a Marie Theresa Rasimovicz a/k/a Marie Theresa Robine a/k/a Marie R. Robine, late of Larksville (died February 7, 2025), Frank Josephs and Sandra Josephs, Co-Executors; Richard C. Shiptoski, Esquire, P.O. Box 155, Shickshinny, PA 18655

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ESTATE OF WALTER J. RUDA, JR., a/k/a, Walter J. Ruda, late of Dupont (died January 26, 2025), Patricia C. Ruda, Executrix; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

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ESTATE OF ROLAND BERTIS SEYBERT, late of Berwick (died May 9, 2024), James Seybert, Executor; John W. McDanel, Esquire, McDanel Law Office, 107 Rear East 2nd Street, Berwick, PA 18603

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ESTATE OF MILDRED ANN SHULESKI, late of Wilkes-Barre (died October 16, 2023), Donna Cording, Administratrix; Thomas J. Killino, Esquire, 363 Laurel Street, Pittston, PA 18640-1719

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ESTATE OF JAMES L. STINSON, late of Edwardsville (died February 7, 2025), Kelly Maxine Mahoney, Executrix; Maureen K. Collins, Esquire, Mahler Law Firm, LLC, 1043 Wyoming Avenue, 1st Floor, Forty Fort, PA 18704

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ESTATE OF HELEN MARIE TINSLEY a/k/a Helen M. Tinsley, late of Fairview Twp. (died January 14, 2025), Tracy Tinsley Inall, Executrix; Carl N. Frank, Esquire, Far-

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rell & Frank, 8 West Market Street, Suite 1110, Wilkes-Barre, PA 18701-1801

### THIRD PUBLICATION

ESTATE OF DEBORAH A. ANDRUS-CAVAGE, late of West Pittston (died December 18, 2024), Sarah Daywood, Administratrix; Anthony G. Ross, Esquire, Law Offices of Tony Ross, 126 South Main Street, Pittston, PA 18640

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ESTATE OF JOAN FRANCES BAURYS a/k/a Joan Baurys, late of Hanover Twp. (died December 16, 2024), Scott J. Baurys, 46 J. Baurys Homestead Dr., Camden, DE 19923 and Dawn Brown, 918 S. Dogwood Rd., Walnutport, PA 18088; Administrators

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ESTATE OF ROBERTA BONCZEWSKI, late of Swoyersville (died January 15, 2025), Robert O. Bonczewski, Executor; John P. Rodgers, Esquire, 1170 Hwy. 315, Suite 1, Plains, PA 18702

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ESTATE OF BERNARD M. BOROWSKI, late of Hughestown (died February 4, 2025), Emily Branson, Executrix; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

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ESTATE OF ALBERT CHEUNG a/k/a Muk Chun Cheung, late of Kingston (died June 21, 2010), Matthew S. Cheung, Administrator; Carlo A. LaMonica, Esquire, LaMonica Law Firm LLC, 1252 Church Street, Moscow, PA 18444

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ESTATE OF FLORENCE R. CWIKLIK, late of Newport Township (died February 20, 2025). Bernadine Pry, Executrix; Jannell L. Dudick, Esquire, 1043 Wyoming Avenue, Forty Fort, PA 18704

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ESTATE OF LEAH DOUGHERTY, late of Hazleton (died January 19, 2025), Paul Yeager, Executor; Susan Sernak-Martinelli, Esquire,

Law Office of Susan Sernak-Martinelli, 199 North Church Street, Hazleton, PA 18201

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ESTATE OF ANNE M. DRAGON, late of Avoca Borough (died December 15, 2022), Sheawn K. Brown, Personal Representative; William E. Vinsko, Jr., Esquire, Vinsko & Associates, P.C., 37 North River Street, Wilkes-Barre, Luzerne County, Pennsylvania 18702

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ESTATE OF MOLLY ELIZABETH FOLEY, late of Hanover Township (died February 22, 2025), William J. Foley, Jr., Executor; William E. Vinsko, Jr., Esquire, Vinsko & Associates, P.C., 37 North River Street, Wilkes-Barre, PA 18702

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ESTATE OF LUCILLE M. HANNON a/k/a Lucille Hannon, late of Wilkes-Barre (died November 4, 2024), Thomas Hannon, Administrator; Girard J. Mecadon, Esquire, 363 Laurel Street, Pittston, PA 18640-1719

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ESTATE OF NANCY J. IDE, late of Harveys Lake (died January 18, 2025), Edward B. Stredny, Jr., Executor; Frank J. Aritz, Esquire, 23 West Walnut Street, Kingston, PA 18704

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ESTATE OF DANIEL EVANS LUKACS a/k/a Daniel E. Lukacs a/k/a Daniel Lukacs, late of Dallas (died January 3, 2025), Frank J. Aritz, Esquire, Executor; Frank J. Aritz, Esquire, 23 West Walnut Street, Kingston, PA 18704

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ESTATE OF DOLORES KASZUBA, late of Mountain Top (died October 2, 2024), Sandra Petrosky and David Kaszuba, Administrators; Alexander B. Russin, Esquire, 1516 Wyoming Avenue, Forty Fort, PA, 18704

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ESTATE OF CHARLES HENRY LUECKE, JR. a/k/a Charles Luecke, late of Dallas Twp. (died February

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6, 2015), Margaret Majkowski, Executrix; Bernard Walter, Esquire, 1674 North Memorial Highway, Shavertown, PA 18708

ESTATE OF JAMES S. MARCHETTI, late of Drums (died February 1, 2025), Cathryn C. DeFazio and Stephen J., Marchetti, Executors; Joseph R. Baranko, Jr., Esquire, 1620 North Church Street, Suite 1, Hazleton, PA 18202

ESTATE OF MARY C. REILLEY, late of Edwardsville (died January 11, 2025), Patrick Reilley and Brian Reilley, Co-Executors; Robert V. Davison, Esquire, New Bridge Center, Suite 216, 480 Pierce St., Kingston, PA 18704

ESTATE OF YVONNE RUNKLE a/k/a Yvonne C. Runkle, late of Hazle Township (died February 13, 2025), Sean M. Runkle, Executor; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

ESTATE OF JEAN L. SHELHAMER a/k/a Jean L. Zanoline, late of Drums (died December 15, 2024), Theron R. Shelhamer and Diane Roberta Berezna, Administrators; Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202

ESTATE OF JOYCE SOSKA a/k/a Joyce Elizabeth Soska, late of Exeter Township (died November 22, 2024), Joyce Becker, Executrix; Gene M. Molino, Esquire, Skibitsky & Molino, 457 North Main Street, Suite 101, Pittston, PA 18640

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PETITION FOR  
CHANGE OF NAME

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NOTICE IS HEREBY GIVEN that on March 14, 2025, the Petition for Change of Name of

Mane Lindsay Kadysewski, was filed in the Court of Common Pleas of Luzerne County, docket number 03171 of 2025, praying for a Decree to change her name to Maneh Lindsay Kadsewski.

The Court has set a hearing date on Monday, May 12, 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.

Mar. 28

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PETITION FOR  
CHANGE OF NAME

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NOTICE IS HEREBY GIVEN that on March 19, 2025, the Petition for Change of Name of Loanny Castillo, was filed in the Court of Common Pleas of Luzerne County, docket number 3328 of 2025, praying for a Decree to change her name to Ultima Manuela Castillo.

The Court has set a hearing date on May 12, 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.

Mar. 28

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

THE LUZERNE LEGAL REGISTER

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No. 2024-13782

\_\_\_\_\_  
DIOGENES BUENO

Plaintiff

vs.

THE ESTATE OF  
RAYMOND HOYT

\_\_\_\_\_  
Defendant

NOTICE IS HEREBY GIVEN to the Defendant, the Estate of Raymond Hoyt, and all his heirs, transferees, successors, and assigns, and all of its transferees, successors, and assigns, and all other people or entities claim, by and through the Defendant, and all other persons whatsoever, that on, December 15, 2024, Diogenes Bueno, commenced an action against you to No. 2024-13782, 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 909 Kinkle Road, Dallas, Pennsylvania, with a property identification number of C7S4 004 004. As more fully described as: All that certain lot or piece of ground situate in Dallas Township, County of Luzerne, Commonwealth of Pennsylvania, bounded and described as follows, to wit: BEGINNING at a corner in the center of a creek on the southerly side of a bridge of the public road from Kunle to Alderson; Thence along the southerly side of said Public Road, North 60 degrees, 25 minutes east one hundred forty (140) feet; Thence along lands now or late of Daisy

P. Hoyt, south 19 degrees, 34 minutes east eighty (80) feet, more or less, to the center center of the aforesaid creek; Thence along the center of said creek in a westerly direction to the place of beginning.

The Court has fixed the 15th day of May, 2025 at 9:45 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



THE LUZERNE LEGAL REGISTER

LAWYER OR CANNOT AFFORD  
ONE, GO TO OR TELEPHONE  
THE OFFICE SET FORTH BE-  
LOW TO FIND OUT WHERE YOU  
CAN GET HELP.

North Penn Legal Services, Inc.  
33 N. Main Street  
Suite 200  
Pittston, PA 18640  
(855) 236-6405  
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

Mar. 28

PETITION FOR  
CHANGE OF NAME

NOTICE IS HEREBY GIVEN  
that on March 20, 2025, the Pe-  
tition for Change of Name of  
Shirley Pamela Beck, was filed in  
the Court of Common Pleas of  
Luzerne County, docket number  
03385 of 2025, praying for a  
Decree to change her name to  
Pamela Shirley Beck.

The Court has set a hearing  
date on June 9, 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.

Mar. 28

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 July  
3, 2024 in the Office of the De-  
partment of State, Common-  
wealth of Pennsylvania, to con-  
duct business under the assumed  
or fictitious name of:

BYRA FENCE  
with its principal office at: 2 Joe  
Street, Ashley, PA 18706.

SUSAN A. MAZA, ESQUIRE  
67 Public Square  
Suite 600  
Wilkes-Barre, PA 18701  
(570) 690-9400

Mar. 28

NOTICE

NOTICE IS HEREBY GIVEN  
that Articles of Incorporation  
were filed in the Department of  
State of the Commonwealth of  
Pennsylvania at Harrisburg, PA  
on March 13, 2025, for purpose  
of obtaining a charter of a non-  
profit corporation under the  
Nonprofit Corporation Law of the  
Commonwealth of Pennsylvania.

The name of the corporation  
is:

FLYING ACES M.C. LUZERNE  
COUNTY COMPANY

The purposes for which it was  
organized are to conduct a mo-  
torcycle non-profit club and all  
other permitted activities.

CHRISTOPHER B. SLUSSER,  
ESQUIRE

THE SLUSSER LAW FIRM  
1620 N. Church Street  
Suite 1  
Hazleton, PA 18202

Mar. 28

THE LUZERNE LEGAL REGISTER

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

\_\_\_\_\_  
No. 2025-00753  
\_\_\_\_\_

JUAN DEOELO

Plaintiff

vs.

EDIFICE GROUP, LLC

Defendant  
\_\_\_\_\_

NOTICE IS HEREBY GIVEN to the Defendant, the Edifice Group, LLC, 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, January 19, 2025, Juan Deoelo, commenced an action against you to No. 2025-753, 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 392-394 Hazle Street, Wilkes-Barre, Pennsylvania with a property identification number of I9NE3 023 008. As more fully described as: BEGINNING at a corner formed by the intersection of the sidelines of Stanton and Airy Streets in said City; THENCE along line of said Stanton Street South forty-eight degrees thirty minutes East (S. 48 degrees 30 minutes E.) one hundred and eighty (108) feet more or less, to corner of land of the City of Wilkes-Barre; THENCE along the line of said land, South forty-one

degrees thirty minutes West (S. 41 degrees 30 minutes W) forty-two (42) feet to corner on line of land now or formerly of John H. Ahlbrandt and Catherine Ahlbrandt, his wife; THENCE along line of said land and land now or formerly of Mary F. Griffiths, North forty-eight degrees thirty minutes West (N. 48 degrees 30 minutes W.) one hundred and eighty (108) feet, more or less, to Airy Street aforesaid; THENCE along Airy Street, North forty-one degrees thirty minutes East (N. 41 degrees 30 minutes E.) forty-two (42) feet to a corner, the place of beginning.

The Court has fixed the 15th day of May, 2025 at 9:45 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 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

## THE LUZERNE LEGAL REGISTER

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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  
(855) 236-6405  
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

Mar. 28

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### FICTITIOUS NAME REGISTRATION

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NOTICE IS HEREBY GIVEN that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on January 27, 2025, for:

THEA PIGNATARO

with a principal place of business located at: 183 N. Main St., Apt. 5, Pittston, PA 18640 in Luzerne County. The individual interested in this business is Taylor Pignataro, also located at 183 N. Main St., Apt. 5, Pittston, PA 18640. This is filed in compliance with 54 Pa. C.S.311.

Mar. 28

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### PETITION FOR CHANGE OF NAME

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NOTICE IS HEREBY GIVEN that on March 20, 2025, the Petition for Change of Name of Rene D. Nunez, was filed in the Court of Common Pleas of Luzerne County, docket number 3381 of 2025, praying for a Decree to change her name to Robin Rene Nuñez Tamayo.

The Court has set a hearing date on Monday, June 9, 2025 at 1 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.

Mar. 28



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## PERIODICAL PUBLICATION

\* Dated Material. Do Not Delay. Please Deliver Before Monday, March 31, 2025