

The Luzerne Legal Register

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Notice is hereby given to all persons concerned that the accountant in the following estate has filed his account in the Office of the Register of Wills and Clerk of the Orphans' Court of Luzerne County and unless objections are filed thereto, said account 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 January 7, 2020, in Courtroom C, Third Floor, Penn Place, 20 North Pennsylvania Avenue, Wilkes-Barre, PA.

NO.	NAME OF ESTATE	ACCOUNTANT	FIDUCIARY CAPACITY
1.	William E. Zehner	Douglas B. Zehner	Executor

The Luzerne County Orphans' Court, located at Penn Place, 20 North Pennsylvania Avenue, 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.

Dec. 13, 20

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 VINCENT A. AQUILINA, late of Wilkes-Barre (died November 17, 2019), Joanne Halowich, Executrix; Saporito, Falcone & Watt, 490 North Main St., Pittston, PA 18640

ESTATE OF LILLIAN ANTOINETTE BOYDER a/k/a Lillian Boyder, late of Weston (died November 4, 2019), Peter Podlesny, Executor; Conrad A. Falvello, Esquire, The Falvello Law Firm, P.C., 641 State Route 93, P.O. Box 324, Conyngham, PA 18219

ESTATE OF JOHN JACK GALE, late of Dupont (died October 30, 2019), Sara Lynn Gale, Administratrix; Stephen J. Fendler, Esquire, Fendler & Associates, P.C., The Park Building, 400 Third Ave., Suite 309, Kingston, PA 18704

ESTATE OF STANLEY JAMES KLOSICK a/k/a Stanley J. Klosick a/k/a S. James Klosick a/k/a James Klosick a/k/a Jimmy Klosick, late of West Hazleton (died November 20, 2019), First National Trust Company, Executor; Frank J. Skokoski, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Blvd., West Hazleton, PA 18202

ESTATE OF SHIRLEY A. KOLANKIEWICZ, late of Pittston Twp. (died April 28, 2008), Renee Renfer, Administratrix; Biagio V. Musto, II, Esquire, 171 William St., Pittston, PA 18640-1719

ESTATE OF MARIANNE E. McLAUGHLIN a/k/a Marianne McLaughlin, late of Avoca (died November 19, 2019), Clark McLaughlin, Executor; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF WILLIAM H. MILLER, late of Franklin Twp. (died August 18, 2019), Sandra P. Miller, Executrix; Robert T. Kelly, Jr., Esquire, Myers, Brier & Kelly, LLP, 425 Spruce St., Suite 200, Scranton, PA 18503

ESTATE OF JAMES R. PATTERSON a/k/a James Richard Patterson, late of Freeland (died October 18, 2019), Darlene Casey, Executrix; James A. Schneider, Esquire and William J. Schneider, Esquire, 439 West Broad St., Hazleton, PA 18201-6106

ESTATE OF EDMUND PIENTA, late of Wilkes-Barre (died July 19, 2019), Jean Marie Pienta, Executrix; Koff, Mangan, Vullo & Gartley, P.C., 1065 Hwy. 315, Ste. 302, Wilkes-Barre, PA 18702

ESTATE OF ARTHUR H. PUTERBAUGH, late of Exeter (died August 22, 2019), Wesley M. Puterbaugh, Executor; Girard J. Mecedon, Esquire, 363 Laurel St., Pittston, PA 18640-1719

ESTATE OF CHARLES R. ROLLS, late of Drums (died September 1, 2019), Jennifer Cole, Administratrix; Edward P. McNelis, Esquire, 19 East Broad St., Hazleton, PA 18201

ESTATE OF ROSE MARY SMITH a/k/a Rose M. Smith, late of Nanticoke (died October 17, 2019), Jeffrey J. Smith, Executor; Susan A. Maza, Esquire, 67 Public Sq., Suite 600, Wilkes-Barre, PA 18701

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ESTATE OF JOSEPHINE M. WILKES a/k/a Josephine Wilkes, late of Edwardsville (died September 5, 2019), Anthony Filipczyk, Executor; Paul M. Pugliese, Esquire, Pugliese, Finnegan, Shaffer & Ferentino, LLC, 575 Pierce St., Suite 500, Kingston, PA 18704

ESTATE OF SHIRLEY T. YONKOSKI, late of Laflin (died October 4, 2019), Shirleen A. Jones, Executrix; Angelo C. Terrana, Jr., Esquire, Terrana Law, P.C., 400 Third Ave., Suite 117, Kingston, PA 18704

SECOND PUBLICATION

ESTATE OF DOMINICK AUFIERO, late of Wright Twp. (died July 11, 2019), Judith M. Larosa, Executrix; Jannell L. Dudick, Esquire, 1043 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF PHYLLIS C. BARANOUSKY, late of Wilkes-Barre (died October 26, 2019), Krystle Baranousky Jones, Executrix; Mark Kutzer, Esquire, 120 South Franklin St., Wilkes-Barre, PA 18701

ESTATE OF MONSIGNOR FRANCIS J. BEEDA, late of Wilkes-Barre (died November 25, 2019), Reverend Philip A. Altavilla, Executor; Carl N. Frank, Esquire, Farrell & Frank, Citizens Bank Center, 8 West Market St., Suite 1110, Wilkes-Barre, PA 18701-1801

ESTATE OF EMILY A. BERTA, late of Foster Twp. (died October 30, 2019), Patricia Kmetz and Michael S. Berta, Executors; James V. Senape, Jr., Esquire, Catherine A. McGovern, Esquire and Michael B. Senape, Esquire, Senape & Associates, 612-614 Main St., P.O. Box 179, Freeland, PA 18224-0179

ESTATE OF CHRISTINA A. CASSIC a/k/a Christina Ann Cassic, late of Hazleton (died January 5, 2019), Gloria Oshinski and Mary Stiles, Co-Administratrices; Richard J. Marusak, Esquire, Ustynowski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

ESTATE OF MARTHA DeANDREA a/k/a Martha Ann M. De'Andrea a/k/a Martha Ann De'Andrea, late of Butler Twp. (died March 2, 2019), Anthony J. Riccio, Executor; Karen E. Rismiller, Esquire, The Landmark Bldg., 115 South Centre St., Pottsville, PA 17901

ESTATE OF JAMES JOSEPH DUDA, late of Larksville (died August 17, 2019), Sandra Marie Duda, Executrix; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

ESTATE OF JOSEPH P. GUDONIS, SR., late of Harveys Lake (died September 23, 2019), Joseph P. Gudonis, Executor; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

ESTATE OF JOSEPH A. JUMPETER, late of Hazleton (died November 2, 2019), Helen D. Jumpeter, Executrix; Andrew J. Primerano, Esquire, 18 Sherwood Dr., P.O. Box 703, Bloomsburg, PA 17815

ESTATE OF WILLIAM J. KOPERNA a/k/a William J. Koprna, late of Kingston Twp. (died September 24, 2019), Stephanie Sheridan, Executrix; Rosenn, Jenkins & Greenwald, LLP, 15 South Franklin St., Wilkes-Barre, PA 18711-0075

ESTATE OF SHARON PAVLICK, late of Mountaintop (died April 24, 2019), Mindy Jarrow, Executrix;

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Charles D. McCormick, Esquire, Elliott Greenleaf & Dean, 15 Public Sq., Suite 310, Wilkes-Barre, PA 18701

ESTATE OF TRACY ROMANOSKEY a/k/a Tracy Lynn Romanoskey, late of Exeter (died August 19, 2019), Jean A. Silvetta, Administrator; Gallagher, Brennan & Gill, 220 Pierce St., Kingston, PA 18704-4641

ESTATE OF LEONA STROBEL, late of Wilkes-Barre (died November 7, 2019), Charles Strobel, Executor; Charles D. McCormick, Esquire, Elliott Greenleaf & Dean, 15 Public Sq., Suite 310, Wilkes-Barre, PA 18701

ESTATE OF GERALD G. ZAJAC, late of Sugarloaf (died September 26, 2019), Barbara Sauers, 17 Edge Trail, Sugarloaf, PA 18249, Executrix

ESTATE OF MARY MARGUERITE ZEHNER a/k/a Marguerite Zehner a/k/a Mary M. Zehner a/k/a Mary E. Zehner a/k/a Margarite Zehner, late of Nescopeck (died October 21, 2019), Lena Z. Weyhenmeyer, Douglas B. Zehner and Susan E. Zehner, Co-Executors; Robert A. Bull, Esquire, Law Offices of Bull & Bull, LLP, 106 Market Street, Berwick, PA 18603

THIRD PUBLICATION

ESTATE OF LINDA ANNE BRUTSCHE, late of Harveys Lake (died October 27, 2019), Paul Brutsche, Executor; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

ESTATE OF DOLORES ANNE BURGE, late of Edwardsville (died June 30, 2019), Walter Scott Evensen, III a/k/a W. Scott Evensen, III, 1111 Glenville Rd., Churchville, MD 21028, Executor

ESTATE OF BERNARD JOSEPH FORD, III, late of Nanticoke (died April 6, 2016), James B. Ford, Administrator; Jane Smedley-Anzalone, Esquire, Anzalone Law Offices, 98 South Franklin St., Wilkes-Barre, PA 18701

ESTATE OF GEORGE J. HAYDEN a/k/a George Hayden, late of Hazleton (died October 7, 2019), Alicia Marie Gomba, Executrix; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF GERALDINE RUDDY HOURIGAN, late of Kingston (died November 17, 2019), Margaret Kiwak and Rosalie Hourigan, Co-Executrices; Thomas P. Brennan, Esquire, Gallagher, Brennan & Gill, 220 Pierce St., Kingston, PA 18704

ESTATE OF CARMEL E. INSALACO a/k/a Carmel Insalaco, late of Pittston Twp. (died October 17, 2019), Leonard C. Insalaco, Executor; Girard J. Mecadon, Esquire, 363 Laurel St., Pittston, PA 18640-1719

ESTATE OF STEPHEN J. JANOSIS, late of Nanticoke (died October 31, 2019), Ken Weisgable, Executor; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

ESTATE OF RICHARD KENZAKOSKI, SR. a/k/a Richard Kenzakoski, late of Jenkins Twp. (died November 2, 2019), Steven Kenzakoski, Executor; Samuel A. Falcone, Jr., Esquire, 1170 Hwy. 315, Suite 1, Plains, PA 18702

ESTATE OF RICHARD E. KING, late of Exeter Twp. (died October 29, 2019), Richard J. King, Executor; Deborah Albert-Heise, Esquire, 103 Warren St., Tunkhamock, PA 18657

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ESTATE OF ROSEMARY M. PISTON, late of Plymouth (died November 8, 2019), Nicholas John Piston and Edward Stephen Piston, Executors; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

ESTATE OF IRENE PSTRAK a/k/a Irene V. Pstrak, late of Hanover Twp. (died August 31, 2019), Dana Kashula, Executrix; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF BERNADINE M. RICCI, late of Hanover Twp. (died October 30, 2019), Deborah Buratti, Executrix; Charles D. McCormick, Esquire, Elliott Greenleaf & Dean, 15 Public Sq., Suite 310, Wilkes-Barre, PA 18701

ESTATE OF MARY ANN ROSEN-GRANT, late of Kingston (died January 2, 2019), Rodney Rosengrant, Administrator; Biagio V. Musto, II, Esquire, 171 William St., Pittston, PA 18640-1719

ESTATE OF BERNARD G. SCHNEIDER a/k/a Bernard G. Schneider, Jr., late of Wilkes-Barre (died December 21, 2018), Paula Schneider, Administratrix; Thomas A. O'Connor, Esquire, Law Office of Thomas A. O'Connor, PC, 601 Wyoming Ave., Kingston, PA 18704

ESTATE OF NADINE SPEARY, late of Nanticoke (died August 29, 2019), Doreen Sprow, Executrix; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

NOTICE

NOTICE IS HEREBY GIVEN that a Certificate of Organization for:

PAZ PROPERTIES, LLC was filed with the Department of State, Commonwealth of Pennsylvania, Harrisburg, Pennsylvania,

on November 19, 2019. The Registration has been filed in compliance with the requirements of 54 Pa. C.S. §311.

DAVID W. SABA, ESQUIRE
Supreme Court ID 19648
LAW OFFICE OF
DAVID W. SABA, ESQUIRE
400 Third Ave.
Suite 101
Kingston, PA 18704
(570) 331-3100

Dec. 13

NOTICE

NOTICE IS HEREBY GIVEN that on December 3, 2019, a Petition has been filed in the Court of Common Pleas of Luzerne County requesting an order to change the name of minor child from Kayla Elizabeth Pegarella to Kayla Elizabeth Krushinski.

The Court has fixed the day of Wednesday, January 15, 2020 at 2:00 p.m., Courtroom No. 328, Brominski Building, 113 W. North St., Wilkes-Barre, Pennsylvania as the time and place for the hearing on said petition, when and where all interested parties may appear and show cause, if any, why the request of the petitioner should not be granted.

Dec. 13

FICTITIOUS NAME
REGISTRATION

NOTICE IS HEREBY GIVEN that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on November 12, 2019 for:

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LIL LATTES GU
at: 109 Mill Street, Wilkes-Barre,
PA 18705. The name and address
of the individual interested in the
business are Nancy Lee Twar-
dowski, 109 Mill Street, Wilkes-
Barre, PA 18705. This was filed
in accordance with 54 Pa. C.S.
§311.

Dec. 13

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

COURT OF COMMON PLEAS
CIVIL DIVISION
LUZERNE COUNTY

NO.: 201900625

Bank of New York Mellon Trust
Company, N.A. as Trustee for
Mortgage Assets Management
Series I Trust

PLAINTIFF

vs.

Unknown Heirs, Successors,
Assigns and All Persons, Firms
or Associations Claiming Right,
Title or Interest from or under
John L. Nikoden, deceased and
Leonard Nikoden, known Heir
of John L. Nikoden, deceased,
Lisa Hess, known Heir of John
L. Nikoden, deceased

DEFENDANTS

TO: Unknown Heirs, Successors,
Assigns and All Persons, Firms
or Associations Claiming Right,
Title or Interest from or under
John L. Nikoden, deceased,
156 Nicholson Street, Wilkes-
Barre, PA 18702

Your house (real estate) at:
156 Nicholson Street, Wilkes-
Barre, PA 18702, 69-19SE2-
0004-044-000 is scheduled to be

sold at Sheriff's Sale on April 3,
2020 at: Luzerne County Sher-
iff's Office, 200 North River
Street, Wilkes-Barre, PA 18711
at 10:30 A.M. to enforce the court
judgment of \$79,059.28 obtained
by Bank of New York Mellon
Trust Company, N.A. as Trustee
for Mortgage Assets Management
Series I Trust 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 Bank of New
York Mellon Trust Company, N.A.
as Trustee for Mortgage Assets
Management Series I Trust the
amount of the judgment plus
costs or the back payments, late
charges, costs, and reasonable
attorneys fees due. To find out
how much you must pay, you
may call: (610) 278-6800.

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.

4. 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 notice on page two of 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

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5. 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 (610) 278-6800.

6. 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.

7. 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 (570) 825-1543.

8. 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.

9. 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.

10. 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 no later than thirty days after the Sheriff 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 date of filing of said schedule.

11. 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.

Luzerne County Lawyer
Referral Service
North Penn Legal Services, Inc.
33 N. Main Street
Ste. 200
Pittston, PA 18640
(570) 299-4100

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.

ALL THOSE CERTAIN lots, pieces or parcels of land, Situate in the Township of Wilkes-Barre, County of Luzerne and State of Pennsylvania, bounded and described as follows:

THE FIRST THEREOF:

BEGINNING at a point on the Northeast side of Nicholson Street on the line dividing Lots #142 and #144; thence Northeast along said dividing line, 180 feet to a point; thence Southeast at right angles with said dividing line, 25 feet to a point; thence Southwest parallel with aforesaid line dividing Lots #142 and #144, 180 feet to Nicholson street aforesaid; thence Northwest along said Nicholson Street, 25 feet to the place of beginning.

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BEING the Westerly half of Lot #142 on the plot of lots recorded in the Office of the Recorder of Deeds of Luzerne County in Deed Book 147 page 500, etc.

IMPROVED with a two-story single frame dwelling and known as 156 Nicholson Street, Wilkes-Barre Township, Luzerne County, Pennsylvania.

THE SECOND THEREOF:

BEING the Northerly half of Lot #142 on the plot of lots recorded in the Office for the Recording of Deeds in and for the County of Luzerne in Deed Book 147 page 500. Said lot herein conveyed being 25 feet wide and fronting on Nicholson Street and 180 feet in depth.

FOR INFORMATIONAL PURPOSES ONLY: Being known as 156 Nicholson Street, Wilkes-Barre PA 18702.

Parcel # 69-I9SE2-0004-044-000.

BEING THE SAME PREMISES which Andrew Kaskus, Jr. and Helen Kaskus and Michael Kaskus and Catherine Kaskus, by Deed dated February 22, 1978 and recorded February 23, 1978 in Deed Book 1948, page 774, in

the Office of the Recorder of Deeds in and for the County of Luzerne, granted and conveyed unto John L. Nikoden and Margaret Nikoden, his wife, in fee.

CHRISTOPHER A.
DeNARDO, ESQUIRE

PA I.D. NO. 78447
KRISTEN D. LITTLE,
ESQUIRE

PA I.D. NO. 79992
KEVIN S. FRANKEL,
ESQUIRE

PA I.D. NO. 318323
MICHELLE L. McGOWAN,
ESQUIRE

PA I.D. NO. 62414
LESLIE J. RASE,
ESQUIRE

PA I.D. NO. 58365
MORRIS A. SCOTT,
ESQUIRE

PA I.D. NO. 83587
ALISON H. TULIO, ESQUIRE
PA I.D. NO. 87075

SHAPIRO & DeNARDO, LLC
3600 Horizon Drive
Suite 150
King of Prussia, PA 19406
Telephone:
(610) 278-6800

Dec. 13



PERIODICAL PUBLICATION

*** Dated Material. Do Not Delay. Please Deliver Before Monday, December 16, 2019**