

# The Luzerne Legal Register

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**Established 1872**

**(Cite Vol. 111 Luz. Reg. Reports)**

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**VOL. 111 Wilkes-Barre, PA, Friday, July 30, 2021 NO. 31**

**WINTER v. PENNSYLVANIA STATE UNIVERISTY..... 20**

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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.

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**Price \$100. Per Year**

**Single Copies \$2.00**

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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

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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 LAWRENCE P. ARENDASH a/k/a Lawrence Arendash, late of West Hazleton (died July 3, 2021), Thomas J. Arendash, Executor; Frank J. Skokoski, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Blvd., West Hazleton, PA 18202

ESTATE OF AMELIA M. BARRETT, late of Hanover Twp. (died July 12, 2021), Kevin Barrett, Executor; Elliot B. Edley, Esquire, 37 N. River St., Wilkes-Barre, PA 18702

ESTATE OF CAROL G. CRAWFORD, late of Dallas (died July 1, 2021), Stephen Clemente, Executor; Rossenn, Jenkins & Greenwald, LLP, 1065 Highway 315, Suite 200, Wilkes-Barre, PA 18702

ESTATE OF JOHN J. DUFFY a/k/a John Duffy, late of West Hazleton (died June 25, 2021), Frances Beach, Executor; Thomas J. Sharkey, Esquire, 982 North Sherman Ct., Hazleton, PA 18201

ESTATE OF HEDWIG DWYER, late of Plymouth (died November 17, 2020), Daryl F. Dwyer, Executor; Peter J. Savage, Esquire, P.O. Box 277, Eagles Mere, PA 17731

ESTATE OF GENARO A. FRASK a/k/a Genaro Anthony Frask a/k/a Genaro Frask, late of Hazleton (died December 29, 2020), Genaro A. Frask, Jr. and Mary L. Lomax, Co-Executors; Joseph R. Ferdinand, Esquire, Gillespie,

Miscavige & Ferdinand, LLC, 3 E. Butler Dr., Suite 102, Drums, PA 18222

ESTATE OF EDWARD W. HARTMAN, late of Dallas (died June 16, 2021), Gail A. Stredny, Executrix; Lewis W. Wetzel, Esquire, 900 Rutter Ave., Box 24, Forty Fort, PA 18704

ESTATE OF JOHN HOBAN a/k/a John J. Hoban, late of Jenkins Twp. (died January 10, 2020), Danielle Hoban a/k/a Danielle Phillips, Executrix; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

ESTATE OF ANDREW KOPCHO, JR., late of Wilkes-Barre (died May 25, 2021), Judith Kopcho, Executrix; Stephen J. Fendler, Esquire, Fendler & Associates, P.C., The Park Bldg., 400 Third Ave., Suite 309, Kingston, PA 18704

ESTATE OF VERNA A. KRIEGER a/k/a Verna Ann Krieger, late of Nanticoke (died July 4, 2021), Ronald L. Krieger, Executor; David E. Schwager, Esquire, 183 Market St., Suite 100, Kingston, PA 18704-5444

ESTATE OF KEONA MARIE LEVINE a/k/a Keona Levine, late of Butler Twp. (died March 18, 2020), Peter Levine, Administrator; Jenna Kraycer Tuzze, Esquire, Oliver, Price & Rhodes, 1212 South Abington Rd., P.O. Box 240, Clarks Summit, PA 18411

ESTATE OF VICHUVAN PAT MENON a/k/a Vichuvan Menon a/k/a Pat Menon, late of Hazleton (died July 1, 2021), Rosalyn Menon Kennedy, Executrix; Casey A. Gillespie, Esquire, Gillespie, Miscavige & Ferdinand, LLC, 3 E. Butler Dr., Suite 102, Drums, PA 18222

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ESTATE OF THERESA MINZAK, late of Hughestown (died December 24, 2017), Michael Minzak, Executor; Patrick J. Aregood, Esquire, 1218 South Main St., Hanover Twp., PA 18706

ESTATE OF JOSEPH E. OBLEN a/k/a Joseph Edward Oblen, late of Kingston (died March 8, 2021), Marlene Knappman, 212 Holly St., Trucksville, PA 18708, Executrix

ESTATE OF WILLIAM R. PODRAZA a/k/a William Podraza, late of Hazle Twp. (died March 25, 2021), Maryann Podraza Penzi, Executrix; Frank J. Skokoski, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Blvd., West Hazleton, PA 18202

ESTATE OF DONNA RICKETTS, late of Kingston (died March 12, 2018), Jeremy Wildoner and David Wildoner, Co-Administrators; Job T. Stepanski, Esquire, 183 Market St., Suite 200, Kingston, PA 18704

ESTATE OF JEROME JAMES STONE, late of Kingston (died January 19, 2021), Donald Stone, Administrator; Law Offices of Bernard Walter, 1674 Memorial Hwy., Shavertown, PA 18708

ESTATE OF STELLA WANKO, late of Butler Twp. (died November 7, 2018), Mark Eric Marandino, Executor; Conrad A. Falvello, Esquire, The Falvello Law Firm, P.C., 641 State Route 93, Sugarloaf, PA 18249

ESTATE OF AMELIA E. YANCHIK, late of Jackson Twp. (died July 3, 2021), Chris Yanchik and Edwin Yanchik, Co-Executors; Jeffrey J. Malak, Esquire, Chariton Malak, 138 South Main St., P.O. Box 907, Wilkes-Barre, PA 18703-0907

ESTATE OF ELINORE MARGARET YENTZ, late of Duryea (died March 20, 2021), Bonnie Blaskiewicz and Lois Palumbo, Administratrices; Christine M. Trottini, Esquire, 49 South Main St., Suite 105, Pittston, PA 18640

### SECOND PUBLICATION

ESTATE OF REGINA AMRICH a/k/a Regina Amrick, late of Wilkes-Barre (died June 12, 2021), Ann Krogulski, Executrix; Stephen B. Killian, Esquire, 575 Pierce St., Suite 303, Kingston, PA 18704

ESTATE OF RICHARD O. CAMPBELL, late of Fairmount Twp. (died June 14, 2021), Michael Campbell, Executor; Donald P. Roberts, Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF DOLORES M. CZECK a/k/a Dolores Marie Czekc, late of Nanticoke (died April 10, 2018), Kathleen Atwell, Executrix; Susan A. Maza, Esquire, 67 Public Sq., Suite 600, Wilkes-Barre, PA 18701

ESTATE OF JOSEPH F. DePALMA, late of Nanticoke (died June 8, 2021), Stacey Smart, Administratrix; Anders Law Offices, 1170 Hwy. 315, Suite 2, Plains, PA 18702

ESTATE OF CHERYL C. FORSBERG a/k/a Cheryl Rae Forsberg, late of Nescopeck Twp. (died March 7, 2021), John C. Forsberg, Executor; Robert A. Bull, Esquire, Law Offices of Bull & Bull, LLP, 106 Market St., Berwick, PA 18603

ESTATE OF CONSTANCE B. HARTMAN, late of Hanover Twp. (died May 29, 2021), Elizabeth Ann Hartman, Executrix; Hudacek and Hudacek, 33 E. Main St., Plymouth, PA 18651

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ESTATE OF RUDI G. HENN, late of Exeter Twp. (died May 23, 2021), Jennifer L. Henn, 888 Apple Tree Rd., Harding, PA 18643, Executrix

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ESTATE OF KUM CHA HONG, late of Butler Twp. (died October 27, 2020), Filbert Lujan, IV, Administrator; David E. Schwager, Esquire, 183 Market St., Suite 100, Kingston, PA 18704-5444

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ESTATE OF BARBARA JUDITH MACK, late of Nanticoke (died June 9, 2021), Carla L. Mack, Executrix; David J. Harris, Esquire, 67-69 Public Sq., Suite 700, Wilkes-Barre, PA 18701

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ESTATE OF MIRTO F. MATEO MEJIA a/k/a Mirto Mateo Mejia, late of Hazleton (died April 9, 2021), Sandra Mateo, Administratrix; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

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ESTATE OF MICHAEL M. MICHLIN, late of Hazleton (died November 16, 2020), Irv Michlin, Administrator; Frank J. Skokoski, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Blvd., West Hazleton, PA 18202

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ESTATE OF ISABEL DAWN MILLER a/k/a Isabel D. Miller a/k/a Isabel Miller, late of Nescopeck (died May 28, 2021), Wendy E. Shultz, Administratrix; Kreisher, Marshall & Associates, LLC, 401 S. Market St., Bloomsburg, PA 17815

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ESTATE OF MICHAEL G. OLEYAR, SR., late of Freeland (died March 7, 2019), Michael G. Oleyar, Jr., and Mollie S. Oleyar, Executors; Michael G. Oleyar, Jr., Esquire, 6 Sun Valley Dr., Drums PA 18222

ESTATE OF JOHN JOSEPH PURCELL a/k/a John J. Purcell a/k/a John Purcell, late of West Pittston (died March 4, 2021), Mary R. Purcell, Executrix; Thomas A. O'Connor, Esquire, Law Office of Thomas A. O'Connor, PC, 601 Wyoming Ave., Kingston, PA 18640

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ESTATE OF FRANCIS M. REGAN, JR. a/k/a Francis M. Regan, late of Avoca (died May 25, 2021), Colleen Velehoski, Executrix; Kevin R. Grebas, Esquire, Colbert & Grebas, P.C., 210 Montage Mountain Rd., Suite A, Moosic, PA 18507

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ESTATE OF MICHAEL J. REILLY a/k/a Michael Joseph Reilly, late of Ashley (died June 5, 2021), Michele Reilly-Boehm, Executrix; Joseph L. Vullo, Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Ave., Forty Fort, PA 18704

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ESTATE OF MARTHA SHEBOSKY, late of Hazle Twp. (died March 23 2021), Leonard Shebosky, Executor; Shelby G. Hostetter, Esquire, 75 Memorial Dr., Schuylkill Haven, PA 17972

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ESTATE OF BRENDA LEE STEPHENS, late of Plymouth (died May 21, 2021), Raymond Corrigan, Administrator; Job T. Stepanski, Esquire, 183 Market St., Suite 200, Kingston, PA 18704

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ESTATE OF PHILIP CHARLES TUCKER a/k/a Philip C. Tucker, late of Wilkes-Barre (died June 7, 2021), Eric Schaffer, Executor; David W. Saba, Esquire, 345 Market St., Kingston, PA 18704

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ESTATE OF JOHN G. YENCHICK, JR., late of Sugarloaf (died March 12, 2019), Nancy T. Yenchick, Executrix; Donald G. Karpowich, Esquire, 85 Drasher Rd., Drums, PA 18222

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**THIRD PUBLICATION**

ESTATE OF RITA MARY BERRETTA a/k/a Rita M. Berretta, late of Plymouth (died December 3, 2018), Susan Murray, 2937 Beverly Road, Camp Hill, PA 17011, Administratrix; Hudacek and Hudacek, 33 E. Main St., Plymouth, PA 18651

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ESTATE OF BEVERLY A. BISKISKI a/k/a Beverly A. Williams, late of Hazle Twp. (died January 21, 2021), Tina Marie Concepcion, Administratrix; Frank J. Skokoski, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Blvd., West Hazleton, PA 18202

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ESTATE OF KATHLEEN BOWER, late of Hazleton (died June 10, 2021), Daniel Coll, Executor; Robert A. Anders, Esquire, 1170 Hwy. 315, Suite 2, Plains, PA 18202

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ESTATE OF ALICE E. CAPP, late of Dennison Twp. (died August 15, 2020), Edwin B. Capp, Administrator; Peter J. Fagan, Esquire, P.O. Box 904, Conyngham, PA 18219

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ESTATE OF THERESA CEBULA, late of Dupont (died November 18, 2018), Elaine Booth, Administratrix; J. Tim Cotter, Esquire, 312 Everhart St., Dupont, PA 18641

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ESTATE OF CHARLES MARTIN FERNER a/k/a Charles M. Ferner, late of Mountain Top (died June 27, 2021), Christopher Ferner, Executor; Sean P. McDonough, Esquire, Dougherty, Leventhal & Price, LLP, 75 Glenmaura National Blvd., Moosic, PA 18507

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ESTATE OF JAMES F. GEDDES, JR., late of Kingston (died November 17, 2020), Michael J. Anthony, Executor; Michael J. Anthony,

Esquire, 120 S. Franklin St., P.O. Box 95, Wilkes-Barre, PA 18703-0095

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ESTATE OF SHIRLEY ANN DARBENZIO GRABOSKY, late of Pittston (died December 23, 2019), Anthony Grabosky, Administrator; Thomas J. Killino, Esquire, 363 Laurel St., Pittston, PA 18740-1719

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ESTATE OF KENNETH D. JONES, late of Wilkes-Barre (died June 9, 2021), Jennifer Alison Jones a/k/a Jennifer Alison Malouf, Executrix; Jeffrey J. Malak, Esquire, Chariton & Malak, 138 S. Main St., P.O. Box 907, Wilkes-Barre, PA 18701-0907

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ESTATE OF DONNA M. MALESINSKI, late of Pittston (died June 14, 2021), Joy R. Burch, Executrix; Carlo A. LaMonica, Esquire, LaMonica Law Firm LLC, 3218 Pittston Ave., Scranton, PA 18505

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ESTATE OF THERESA MARIE McAVOY, late of Hanover Township (died August 20, 2019), Thomas McAvoy, Executor; Thomas J. Killino, Esquire, 363 Laurel St., Pittston, PA 18740-1719

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ESTATE OF BONNIE ANN MORREALE, late of Dupont (died December 11, 2020), Ann Marie Devlin, Administratrix; J. Tim Cotter, Esquire, 312 Everhart St., Dupont, PA 18641

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ESTATE OF RAYMOND L. NOVITSKI, late of Kingston (died March 6, 2021), Kathleen Margallis, Administratrix; Thomas A. O'Connor, Esquire, Law Office of Thomas A. O'Connor, PC, 601 Wyoming Ave., Kingston, PA 18704

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ESTATE OF STANLEY TABAKA, JR., late of Wilkes-Barre (died December 21, 2020), Laura Tabaka,

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Administratrix; Thomas Patrick Hogan, Esquire, Law Office of Thomas A. O'Connor, PC, 601 Wyoming Ave., Kingston, PA 18704

ESTATE OF MARGARET L. TANONA, late of Kingston (died May 24, 2021), Stephanie Tanona, 19 Manor Drive, Trucksville, PA 18708, Executrix

ESTATE OF CAROL LOUISE VAL-SECHI, late of Conyngham (died May 29, 2021), Rachel Kuchar, Administratrix; 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 MARY M. WATTERS a/k/a Mary Margaret Watters, late of Warrior Run (died June 22, 2021), Dirk J. Siedlecki, Executor; Patrick J. Aregood, Esquire, 1218 South Main St., Hanover Twp., PA 18706

ESTATE OF BARBARA JEAN ZIELECKI, late of Hanover Twp. (died June 2, 2021), Barbara Zielecki, Executrix; Elliot B. Edley, Esquire, Edley & Reishstein, 37 N. River St., Wilkes-Barre, PA 18702

PUBLIC NOTICE

NOTICE OF THE WILKES-BARRE AREA SCHOOL DISTRICT FOR THE PRIVATE SALE OF VACANT, UNUSED AND UNNECESSARY LAND

NOTICE IS HERBY GIVEN to the Public that, pursuant to 24 P.S. §7-707(1) and §7-707(3), the Wilkes-Barre School District, currently owner of the parcel of land located in the Fifth Ward of

the City of Wilkes-Barre, Luzerne County, as more fully described below, by and through its Board of Directors has approved the sale of said parcels of building and unnecessary land to The Coughlin, LLC.

A Hearing on the Sale of this property will be held in the Luzerne County Courthouse, Courtroom 3rd Floor, on August 9, 2021 at 11:00 o'clock and all interested parties may appear at that time.

Legal Description, Lands to be conveyed to The Coughlin, LLC by the Wilkes-Barre Area School District.

PARKING LOT PARCEL  
PARCEL 1

All THAT CERTAIN piece or parcel of land situate on the Northwesterly corner of Union and Fell Street in the City of Wilkes-Barre, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows to wit:

BEGINNING at a point on the Northwesterly side of said Fell Street at its intersection with Union Street;

THENCE along the said side of said Fell Street South 55° 20' West one hundred and thirty one and one-half feet more or less to line of lands late of W.P. Ryman and now or formerly belonging to The School District of the City of Wilkes-Barre;

THENCE at right angles with said Fell Street North 34° 40' West along said lands now or formerly of The School District of the City of Wilkes-Barre forty-eight feet more or less to a corner

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also in line of said lands now or formerly of the School District of the City of Wilkes-Barre;

THENCE along other lands now or formerly of the School District of the City of Wilkes-Barre South 55° 20' East one hundred and thirty one and one-half feet more or less to the southerly side of Union Street; and

THENCE along said Union Street South 34° 40' East forty eight feet more or less to the place of beginning.

CONTAINING six thousand three hundred and twelve square feet of land more or less.

BEING the same premises conveyed to The School District of the City of Wilkes-Barre by Deed of Isabella W. Bowman dated March 4, 1896 and recorded in Luzerne County Deed Book 348, Page 444.

### PARCEL 2

ALL THAT CERTAIN piece or parcel of land situate in the City of Wilkes-Barre, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, viz:

BEGINNING at a point on the South East side of North Washington Street, between Market and Union Streets at a corner in line of land now or formerly of Jonas Long Estate;

THENCE South 29° 30' East, one hundred and seventy and nine tenths feet to a corner in line of land now or formerly of School District of the City of Wilkes-Barre, Luzerne County, Pennsylvania;

THENCE along the same and land late of the Estate of Caleb F. Bowman, South 60° 22' West ten feet to a corner in line of other land now or formerly of Chauncy L. Nagle;

THENCE North 29° 38' West one hundred and seventy and nine tenths feet to the South East line of North Washington Street aforesaid; and

THENCE along the same North 60° 22' East ten feet to the place of beginning.

BEING the same premises conveyed to The School District of the City of Wilkes-Barre by Deed of Chauncy L. Nagle and Elizabeth T. Nagle, his wife, dated November 11, 1908 and recorded in Luzerne County Deed Book 453, Page 475.

### PARCEL 3

ALL THAT CERTAIN piece or parcel of land situate on the Northwesterly side of Fell Street in the City of Wilkes-Barre, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows to wit:

BEGINNING at a point on the Northwesterly side of said Fell Street in line of lands now or formerly of School District of Wilkes-Barre City about 184.6 feet from the Southwesterly side of Union Street;

THENCE along said Northwesterly side of Fell Street fifty three feet to the line of lands now or formerly of W. P. Ryman;

THENCE along said at right angles with said Fell Street South 34° 40' West forty eight feet more or less to line of lands late of H. Wentz;

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THENCE along said lands now or formerly of School District of Wilkes-Barre City Northwest and parallel unto said Fell Street fifty three feet to a corner in line with said lands now or formerly of School District of Wilkes-Barre City; and

THENCE along said South 34° 40' East at right angles with said Fell Street to the place of beginning.

CONTAINING 2,544 square feet of land more or less.

BEING the same premises as conveyed to School District of Wilkes-Barre City by Deed of Isabella W. Bowman dated March 5, 1895 and recorded in Luzerne County Deed Book 339, Page 234.

PARCEL 4

ALL THAT CERTAIN parcel and lot of land situate on the Southeasterly side of North Washington Street, in the Fifty Ward of the City of Wilkes-Barre aforesaid, and bounded and described as follows:

BEGINNING at a corner of lot formerly of Hiram Wentz;

THENCE by said lot South thirty-four degrees forty minutes West one hundred and eleven (111) feet, more or less, to a corner of land now or formerly of the School District of the City of Wilkes-Barre; and

THENCE by land now or formerly of the School District of the City of Wilkes-Barre the following two courses and distances North fifty five degrees twenty minutes East eighty-three (83) feet, more or less, to a corner, North thirty-four degrees forty minutes West

one hundred and eleven (111) feet, more or less, to a corner on said North Washington Street; and

THENCE by said Street South fifty-five degrees twenty minutes west eighty-three (83) feet, more or less, to the place of beginning.

CONTAINING nine thousand two hundred and thirteen square feet of land, more or less.

BEING the same premises as conveyed to the School District of the City of Wilkes-Barre by Deed of Louis Long, Bernhard Long and Arthur Long, Surviving Trustees under the Will of Pauline Long, dated June 26, 1916 and recorded in Luzerne County Deed Book 513, Page 131.

PARCEL 5

ALL THAT CERTAIN lot, piece or parcel of land situate at the Southwesterly side of Union Street in the City of Wilkes-Barre, Luzerne County, and Commonwealth of Pennsylvania bounded and described as follows to wit:

BEGINNING as a corner at said Union Street on line of land formerly of Alexander Gray, but along the Estate of Daniel Raubach, and contracted to be sold to Christian Sleppy;

THENCE along said Union Street thirty four and two tenths feet to a corner of land now or formerly of Reuben Downing;

THENCE by said last mentioned land by old course South fifty four degrees twenty minutes west one hundred and forty feet to a corner of land conveyed by James C. Vorhees, et al, to Pauline Long by Deed dated July 28, 1886 and recorded in Luzerne County Deed Book 257, Page



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538, the said corner of land being also in land along a line of the rear line of Estate of Daniel Raubach deceased as it runs back from Washington Street;

THENCE by said land conveyed as aforesaid by said James C. Vorhees, et al, to Pauline Long by old course North 34 degrees forty minutes west thirty four and two tenths feet to a corner of said Raubach lot (contacted as aforesaid to said Sleppy);

THENCE by line of said last mentioned lot by old course, North fifty five degrees twenty minutes East one hundred and forty feet to the place of beginning.

BEING the same premises conveyed to The Third School District of the City of Wilkes-Barre by Deed of James C. Vorhees, et al., dated August 17, 1888 and recorded in Luzerne County Deed Book 286, Page 273.

PARCEL 6

ALL THAT CERTAIN lot, piece or parcel of land situate in the City of Wilkes-Barre, Luzerne County, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner on the Southwesterly side of Union Street, the same being also by land formerly of John R. Dean, but now of the Estate of Caleb F. Bowman;

THENCE by land now or formerly of said Bowman Estate South sixty degrees West one hundred and fifty five and three tenths feet to a corner;

THENCE by the same land South thirty degrees East forty six and seven tenths feet to Fell Street;

THENCE by said Fell Street North sixty degrees and twenty two minutes West thirty feet to a corner of other lands of now or formerly of said Estate of C.F. Bowman, Deceased;

THENCE by said last mentioned land North thirty degrees West forty six and five tenths feet to a corner;

THENCE by the same last mentioned land North sixty degrees West thirty nine and eighteen one hundredths feet to a corner of land now or late of Hiram Wentz;

THENCE by said last mentioned North twenty nine degrees and thirty eight minutes West fifty nine and nine tenths feet to a corner of land now or formerly of Pauline Long, widow, and Jonas Long, Deceased;

THENCE by said land now or formerly of Pauline Long North fifty nine degrees fifty one minutes east fifty nine feet forty one one hundredths feet to a corner;

THENCE by the same land now or formerly of Pauline Long North thirty degrees West thirty three and sixty eight one hundredths feet to a corner;

THENCE by other lands now or formerly of Pauline Long North sixty degrees east one hundred and sixty four and seven tenths feet to Union Street;

THENCE along said Union Street South thirty degrees East ninety three feet and sixty six one hundredths feet to the place of beginning.

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CONTAINING 20,352 square feet more or less.

BEING the same premises conveyed to The Third School District of the City of Wilkes-Barre by Deed of Reuben Downing and Nancy Downing, his wife, dated September 4, 1888 and recorded in Deed Book 286, Page 275.

PARCEL 7

ALL THAT CERTAIN lot piece or parcel of land situate in the City of Wilkes-Barre, Luzerne County, and Commonwealth of Pennsylvania, bounded and described as follows to wit:

BEGINNING at the south corner of Union Street and Washington Street;

THENCE Southwesterly by line of said Washington Street one hundred and forty feet to land formerly of Alexander Gray;

THENCE by line of same South thirty six degrees east forty two and sixty six one hundredths feet to a corner of land now or formerly of the heirs of John R. Dean, Deceased, being also a corner of land conveyed by said heirs to Pauline Long;

THENCE along said land now or late of the heirs of John R. Dean, Deceased, North Sixty degrees twenty two minutes East one hundred and forty feet to Union Street aforesaid;

THENCE along said Union North thirty degrees West forty two and sixty six one hundredths feet to the place of beginning.

Containing 5,972 square feet of land more or less.

BEING the same premises conveyed to The Third School District of the City of Wilkes-

Barre by Deed of Christian Slep-py dated August 31, 1888 and recorded in Luzerne County Deed Book 284, Page 143.

LESS AND EXCEPTING from the above Parcels 1, 5, 6 and 7 a 25,883.75 square feet parcel of land conveyed from the School District of the City of Wilkes-Barre to J. Harry May and Gwyneth H. May, dated May 3, 1957 and recorded in Luzerne County Deed Book 1350, Page 187.

PIN: 73-H10SW1-016-013.

Parcel 8

All that certain lot piece or parcel of land situate in the north westerly side of Fell Street in said City of Wilkes-Barre and bounded and described as follows to wit:

Beginning at a point on the north westerly side of said Fell Street in line of lands now owned by said party of this second part about 154.6 feet from this south-westerly side of Union Street;

Thence north easterly along the line of said Fell Street twenty three feet to a corner in line of lands of N. Corman;

Thence along same and at right angles with said Fell Street northwesterly forty-eight feet more or less to line of lands of said party of the second part;

Thence south westerly along same parallel with said Fell Street twenty three feet to a corner also in line of lands of said party of the second part; and

Thence along same and at right angles with said Fell Street forty eight feet more or less to the place of beginning.

Containing eleven hundred and four square feet of land more or less;

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BEING the same premises conveyed to The School Districted of the City of Wilkes-Barre by Deed of W. D. Ryman & Charlotte M. Ryman recorded May 21, 1890 and recorded in Luzerne County Deed Book 340, Page 215.

VACANT LOT NEXT TO HIGH SCHOOL PROPERTY.

ALL THAT CERTAIN lot, piece or parcel of land situate in the Fifth Ward of the City of Wilkes-Barre, County of Luzerne and Commonwealth of Pennsylvania, more particularly bounded and described as follows to wit:

Parcel No. 6—Downtown Project

BEGINNING at a point on intersection formed by the new westerly right-of-way line of East Union Street with the northerly 49.50 foot wide right-of-way line of North Washington Street;

THENCE in a southwesterly direction, along the northerly 49.50 foot wide right-of-way line of North Washington Street, on a course of South 55 degrees 46 minutes West, a distance of 153.75 feet to a point;

THENCE in a northwesterly direction along the dividing line between city lots 12B and 27, on a course of North 34 degrees 40 minutes West, a distance of 160.00 feet to a point;

THENCE in a southwesterly direction along the dividing line between city lots 12B and 27 on a course of South 55 degrees 46 minutes West, a distance of 50.00 feet to a point;

THENCE in a northwesterly direction, on a course of North 34 degrees 40 minutes West, a distance 79.70 feet to a point;

THENCE in a northeasterly direction, on a course of North 55 degrees 46 minutes East, a distance of 53.00 feet to a point;

THENCE in a southeasterly direction, along the dividing line between city lots 12B and 22, on a course of South 34 degrees 40 minutes East, a distance of 18.00 feet to a point;

THENCE in a northeasterly direction, through city lot 22, on a course of North 55 degrees 20 minutes East, a distance of 150.75 feet to a point on the new westerly right-of-way line of East Union Street;

THENCE in a southeasterly direction, along said right-of-way line, on a course of South 34 degrees 40 minutes East, a distance of 222.86 feet to the place of beginning.

CONTAINING 38,211 square feet (0.88) acres of land.

BEING a portion of city lots 12B and 22, and all city lots 23, 24, 25 and 26.

ALL as shown on a map of the same prepared by Callahan Engineer Associates, Inc. dated December 24, 1976, attached to Deed Book 1962, Page 465.

BEING the same premises conveyed to Wilkes-Barre Area School District by Deed of Redevelopment Authority of the City of Wilkes-Barre dated July 25, 1978 and recorded in Luzerne County Deed Book 1962, Page 465.

PIN: 73-H10SW1-017-014.

SCHOOL PARCEL

ALL THAT CERTAIN lot, piece or parcel of land situate in the Fifth Ward of the City of Wilkes-Barre, County of Luzerne and Commonwealth of Pennsylvania,

THE LUZERNE LEGAL REGISTER

more particularly bounded and described as follows to wit:

BEGINNING as a point on the northwesterly side of North Washington Street, said beginning point being distant one hundred thirty (130) feet measured in a course of North 55° 20' East along the said line of North Washington Street from the northeasterly side line of Butler Lane;

THENCE along the line of lands of Wilkes-Barre Publishing Company North 35° 10' West two hundred thirty-one and fifty-five one-hundredths (231.55) feet to a point in line of lands of Wilkes-Barre Publishing Company;

THENCE along the line of lands of Wilkes-Barre Publishing Company North 55° 42' East fifty (50) feet to a point;

THENCE along the line of lands of Wilkes-Barre Publishing Company North 35° 10' West eight and eighty-seven one-hundredths (8.87) feet to a point in line of lands of Wyoming Valley Veterans' Building, Inc.;

THENCE along line of lands of Wyoming Valley Veterans' Building, Inc., Margaret Y. Richards, Captain Christian E. Stegmaier, 2nd, Post No. 50, Veterans of Foreign Wars of the United States, John Cresko, and Ernest S. Townsend et al, North 55° 20' East three hundred forty-three and eighty-eight one-hundredths (343.83) feet to a point;

THENCE along the line of lands of Ernest S. Townsend et al South 35° 6' East seventy-nine and seventy-three one-hundredths (79.73) feet to a point;

THENCE along the line of lands of Ernest S. Townsend et al. North 54° 58' East fifty and seventeen one-hundredths (50.17) feet to a point in line of lands of Dr. Alex Sosnowski and Louise Sosnowski, his wife;

THENCE along the line of lands of Dr. Alex Sosnowski and Louis Sosnowski his wife, South 35° 2' East one hundred sixty and sixty one Hundredths (160.60) feet to a point on the northwesterly side of line of North Washington Street, said point being distant one hundred seventy-three and sixty-eight one-hundredths (173.68) feet, measured in a course of South 55° West along the said line of North Washington Street, from the southwesterly line of Union Street;

THENCE along the said line of North Washington Street South 55° 20' West four hundred forty-three and fifty-eight one-hundredths (443.58) feet to the place of beginning.

BEING the same premises conveyed to Wilkes-Barre City School District by Deed of Wilkes-Barre Area School District Authority dated March 1, 1978 and recorded in Luzerne County Deed Book 1950, Page 122.

PIN: 73-H10SW1-017-018.

July 16, 23, 30

PETITION FOR  
CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on July 19, 2021, the Petition of Miles Tineo Boudier was filed in the Court of Common Pleas of Luzerne County, No.

THE LUZERNE LEGAL REGISTER

07126 of 2021, praying for a Decree to Change his name to Fred Tineo Boudier.

The Court has fixed September 13, 2021 at 11:30 a.m., Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, Pennsylvania 18711, as the time and place for the hearing on said Petition, when and where all interested may appear and show cause why the prayer of the said Petitioner should not be granted.

July 30

CHANGE OF NAME

NOTICE IS HEREBY GIVEN that AMANDA ELIZABETH RINKER has petitioned for a name change in the Court of Common Pleas of Luzerne County to Docket No. 2021-06176 asking for a Decree changing her name from AMANDA ELIZABETH RINKER to AMANDA ELIZABETH SHOTWELL. The court has fixed September 13, 2021, at 10:00 a.m. as the time for a hearing on said Petition. All persons interested may appear and show cause why the prayer of the said Petitioner should not be granted.

July 30

PETITION FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on July 22, 2021, the Petition of Jamie Daniel Gibbons, was filed in the Court of Common Pleas of Luzerne County, No. 07336 of 2021, praying for a Decree to Change his name to Jamie Daniel Kopicki.

The Court has fixed September 27, 2021 at 9:30 a.m., Orphans' Court, Brominski Building, 3rd Floor, 113 West North Street, Wilkes-Barre, Pennsylvania 18711, as the time and place for the hearing on said Petition, when and where all interested may appear and show cause why the prayer of the said Petitioner should not be granted.

July 30

NOTICE

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

NO.: 03580 of 2021

LINDA RUTH LORD

Plaintiff

vs.

REBECCA MAE WALDEN

Defendant

NOTICE

TO: REBECCA MAE WALDEN

You have been sued in court. If you wish to defend against the claim set forth in the following pages, you must take action within twenty (20) days after this Complaint and Notice are served by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint

## THE LUZERNE LEGAL REGISTER

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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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

### AVISO

A USTED SE LE HA DEMANDADO EN LA CORTE. Si usted quiere defenderse contra la demanda expuesta en las siguientes páginas, tiene que tomar acción en un plazo de veinte (20) días después que reciba esta demanda y aviso, por presentar una notificación de comparencia escrita personalmente o por un abogado y radicar por escrito en la Corte sus defensas u objeciones a las demandas presentadas en su contra. Se le advierte que si falla en hacerlo, el caso podría seguir adelante sin usted y un fallo podría ser dictado en su contra por la Corte sin previo aviso por cualquier dinero reclamado en la demanda o por cualquier otro reclamo o desagravio pedido por el/la demandante.

Puede que usted pierda dinero o propiedad u otros derechos importantes para usted.

USTED DEBE LLEVAR ESTE DOCUMENTO A SU ABOGADO INMEDIATAMENTE. SI NO TIENE ABOGADO, DIRÍJASE O LLAME POR TELÉFONO A LA OFICINA CUYA DIRECCIÓN SE ENCUENTRA ABAJO. ESTA OFICINA PUEDE PROVEERLE CON INFORMACIÓN SOBRE COMO CONTATAR UN ABOGADO. SI NO TIENE LOS FONDOS SUFICIENTES PARA CONTRATAR UN ABOGADO, ESTA OFICINA PODRÍA PROPORCIONARLE INFORMACIÓN ACERCA DE AGENCIAS QUE PUEDAN OFRECERLES SERVICIOS LEGALES A PERSONAS QUE REÚNAN LOS REQUISITOS A UN HONORARIO REDUCIDO O GRATIS. 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

Servicios Legales de  
North Penn, Inc.

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Oficina 200  
Pittston, PA 18640  
(570) 299-4100  
(855) 236-6405  
Llamada gratuita  
(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

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- or -

101 la Calle Broad del Oeste  
Oficina 713  
Hazleton, PA 18201  
(570) 455-9512  
(877) 515-7628  
Llamada gratuita  
(570) 455-3625 Fax  
ANTHONY G. ROSS,  
ESQUIRE  
LAW OFFICES OF  
TONY ROSS  
Attorneys for Plaintiff  
126 S. Main St.  
Pittston, PA 18640  
(570) 654-6499

July 30

PETITION FOR  
CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on July 6, 2021, the Petition of Lisbet Diaz, was filed in the Court of Common Pleas of Luzerne County, No. 06695 of 2021, praying for a Decree to Change minor child's name from Hailey Diaz to Hailey Lismary Galarza.

The Court has fixed a hearing on September 13, 2021 at 9:30 A.M., Orphans' Court, Brominski Building, 3rd Floor, 113 West North Street, Wilkes-Barre, Pennsylvania 18711, as the time and place for the hearing on said Petition, when and where all interested may appear and show cause why the prayer of the said Petitioner should not be granted.

July 30

PUBLIC NOTICE

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

NO. 04819-2021

CASTLE BROTHERS LLC.  
Plaintiff

v.

STELLA TERPAK, DECEASED  
AND DEBORAH TERPAK  
Defendants

NOTICE OF INTENT  
TO FILE DEFAULT

TO: Stella Terpak, Deceased, her executors, administrators, unknown heirs and assigns, if any, and all those claiming under or through Stella Terpak, Deceased

IMPORTANT NOTICE

You are in default because you have failed to enter a written appearance personally or by attorney and file in writing with the court your defenses or objections to the claims set forth against you. Unless you act within ten (10) days from the date of this notice, a judgment may be entered against you without a hearing and you may lose your property or other important rights. You should take this paper to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

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

July 30

THE LUZERNE LEGAL REGISTER

ACTION TO QUIET TITLE

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

NO. 2020-07475

FREELAND BUSINESS &  
DEVELOPMENT AUTHORITY  
Plaintiff

vs.

GREGORY GUARINO, his heirs,  
personal representatives,  
devisees, successors and/or  
assigns, if any and FREELAND  
BOROUGH CODE  
ENFORCEMENT, and HINKLE  
ROOFING, INC. and  
INVESTORS MULTISERVICES,  
INC., and MARIE SWALLOW,  
and all others who may have a  
right, claim, title, or interest in  
the property which is subject to  
this Action to Quiet Title  
Defendants

NOTICE IS HEREBY GIVEN to  
the above-named Defendants  
INVESTORS MULTISERVICES,  
INC. and MARIE SWALLOW, that  
Freeland Business & Develop-  
ment Authority, by and through  
its counsel, filed an Action to  
Quiet Title against the Defen-  
dants on August 19, 2020, sub-  
sequently reinstated, in the  
Court of Common Pleas of Lu-  
zerne County, No. 2020-07475.  
The nature of this action is as  
such that the Plaintiff has set  
forth that it is the owner and  
claims title in fee simple to the  
following parcel of land, Parcel  
No. 22 R9NE2 019 009 000, de-  
scribed as follows:

ALL THAT CERTAIN piece or  
parcel of land situate on the west  
side of Centre Street in the Bor-  
ough of Freeland, County of Lu-  
zerne and Commonwealth of  
Pennsylvania, bounded and de-  
scribed as follows, to wit:

BEGINNING at a point in the  
west building line of Centre  
Street, which is southwardly  
ninety-six (96) feet from the  
southwest corner of Centre and  
Front Streets and eleven (11) feet  
west of the west curb line of Cen-  
tre Street;

THENCE (1) southwardly  
along the west building line of  
Centre Street, for a distance of  
sixty-six (66') feet to a point in  
the north side of a ten (10') foot  
wide alley;

THENCE (2) along the north  
side of said ten (10') foot wide  
alley, westwardly for a distance  
of one hundred thirty-nine (139')  
feet to a point in the east side of  
a ten (10') foot wide alley running  
northwardly to Front Street;

THENCE (3) northwardly  
along the east side of said ten  
(10') foot wide alley last men-  
tioned for a distance of sixty-six  
(66') feet to a point in line of lot  
now or formerly of the Peter  
Brown Estate;

THENCE (4) along the same,  
eastwardly for a distance of one  
hundred thirty-nine (139') feet to  
a point in the west building line  
of Centre Street to the place of  
BEGINNING.

BEING 622 Centre Street,  
Freeland, PA 18224.

(Hereinafter also referred to as  
the "subject property").

By Motion filed on July 23,  
2021 and an Order pursuant to  
said Motion, dated same, the



THE LUZERNE LEGAL REGISTER

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

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

North Penn Legal Services

33 North Main Street  
Suite 200  
Pittston, PA 18640  
(570) 299-4100

- or -

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

Further inquiry can be directed to counsel for Plaintiff as follows:

DONALD G. KARPOWICH,  
ESQUIRE  
PA ID. No. 78176  
DONALD G. KARPOWICH,  
ATTORNEY-AT-LAW, P.C.  
85 Drasher Road  
Drums, PA 18222  
(570) 788-6647

July 30

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NOTICE

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NOTICE IS HEREBY GIVEN pursuant to the provisions of the Fictitious Names Act that an application for registration of a fictitious name was 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:

SAM THE CONCRETE MAN with its principal place of business at: 10 Lissa Lane, Sugarloaf, PA 18249.

The name and address of the entity which is party to the registration are: Yuhas Planutis Group LLC, a Pennsylvania Limited Liability Company with registered office address of 10 Lissa Lane, Sugarloaf, Pennsylvania 18249. The application was filed on June 7, 2021.

DONALD G. KARPOWICH,  
ESQUIRE  
85 Drasher Road  
Drums, PA 18222  
(570) 788-6647

July 30

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NOTICE

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NOTICE IS HEREBY GIVEN that on April 19, 2021, Articles of Incorporation were filed with

THE LUZERNE LEGAL REGISTER

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the Department of State of the Commonwealth of Pennsylvania, for:

J. ALSHEFSKI  
DISTRIBUTOR, INC.

with an effective date of April 19, 2021, the corporation has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

DONALD G. KARPOWICH,  
ESQUIRE

85 Drasher Road  
Drums, PA 18222  
(570) 788-6647

July 30

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NOTICE

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NOTICE IS HEREBY GIVEN that on May 24, 2021, Articles of Amendment were filed with the Department of State of the Commonwealth of Pennsylvania, for Wozup Insurance Corporation to change the name of the corporation to: WOZNICKI INSURANCE AGENCY, INC.

The amendment is effective as of May 24, 2021. The corporation has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

DONALD G. KARPOWICH,  
ESQUIRE

85 Drasher Road  
Drums, PA 18222  
(570) 788-6647

July 30

LEGAL NOTICE

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NOTICE IS HEREBY GIVEN, that a Certificate of Organization for:

STARLINK  
TECHNOLOGIES, LLC  
was filed with and approved by the Department of State of the Commonwealth of Pennsylvania on June 25, 2021 for the purpose of forming a Limited Liability Company pursuant to the provisions of the Pennsylvania Limited Liability Company Law of 1994, as amended.

LORINE ANGELO OGURKIS,  
ESQUIRE

OGURKIS LAW, LLC

21 N. Locust Street  
Hazleton, PA 18201  
Phone (570) 459-1700

July 30



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**PERIODICAL PUBLICATION**

\* Dated Material. Do Not Delay. Please Deliver Before Monday, August 2, 2021