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Common Pleas and Editor-in-Chief

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W-BLLA Component Parts:

Bar Association,
Hon. Max Rosenn Memorial Law Library,
The Luzerne Legal Register and
Luzerne County Lawyer Referral Service.

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**Please e-mail All Legal Ads and
Notices for Publication to
law.library@luzernecounty.org**

Tel.: (570) 822-6712

Office: 200 North River Street, Room 23
Wilkes-Barre, PA 18711

LUZERNE COUNTY

Rescission of Luzerne County Family Court Local Rules Prior to the Order Entered on December 15, 2022; No. 07803 of 2023

ORDER

And Now, this 28 day of July, 2023, it is hereby ORDERED and DECREED as follows:

1. The Luzerne County Court of Common Pleas of the 11th Judicial District of Pennsylvania hereby rescinds all Luzerne County Family Court Local Rules with regard to Support, Custody and Divorce, (excluding all Local Rules of Civil Procedure adopted by Court Order of February 16, 2017, docketed to No. 1742 of 2017) as the Rules appear prior to the effective date of the Order entered on December 15, 2022, docketed to No. 00003 of 2022.

2. Pursuant to Pa.R.J.A. 103(d) and Pa.R.C.P. 239(c), this Order shall be disseminated and published in the following manner:

- a. One copy via email to the Administrative Office of Pennsylvania Courts;
- b. Two paper copies to the Legislative Reference Bureau for publication in the *Pennsylvania Bulletin* and one electronic copy via e-mail saved in a Microsoft format to bulletin@palrb.us;
- c. One copy for publication on the Court's website, located at www.luzernecounty.org; and
- d. One copy to the Luzerne County Office of Court Administration, Luzerne Legal Register, and the Luzerne County Clerk of Judicial Records for public inspection and copying.

3. It is further Ordered that the effective date of this Order shall be thirty (30) days after the date of Publication in the *Pennsylvania Bulletin*.

4. It is further Ordered that this Order shall be kept continuously available for public inspection and copying in the Office of Judicial Services and Records of Luzerne County.

BY THE COURT,

(Signed)

MICHAEL T. VOUGH
President Judge

Aug. 4, 11



Installation of New Library Lock System Delayed

W-BLLA Members:

Johnson Controls, which is the lock company for the Luzerne County Courthouse, has run into difficulty updating the Courthouse lock system for preparation of installing the new locks for the Law Library.

Please still continue to send Gino in the Sheriff's Department your photos and the way that you would like your name to appear on the new cards. He can still work on these.

Once the new system has been installed, we will let you know.

Many thanks.

Aug. 4, 11, 18



RAILRIDERS GAME

Friday—August 25

The Young Lawyers Division of the Wilkes-Barre Law & Library Association is hosting a night at PNC Field on **Friday, August 25, 2023**. *Gates open at 5:30 p.m., and the baseball game begins at 6:35 p.m.* Please join us for a night of food, friends, and fireworks!

The price is \$20 for adults and \$10 for children. Price includes game ticket on the Third Base Party Deck, food, and soft drinks. There will be a bar on the party deck.

Event space is limited, so please contact Gerard Gaughan, YLD Vice President (gerard@odonnell-law.com) to reserve your attendance at this fantastic event.

We hope to see you there!

Aug. 4, 11, 18

PARALEGAL POSITION

Local position for trained paralegal with certificate, to assist lawyers with legal research, editing and writing.

Full-time, mix of remote and in-person work. Starting salary \$53,500 and commensurate with experience.

For additional details and interest, send resume and references to: 10 Fox Run Road
Drums, PA 18222.

Aug. 4, 11, 18

LAW LIBRARY WESTLAW COMPUTER RESEARCH

For W-BLLA members the Law Library has free Westlaw. The machines are located in the space behind Kristin's work area in the Stack Room. This is one of your membership perks. Available 24/7.

Thank you.

Photos from this Year's Summer Outing

This year's Summer Outing held at Fox Hill was a big success. There were some thunder rumblings, but there wasn't a storm that knocked the power out like it did last year.

Here are photos from the Outing courtesy of our Bar Photographers Andy and Sarah.









Honored at this year's Outing **Qiana Lehman** and **Joanna Smith**, who served on the W-BLLA's Executive Committee from 2021 through 2022 (shown in the photo with Bar President Jerry Mecadon and Vice President Cheryl Sobeski-Reedy).



Also honored was Magisterial District Judge Thomas F. Malloy Sr., who was made an honorary member of the Wilkes-Barre Law & Library Association. He was presented with an Honorary Member's plaque by President Mecadon.



Jerry Mecadon presenting Judge Malloy with his Honorary Member's plaque.



This year the Association had two law school scholarship winners:

Angelina Falcone

and

Julia Snyder

Here is Julia with the officers of the Bar accepting her award. Julia will be attending *Villanova University Charles Widger School of Law* in the fall. Our *very BEST* to Julia!



Angelina could not attend the Outing. A check presentation photo will be taken of her at the Law Library next week and will be published in the Register, along with where she will be attending law school.

Our Summer Outing serves as a major fundraiser event for our Luzerne County Bar Association Charitable Foundation, Inc. This year Outing Chairperson, **Eric Wassel**, **Gail Kopsiak**, Deputy Director of Membership Services & Events, **Kristin Shimonis**, Deputy Executive Director of Business & Administrative Services, and Foundation President **Cathy O'Donnell** are happy to report following amount raised for the Foundation this year:

Raffle Baskets (Morning)	\$770.00
Raffle Baskets (Evening)	\$110.00
Cigar Donations (Morning)	\$220.00
Cigar Donations (Evening)	\$137.00
Mulligans	\$820.00
Hole #7 (Pot of Gold)	\$250.00
Hole Sponsors (30)	\$4,500.00
Outing Sponsor (FNCB)	\$500.00

Total Donations for Outing: \$7,307.00

Our Many thanks to everyone who attended and donated, and to all the hole sponsors, basket donors, and to our Outing Sponsor, FNCB Bank.

And, many thanks as always to Gail, Kristin and Joe, and to this year's volunteers, **Deb Bolus**, **Joanna Smith**, **Jessica Miraglia**, **Cheryl Sobeski-Reedy**, and **Al Flora**.

Also, thanks to **Eric Wassel** and the **Golf Committee** and to the **Social Committee**, chaired by Melissa Scartelli and Qiana Lehman, who plan the Outing. They did an awesome job! Finally, the idea for the gifts this were Bar President Jerry Mecadon, including the stylish white hats with bar logo on them. Members seemed to really like these. So, many thanks.

Members of the Summer Outing Committee:

Chairs – Qiana Murphy Leman, Melissa A. Scartelli

Jane M. Acri

Debra Ann Bolus

Elaine Cook

Laura C. Dennis

Patrick E. Dougherty

Gerard W. Gaughan

David L. Glassberg

Rocco Haertter

Carly A. Hislop

Levandoski

Shelia L. Saidman

Theron J. Solomon

Lee Ann White

Sandor Yelen

Members of the Golf Committee:

Chair – Eric W. Wassel

Peter J. Adonizio Jr.

Peter J. Biscontini

Rocco Haertter

Donald G. Karpowich

Qianna Murphy Lehman

Melissa A. Scartelli

Thanks to all of them! *Great job!*

The W-BLLA also thanks current **Pennsylvania Bar Association President Michael J. McDonald** for attending our Outing and Past PBA Presidents, **Dave Schwager** and **Frank O'Connor** (who is an Honorary Member). Mike, David, and Frank are shown below in the photo with the W-BLLA Officers.



Our Bar Foundation, under the leadership of Cathy O'Donnell has had a very busy and productive year. At the Outing the Foundation presented seven checks to area charities.

These included the following:

Allied Service Foundation



Jim Brogna from Allied is shown in the middle, holding the check, with Foundation President Cathy O'Donnell. Foundation Vice President Jerry Mecadon is standing next to Jim, while next to Jerry, is Foundation Board Member Megan Kennedy. To the left side of the photo (standing next to Cathy) are W-BLLA Vice President Cheryl Sobeski-Reedy and Foundation Board Member Joanna Bryn Smith.

FM Kirby Center



Joanna Smith is shown in the middle of the photo above, presenting the check to **Jordan Steiner** of the FM Kirby Center. On the righthand side of the phot, (next to Jordan) are Cheryl Sobeski-Reedy and Jerry Mecadon; while on the left side of the photo (from the end in) are Jane Acri, Cathy O'Donnell, and Rachel Olszewski.

Fork Over Love



Here, **Tracey Selingo** from Fork Over Love is being presented the check by Foundation Vice President Jerry Mecadon. Shown in this photo with them are Cathy O'Donnell, Foundation President, and Foundation Board Members Jane Acri, Megan Kennedy, Joanna Smith, Rachel Olszewski and W-BLLA Vice President, Cheryl Sobeski-Reedy.

LCCC



Rebecca Brominski of LCCC is shown in the middle of this photo, with the check being presented by Megan Kennedy. While on the left are Cathy and Joanna and on the right are Jerry and Cheryl.

League of Women Voters



Rhonda Lambert and **Kathy O'Neill** from the League are pictured with (on the left side of the photo) Rachel, Cathy, Joanna, Jane, and Cheryl. Then on the right are Jerry and Megan.

Pittston YMCA



Holding the check with Jerry in this photo is **Lindsay Landis** of the Pittston YMCA; while Joanna, Cathy and Megan are on the left side and Cheryl is on the right.

Victory Sports



This last photo is the Foundation check presentation to **Lynn Jones** of Victory Sports. Holding the check with her is Rachel Olszewski (with Cheryl and Jerry standing next to her). On the right side of the photo are Cathy, Jane, Joanna, and Megan.

As we have said this year was a very busy and a highly productive year for the Foundation. Below is a report on the Foundation since July 1, 2022:

LUZERNE COUNTY BAR ASSOCIATION CHARITABLE FOUNDATION
July 1, 2022 - June 30, 2023

Raised in Contributions \$ 32,959.14
 Donations \$ 30,160.00

Children's Service Center	\$2,000.00
Pittston Memorial Library	\$1,000.00
United Way	\$1,000.00
Victim's Resource Center	\$1,000.00
Little Theater, Wilkes-Barre	\$500.00
Wyoming Valley Habitat for Humanity	\$5,000.00
Paint Pink, Pittston	\$1,000.00
Allied Service Foundation (Marathon sponsor)	\$250.00
Allied Service Foundation (marathon sponsor)	\$250.00
Volunteer Florida Foundation	\$1,860.00
JCC	\$1,000.00
Valley Santa	\$1,000.00
CEO Weinberg	\$1,000.00
Kingston Police Department - Operation Blue	\$250.00
Luzerne Foundation - Klemow Scholarship	\$1,350.00
Dress for Success	\$4,000.00
Luzerne Foundation - Fellerman Fund	\$5,000.00
Leadership Northeast	\$2,000.00
World Kitchen (Earthquake)	\$700.00
TOTAL	\$30,160.00

Current Foundation Fund Balance \$ 24,723.46

2023 is not even over yet either. This November 11th the Foundation and the Little Theater of Wilkes-Barre will be splitting sponsorships, program booklet ads, and box office proceeds from

A Law Revue

*An Evening of Talent with Harmless
Error.*

The show will be held at the Little Theatre on Saturday, November 11th. See the separate ad for details.

Please come out and support the Foundation and all the good work that it has been doing, as well as all the area charities that the Foundation in turn helps to help them in their important community work.

Tickets will be on sale in the fall, after Labor Day. Look for Constant Contacts and information to be published.

The talent show will showcase County Courthouse talent, by great fun, and also serve as a means to salute and honor our veterans in the public and in our Bar and on our Bench.

Aug. 4



A Law Revue

An Evening of Talent with Harmless Error.

Date: Saturday, November 11, 2023

For Veterans' Day -

Featuring at the start, a ***Recognition of Veterans in the Audience and a procession and Presentation of Colors***
By Members of the W-BLLA Military Affairs Committee and other Veterans who would like to participate.

Time: 7:00 P.M. – Curtain

6:00 P.M. – Doors Open with

Cocktails & Basket Raffle.

Location: **The Little Theatre
of Wilkes-Barre**
537 North Main Street
Wilkes-Barre, PA 18705



Ticket Admission for Veterans
Is **FREE**.

Also, any veteran who would like to participate
in the *Presentation of Colors* or in some
other non-performance role,
e-mail **Joanna Bryn Smith, Esq.** at

jbsmith32@gmail.com.

BRING YOUR TALENT To “A Law Revue”

In celebration of Veterans’ Day, and as an extension of this year’s Bench Bar Conference, the Luzerne County Bar Association will stage a show of talent from the County’s legal community on **November 11, 2023**, at The Little Theatre of Wilkes-Barre, 537 North Main Street.

Judges, attorneys, paraprofessionals, courthouse employees, and others in the legal community, including the employees in your law offices and firms.

In addition to law partners and associate lawyers, your secretaries, paralegals, clerks, investigators and other staff in your offices are welcome to show off their talents. Their talent can be anything—it does not just have to be singing or playing a musical instrument. It can be juggling, tap dancing, putting on a short skit (whether a comedy or drama), reading poetry, almost anything that you can think of doing.

So, please try out for one of 20 spots in the Revue! **All we ask is that you steer clear of politics and keep your act family-friendly.** Moreover, *the act does not need to involve a legal theme.*

For example, if you want to sing a song – it can be any song. The lyrics do not need to be about lawyers, the law, or justice or anything dealing with the legal profession.

**If interested in being in the
Talent Show,
please e-mail: Joanna Bryn Smith, Esq. at
jbsmith32@gmail.com.**

There will be a review of the interested acts on
Sunday, October 1st,
from 1:00 P.M. to 3:00 P.M.
on the Little Theatre stage.

There will then be an on-stage
practice/rehearsal date on
Friday, November 10th
at the Little Theatre starting at
6:00 P.M.

Show Directors:

Joanna Bryn Smith, Esq.

David Parmelee,

General Manager, W-B Little Theatre.

Talent Show M.C.s:

Hon. Jennifer L. Rogers

Jarrett J. Ferentino, Esq.

SHOW DATE:

SATURDAY, Nov. 11, 2023

Ticket Price:

\$10.00 per person.

FREE to Veterans.

Building Opens at 6:00 P.M.

With an Audience Sing-a-long in the Lobby.

Show Begins at 7:00 P.M.

**With a Recognition of and thanks to Veterans
And Presentation of Colors.**

There will be a Cash Bar.

The Audience will get to vote for their favorite act!

Ticket Proceeds to Benefit



And



***Please Consider Being a Sponsor for this
Terrific Event!***

*All Sponsorship Proceeds will also benefit the Foundation
and the Little Theatre.*

Event Sponsors \$1,000

Listed On Website.

Listed in a Constant Contact.

Listed in Legal Register.

Full Page Ad (in early pages of Program Book).

Announced by MCs in Opening.

Listed on Sign on the Stage.

10 tickets to event.

Refreshment Sponsors \$500

Listed in a Constant Contact.

In Legal Register.

Full Page Ad.

Listed on Lobby Sign.

4 tickets

Back Page & Inside front Cover Ads \$350

(This will be on a first submitted, first paid basis)

Full Page Ad \$250

One-Half Page Ad \$125

PROGRAM BOOKLET ADS

To have a full page or half page ad in the Program Booklet,

Please design your ad roughly to the page size it needs to be:

For a **FULL PAGE cost is \$250.00**. Please make the ad to be more rectangular 5 x7 inches and submit as a **JPG/JPEG or Word Document file**. It does not have to be perfect in size. If you get if close that will work.

For a **HALF PAGE cost is \$125.00**. Please make the ad, roughly 2.5 x 3.5 inches and submit it as a **JPG/JPEG or Word Document file**. It too does not have to be perfect in size as we can shrink it or enlarge it to the exact size when Joe Burke sets the Program Booklet for our *Legal Register's* color printing company.

Where to Submit your ad:

E-mail your ad to

Joseph.Burke@luzernecounty.org.

Joe will then send them to size and compile them into the Program Booklet.

**** All checks are to be made payable to: "Little Theatre."**

Where to send your check:

Please mail your check made payable to **"Little Theatre"** to the W-BLLA:

Wilkes-Barre Law & Library Assn
200 North River Street
Wilkes-Barre, PA 18711

EVENT & REFRESHMENT SPONSORS

If you wish to be either an event sponsor at \$1,000.00 or a refreshment sponsor at \$500.00

E-mail

Joseph.Burke@luzernecounty.org.

***DEADLINE* FOR THE PROGRAM BOOKLET ADS AND SPONSORSHIPS IS MONDAY, OCTOBER 2nd**

as the Program Booklet must be sent to press in order for to be finished in time for the event.

Where to purchase Tickets for the show:

When we get closer to the November 11th date information will be published on where and how to buy tickets for the show.

Also, tickets will be on sale in person at the Charitable Foundation Table to be located in front of the stage in the main Ballroom of Mohegan Sun at the November 9th Bench Bar Conference. The Raffle Baskets will also be on display and tickets sold for the drawing for them as well.

The Talent Show is an extension of this year's Bench Bar Conference, so we hope that if you attend the Conference, you also attend the Talent Show. All proceeds from the Talent Show (accept the Cash Bar) will be divided between The Little Theatre and our Luzerne County Bar Association Charitable Foundation, Inc.

Talent Show Sponsors

(Thus far—Listed Alphabetically):

Event Sponsors \$1,000:

Anzalone Law Offices, LLC.

Burns White, LLC—Attorneys at Law.

O'Donnell Law Offices

Refreshment Sponsors \$500:

Law Offices of Girard J. Mecadon

Hoegen & Associates P.C.

Again, e-mail [*Joseph.Burke@luzernecounty.org*](mailto:Joseph.Burke@luzernecounty.org) if you are interested in being a Sponsor. **Deadline for Sponsorship Submissions is October 2nd.**

June 9—Sept. 22



To W-BLLA Members:

Anyone having Bar News, such as receiving an award or recognition or being appointed to a position and would like *The Legal Register* to mention it as Bar News, please contact Gail by e-mail at **Gail.Kopiak@luzernecounty.org** or call **The Law Library** at (570) 822-6712.

Associate Attorney—1+ Yrs.’ Experience— Casualty

Marshall Dennehey, a leading Am Law 200 civil defense law firm with over sixty years of continued service to our corporate, insurance, and individual clients, is seeking an Associate Attorney for its Scranton, Pennsylvania office with at least one (1) year of Casualty experience.

Marshall Dennehey seeks to hire attorneys who want to find their “forever home.” We welcome candidates who desire to advance within the firm while assisting others to do the same. To that end, we prefer a steady and consistent work history. In return, the firm offers a competitive salary including multiple financial bonus opportunities throughout the year, a comprehensive employee benefits package, a new firm funded Lifestyle Account beginning January 2023 entitled “Marshall Associate Advantage,” and a sound future.

Marshall Dennehey supports and encourages workplace diversity and we are an Equal Opportunity Employer AA/M/F/D/V. The firm’s investment in this arena has been observed by numerous publications and we were honored with a 2022 “Tipping the Scales” recognition by the Diversity & Flexibility Alliance. All qualified applicants will receive consideration for employment without regard to race, color, religion, sex, national origin, age, disability, marital status, veteran status, sexual orientation, genetic information or any other protected characteristic under applicable law.

Qualified applicants may submit their cover letter and resume to **HRRecruiter@mdwcg.com** for consideration.

Marshall Dennehey does not accept unsolicited resumes from individual recruiters or third-party recruiting agencies in response to job postings.

July 21, 28; Aug. 4

Part-Time Attorney Position

The Law Office of Tullio DeLuca has an immediate opening for a part-time attorney in a busy law practice. Qualified candidate must possess strong academic credentials, excellent analytical abilities, strong communicational, writing and research abilities. Areas of practice will be Family Law, Civil Litigation and Collection. PA Bar required.

Send writing samples, compensation requirements and resume to **Tullio.DeLuca@verizon.net**.

July 21, 28; Aug. 4

The Lackawanna Bar Association
and
Wilkes-Barre Law & Library Association
Invite you to join us

Summer Cocktail Party

5:30PM-7:30PM

Thursday, August 17, 2023
Glenmaura National Golf Club

Honoring
2023 Pennsylvania Bar Association President
& 2023 LBA President's Award Recipient



Michael J. McDonald, Esq.

Reservations Required
Spouses and Family Welcome
Tickets \$80

Tickets may be purchased in advance by credit card on our
website: www.lackawannabar.org
For reservations, contact Gianna at jurist@lackawannabar.org

July 21, 28; Aug. 4



NOTICE

The Temporary surcharge portion of the Judicial Computer Project/Access to Justice/Criminal Justice Enhancement/Office of Attorney General (JCP/ATJ/CJEA/OAG) fee of \$21.25 is set to expire on August 1, 2023. This means that instead of collecting a fee of \$40.25, the correct fee would be **\$19.00** for all filings/recordings that include the fee as of August 1st.

The temporary surcharge may be reauthorized prior to August 1st and thus there would be no change in the overall fee. It can also be reauthorized as part of the state budget once it is passed.

This is notification that if you are filing in person on August 1st or thereafter, base the fee for these filings/recordings on a \$19.00 JCP/JCS fee and bring a separate check in case the fee is reinstated by the legislature. If you are sending your documents through the mail, they may be returned if the fee is incorrect. E-filed or E-recorded Documents/Filings will simply collect the appropriate fee at that time.

If you are unsure of fees or which documents are affected, please contact the appropriate office for your recording/filing. (**Recorder of Deeds/Register of Wills/Clerk of Orphans' Court; Prothonotary and Clerk of Courts**).

We apologize for the inconvenience. This is advance notice of the possible fee changes. The offices must wait until notification which can happen at any time as to whether the fee has been reinstated as of August 1st.

July 28—Aug. 25



JOB TITLE: ASSOCIATE ATTORNEY

LOCATION: 120 S. FRANKLIN ST., WILKES-BARRE PA 18701

EXPERIENCE: 1-2 YEARS

SALARY: COMMENSURATE WITH EXPERIENCE

The Moses Law Group is seeking a highly motivated and skilled attorney to join our team. Our law office specializes in various areas of law.

Please submit resume to:

Peter@moses-law.com.

July 28; Aug. 4, 11



W-BLLA Members

Save these Dates on Your Calendar for the

Red Mass

Monday—October 2, 2023

at



**KING'S
COLLEGE**
TRANSFORMATION. COMMUNITY. HOLY CROSS.

Details to be Published in September.

October
Quarterly Meeting
Thursday—October 19, 2023
at the

WESTMORELAND CLUB



Details to be Published in September.

Bench Bar Conference

Thursday—November 9, 2023

at



Details to be Published in October.

July 28—Aug. 25

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 TIMOTHY DAVID BOZEK, II, late of Pittston (died May 6, 2023), Tyler Bozek, Administrator; David W. Saba, Esquire, 345 Market St., Kingston, PA 18704

ESTATE OF JAMES K. BROWN, late of Kingston Township (died July 18, 2023), Rebecca Lynn Issacs, Executrix; Elliot B. Edley, Esquire, 37 N. River Street, Wilkes-Barre, PA 18702

ESTATE OF ARLINE A. DELEMAN a/k/a Arline Deleman, late of Wilkes-Barre Township (died June 14, 2022), MaryAnn McGowan, Administratrix; John A. Bednarz, Jr., Esquire, P.O. Box 131, Dallas, PA 18612

ESTATE OF JANIECE DeMURO, late of Wilkes-Barre (died June 24, 2023), Mark Puterbaugh, Administrator; John J. Terrana, Esquire, 400 Third Ave., Suite 216, Kingston, PA 18704

ESTATE OF ROBERT J. EGAN, SR., late of Hanover Township (died June 25, 2023), Michael Egan, Executor; Law Offices of Bernard Walter, 1674 Memorial Hwy., Shavertown, PA 18708

ESTATE OF WILLIAM C. EVANS a/k/a William Clark Evans, late of New Columbus (died June 11,

2023), Jennifer M. Naugle, Executrix; Robert A. Bull, Esquire, Law Offices of Bull & Bull, LLP, 106 Market Street, Berwick, PA 18603

ESTATE OF BARBARA A. FALCONE, late of Hazleton (died June 26, 2023), John M. Natt, Executor; Edward P. McNelis, Esquire, P.O. Box 802, Conyngham, PA 18219

ESTATE OF JOAN CAROL GIARDINA a/k/a Joan C. Giardina, late of Pittston (died April 28, 2023), Charlene Krawchuk, Executrix; Samuel A. Falcone, Esquire, 900 Rutter Ave., Suite 24, Forty Fort, PA 18704

ESTATE OF MILDRED E. KRZYWICKI a/k/a Mildred Elsie Krzywicki a/k/a Mildred Krzywicki, late of West Hazleton (died June 29, 2023), Joseph Straw, Executor; Frank J. Skokoski, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202

ESTATE OF MICHAEL P. LALLY, JR., late of Plains Twp. (died March 24, 2023), George M. Nikolaou, Administrator; Nikolaou Law Offices, 166 Allendale Road, King of Prussia, PA 19406

ESTATE OF GERALD J. LOUGHNEY a/k/a Gerald John Loughney a/k/a Gerald Loughney, late of Exeter (died June 23, 2023), Christopher Loughney, Executor; Girard J. Mecadon, Esquire, 363 Laurel St., Pittston, PA 18640

ESTATE OF BETH MORAN, late of Forty Fort (died June 27, 2023), Jason Paley, Executor; Mey & Sulla, LLP, 1144 East Drinker Street, Dunmore, PA 18512

ESTATE OF DAVID D. MUNDIE, late of Butler Township (died April 3, 2023), Krista E. Eveland, Execu-

THE LUZERNE LEGAL REGISTER

trix; Alexis C. Falvello, Esquire, The Falvello Law Firm, P.C., 641 State Route 93, Sugarloaf, PA 18249

ESTATE OF CHARLES J. PALMENTERE, late of Dallas (died December 15, 2022), Michael Conti, Executor; David W. Saba, Esquire, 345 Market St., Kingston, PA 18704

ESTATE OF CATHERINE PASCUCCI, late of Plains Township (died April 4, 2023), Andrew Pascucci, Administrator; Mey & Sulla, LLP, 1144 East Drinker Street, Dunmore, PA 18512

ESTATE OF WILLIAM SHERIDAN, late of West Pittston (died May 23, 2023), Susan Granlund, Executrix; Joseph D. Burke, Jr., Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Avenue, Forty Fort, PA 18704-4237

ESTATE OF ANDREW J. SOLTIS, late of Hazle Township (died April 6, 2023), Heather Lynn Soltis, Executrix; James A. O'Connor, Esquire, O'Connor Law, 608 West Oak St., P.O. Box 201, Frackville, PA 17931

ESTATE OF JOHN H. STOUT, late of Jenkins Township (died June 20, 2023), Robert Jones, Executor; Biagio V. Musto, II, Esquire, 171 William St., Pittston, PA 18640-1719

ESTATE OF JOHN A. SYSAK, late of Plains Township (died June 20, 2023), John R. Sysak, Executor; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF ROSEANNE T. WARNER, late of Butler Township (died May 23, 2023), Kenneth J. Warner, Executor; The Seach Law Offices, 466 State Route 93, Sugarloaf, PA 18249

SECOND PUBLICATION

ESTATE OF JOSEPH J. ANDRASCavage, SR. a/k/a Joseph J. Andrascavage, late of Wilkes-Barre Twp. (died June 2, 2023), Gary J. Andrascavage, Executor; Matthew P. Kelly, Esquire, 400 Third Ave., Suite 205, Kingston, PA 18704

ESTATE OF ZACHARY P. BRYK, late of Dupont (died January 30, 2023), Amanda Bryk, Executrix; Leonard A. Sanguedolce, Esquire, 159 South Main Street, Suite One, Pittston, PA 18640

ESTATE OF MARGARET E. CABLE, late of Kingston Twp. (died April 27, 2023), James David Shepherd, Executor; Patrick N. Coleman, Esquire, Tellie & Coleman, P.C., 310 East Drinker St., Dunmore, PA 18512

ESTATE OF BRINLEY J. DEMPSKI, late of Pringle (died June 2, 2023), Beverly Dempski and Brinley J. Dempski, Jr., Co-Executors; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF THERESA MARY DENT a/k/a Theresa M. Dent, late of Salem Township (died June 16, 2023), Jeffrey Jay Dent, Executor; Kevin Tanribilir, Esquire, 701 East Front Street, Berwick, PA 18603

ESTATE OF LOTTIE ELEANOR EVERETT a/k/a Lottie Everett, late of Kingston (died June 11, 2023), Jean Marie Moses, Executrix; John P. Rodgers, Esquire, 1170 Highway 315, Suite 1, Plains, PA 18702

ESTATE OF HARRY JOHN FITSER, late of Hanover Township (died June 30, 2023), Connie Little, Administratrix; Steven J. Fendler, Esquire, Comit Law Firm, LLC, 46 Public Sq., Suite 101, Wilkes-Barre, PA 18701

THE LUZERNE LEGAL REGISTER

- ESTATE OF JOSEPH M. FUREDI a/k/a Joseph Furedi, late of Hazleton (died June 5, 2023), Brian M. Furedi, Administrator CTA; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201
- ESTATE OF KAREN JILL IIDA a/k/a Karen J. Iida, late of Lehman Township (died July 2, 2023), Michelle Frederick, Executrix; Jonathan A. Spohrer, Esquire, 279 Pierce St., Kingston, PA 18704
- ESTATE OF LILLIAN M. JUNAS, late of Hazleton (died December 11, 2020), Dorothy Begalka Lewis, Kathryn Begalka Kurtenbahr and Keith Junas, Executors; Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202
- ESTATE OF RICHARD J. KOMISHOCK, late of Freeland (died May 8, 2023), Ronald Komishock, Administrator; James A. Schneider, Esquire, William J. Schneider, Esquire, 439 West Broad Street, Hazleton, PA 18201-6106
- ESTATE OF NEIL P. MACIJCZAK, late of Ashley (died February 3, 2020), Brenda L. Macijczak, Administratrix; Ralph J. Johnston, Jr., Esquire, 250 Pierce St., Suite 308, Kingston, PA 18704
- ESTATE OF GERTRUDE E. MARIANO a/k/a Trudy S. Mariano, late of Hazleton (died May 30, 2023), Lucas F. Mariano, Nathan N. Mariano and Matthew J. Mariano, Co-Executors; William J. Schneider, Esquire, James A. Schneider, Esquire, 439 West Broad Street, Hazleton, PA 18201-6106
- ESTATE OF ROBERT T. METCALF, JR., late of Hanover Township (died February 16, 2023), Norma Metcalf and Robert T. Metcalf, Sr., Co-Administrators; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706
- ESTATE OF RACHEL W. REGALIS a/k/a Rachel Regalis, late of Plymouth Twp. (died June 10, 2023), Robert Regalis, Executor; Stephen B. Killian, Esquire, 575 Pierce Street, Suite, 303, Kingston, PA, 18704
- ESTATE OF EDWARD SHERRILL, late of Wilkes-Barre (died May 2, 2023), Anne Marie Reese, Executrix; Law Offices of Bernard Walter, 1674 Memorial Hwy., Shavertown, PA 18708
- ESTATE OF ROSE MARIE STRAVINSKY, late of Dallas (died June 11, 2023), Benjamin Stravinsky, Executor; John K. Lisman, Esquire, 152 South Franklin, St., Wilkes-Barre, PA 18701
- ESTATE OF CAROL A. URBAN a/k/a Carol Ann Urban a/k/a Carol K. Urban a/k/a Carol Urban, late of Kingston (died July 6, 2023), David C. Urban, Executor; Thomas A. O'Connor, Esquire, Law Office of Thomas A. O'Connor, P.C., 601 Wyoming Ave., Kingston, PA 18704
- ESTATE OF JANA WROBLEWSKI, late of Hazleton (died June 22, 2023), Paul Wroblewski, Administrator; Peter O'Donnell, Esquire, 305 South Church St., Suite 175, Hazleton, PA 18201

THIRD PUBLICATION

ESTATE OF JEAN BALL, late of Wilkes-Barre (died March 11, 2023), Jennifer Castillo, Administratrix; Stephen B. Killian, Esquire, 575 Pierce Street, Suite 303, Kingston, PA 18704

ESTATE OF WILLIAM J. BALL, late of Mountain Top (died June 18, 2021), Anne Marie Rose-Ball,

THE LUZERNE LEGAL REGISTER

- Administratrix; Caputo & Mar-
otti, P.C., 730 Main St., Moosic,
PA 18507
- ESTATE OF DAVID BROMBERG, late
of Harveys Lake (died June 10,
2023), Terry Bromberg, Adminis-
trator; Anthony G. Ross, Esquire,
Law Offices of Tony Ross, 126
South Main St., Pittston, PA
18640
- ESTATE OF MARY PATRICIA BRUN-
NER, late of Wilkes-Barre (died
June 25, 2023), Amber Marie
Malonis, Executrix; Carl N. Frank,
Esquire, Carl E. Frank, Esquire,
Farrell & Frank, 8 West Market
St., Suite 1110, Wilkes-Barre, PA
18701-1801
- ESTATE OF NANCY J. DERR, late of
Freeland (died May 28, 2023),
Randall S. Derr, Executor; Donald
G. Karpowich, Esquire, 85 Drasher
Rd., Drums, PA 18222
- ESTATE OF JEANNE McLAUGHLIN
DURKIN a/k/a Jeanne M. Dur-
kin, late of Dallas Twp. (died June
18, 2023), Robert McLaughlin
Durkin, Executor; Hourigan,
Kluger & Quinn, PC, 600 Third
Ave., Kingston, PA 18704
- ESTATE OF SANDRA J. KITCHEN,
late of Wilkes-Barre (died October
6, 2017), Keith Swartwood and Kiel
Swartwood, Co-Administrators;
Patrick J. Aregood, Esquire, 1218
South Main St., Wilkes-Barre, PA
18706
- ESTATE OF THERESA LEVY, late of
Plains Twp. (died April 11, 2023),
Denise Levy, Executrix; John J.
Terrana, Esquire, 400 Third Ave.,
Suite 216, Kingston, PA 18704
- ESTATE OF THOMAS J. MAGUIRE
a/k/a Thomas W. Maguire a/k/a
Thomas Maguire a/k/a Tom Ma-
guire, late of West Wyoming (died
May 22, 2023), James Maguire, 6
Tradewinds Lane, Sea Bright, NJ
07760 and Mark Maguire, 105
Hunter Circle, Exeter, PA 18643,
Co-Executors
- ESTATE OF BETTY JANE MILLER,
late of Nanticoke (died February
27, 2023), Susan Renee Pehala
and Charles E. Miller, Jr., Co-
Executors; Patrick J. Aregood,
Esquire, 1218 South Main St.,
Wilkes-Barre, PA 18706
- ESTATE OF ROBERT NEUMAN
a/k/a Robert L. Neuman, late of
Wilkes-Barre (died June 12,
2023), Florence Mokris, Execu-
trix; Law Office of Thomas A.
O'Connor, P.C., 601 Wyoming
Ave., Kingston, PA 18704
- ESTATE OF JOSEPH P. O'DONNELL,
late of Exeter Borough (died June
12, 2023), Nancy Dennis and
Susan Wood, Administratrices;
George M. Riter, Esquire, 400
Maryland Ave., Ft. Washington,
PA 19034-7544
- ESTATE OF THOMAS D. POLITZ, late
of Hanover Twp. (died August 7,
2022), Janine Politz, Executrix;
Carl N. Frank, Esquire, Carl E.
Frank, Esquire, Farrell & Frank,
8 West Market St., Suite 1110,
Wilkes-Barre, PA 18701-1801
- ESTATE OF HELEN M. SOSINSKI
a/k/a Helen Sosinski, late of
Wright Township (died April 1,
2023), John J. Norkunas, Execu-
tor; David E. Schwager, Esquire,
183 Market Street, Suite 100,
Kingston, PA 18704-5444
- ESTATE OF BARBARA L. STAHL
a/k/a Barbara Lydia Stahl, late
of the Township of Hunlock (died
April 29, 2023), Shelly B. Parnell,
Executrix; Robert S. Betnar, Es-
quire, 126 South Main Street,
Pittston, PA 18640

THE LUZERNE LEGAL REGISTER

ESTATE OF NANCY M. STEWART (died May 27, 2023), John L. Petrosky, Sr., Administrator; Cynthia S. Yurchak, Esquire, 121 Carbon St., P.O. Box 49, Weatherly, PA 18255

ESTATE OF HELEN BARBARA SWENSKI, late of Conyngham Township (died August 13, 2013), Norma Galella, Administratrix; Jonathan S. Comitz, Esquire, Comitz Law Firm, LLC, 46 Public Square, Suite 101, Wilkes-Barre, PA 18701

ESTATE OF FRANCES A. THAYER, late of Ashley (died September 12, 2022), Michael L. Thayer, Administrator; Carl N. Frank, Esquire, Carl E. Frank, Esquire, Farrell & Frank, 8 West Market St., Suite 1110, Wilkes-Barre, PA 18701-1801

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

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

Term No. 202204000

BANK OF AMERICA, N.A. Plaintiff

vs.

The Unknown Heirs of HOWARD B. NEELY, Deceased Mortgagor and Real Owner Defendant

ACTION OF MORTGAGE FORECLOSURE

To: The Unknown Heirs of HOWARD B. NEELY, Deceased, MORTGAGOR AND REAL OWNER, DEFENDANT whose last known address is 339 Beade Street, Plymouth, PA 18651

THIS FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT.

You are hereby notified that Plaintiff BANK OF AMERICA, N.A., has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Luzerne County, Pennsylvania, docketed to No. 202204000 wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 339 Beade Street, Plymouth, PA 18651 whereupon your property will be sold by the Sheriff of Luzerne.

NOTICE

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

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 North Main Street
Suite 200
Pittston, PA 18640
(570) 299-4100
(855) 236-6405

- or -

101 West Broad Street
Suite 713
Hazleton, PA 18201
(570) 455-9512
(877) 515-7628

MICHAEL T. McKEEVER,
ESQUIRE
KML LAW GROUP, P.C.
Attorneys for Plaintiff

BNY Independence Center
701 Market Street
Suite 5000
Philadelphia, PA 19106-1532
(215) 627-1322

Aug. 4

NOTICE OF ACTION
IN QUIET TITLE

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

No. 202304584

MARIBEL FLORINTINO

Plaintiff

vs.

MMS HOLDINGS GROUP
CORP. AND
VICTORIA ARGENTA

Defendants

NOTICE IS HEREBY GIVEN to the Defendants, MMS HOLDINGS GROUP CORP., AND VICTORIA ARGENTA AND ALL PERSONS CLAIMING BY, THROUGH, AND /OR UNDER THEM, and all other people or entities claim, by and through the Defendants, and all other persons whatsoever, that on, April 26, 2023, Maribel Florintino commenced an action against you to No. 202304584 in the Office of the Prothonotary of Luzerne County, Pennsylvania, which you are required to defend to quiet title to that certain piece, parcel or tract of land situate 41 Courtright Street, Wilkes-Barre City, with a property identification number of H10NW4 004 021. As more particularly described as follows:

BEGINNING at a point on the northerly side of Courtright Avenue, at a corner of lands now or late of Grey and Berger, thence along said lands now or late of Grey and Berger in a northeasterly direction one hundred and twenty nine feet to other lands of the Virgil Argenta, thence in a northwesterly direction fifty feet to land formerly of Adam Behee, thence in a southerly direction along lands now or formerly of Adam Behee and William Miller one hundred and twenty-one feet in a southeasterly direction fifty one feet more or less to the place of beginning.

THE LUZERNE LEGAL REGISTER

The Court has fixed September 11, 2023 at 1:00 p.m., in the Luzerne County Courthouse, 3rd Floor, River Street, Wilkes-Barre, PA 18711, as the time and place for a hearing in said action.

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

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

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

North Penn Legal Services
33 North 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
159 S. Main Street
Pittston, PA 18640
Telephone No.
(570) 299-5166

Aug. 4

NOTICE OF ACTION
IN QUIET TITLE

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

No. 202307268

JOANES DO
NASCIMENTO CARDOSO
Plaintiff

vs.

THE ESTATE OF GERALD
BUZINSKI, THE ESTATE OF
JASMINE BUZINSKI, THE
ESTATE OF DONOVAN
BUZINSKI, AND HIS HEIRS
DONOVAN BUZINSKI, JR.,
AMBER BUZINSKI AND
CHRISTY BUZINSKI
Defendants

NOTICE IS HEREBY GIVEN to the Defendants and all persons claiming by and through and or under them, that on, July 13, 2023, joanes do Nascimento cardoso commenced an action against you to No. 202307268 in the Office of the Prothonotary of

THE LUZERNE LEGAL REGISTER

Luzerne County, Pennsylvania, which you are required to defend to quiet title to that certain piece, parcel or tract of land situate 29-31 Kado Street, Wilkes-Barre, Pennsylvania, with a property identification number of H10NE1 009 0051.

The Court has fixed September 11, 2023 at 1:00 p.m., in the Luzerne County Courthouse, 3rd Floor, River Street, Wilkes-Barre, PA 18711, as the time and place for a hearing in said action.

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

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

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

North Penn Legal Services
33 North 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
159 S. Main Street
Pittston, PA 18640
Telephone No.
(570) 299-5166

Aug. 4

NOTICE OF ACTION
IN QUIET TITLE

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

No. 2023-06129

ASMOLT HOLDINGS, LLC
Plaintiff

vs.

THE ESTATE OF EDWARD A.
RUTKIN, JEAN RUTKIN,
DOREEN KISHNER AND
EDWARD E. RUTKIN
Defendants

NOTICE IS HEREBY GIVEN to the Defendants and all persons claiming by and through and or

THE LUZERNE LEGAL REGISTER

under them, that on, June 8, 2023, Asmolot Holdings LLC commenced an action against you to No. 2023006129 in the Office of the Prothonotary of Luzerne County, Pennsylvania, which you are required to defend to quiet title to that certain piece, parcel or tract of land situate 239 Maple Street, Shavertown, Pennsylvania, with a property identification number of F9S5 003 005.

The Court has fixed September 11, 2023 at 1:00 p.m., in the Luzerne County Courthouse, 3rd Floor, River Street, Wilkes-Barre, PA 18711, as the time and place for a hearing in said action.

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

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

notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

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

North Penn Legal Services
33 North 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
159 S. Main Street
Pittston, PA 18640
Telephone No.
(570) 299-5166

Aug. 4

NOTICE

NOTICE IS HEREBY GIVEN that:

IRON-STRIKE, INC.
filed Articles of Incorporation with the Pennsylvania Department of State on July 24, 2023, for the purpose of incorporating a for profit corporation under the provisions of the Pennsylvania Business Corporation Law.

DAVID L. GLASSBERG,
ESQUIRE
GLASSBERG LAW
466 State Route 93
Sugarloaf, PA 18249

Aug. 4

THE LUZERNE LEGAL REGISTER

NOTICE OF ACTION
IN QUIET TITLE

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

NO: 2023-07601

JOHN PIERSON AND
VALERIE PIERSON, his wife
Plaintiffs

v.

TITO MONTIJO, JR.,
his Heirs, Executors,
Administrators, Successors and
Assigns and all other persons
claiming by, through, from or
under said Defendant, and all
other persons whatsoever
Defendant

ACTION IN QUIET TITLE

NOTICE IS HEREBY GIVEN to the Defendant, Tito Montijo, Jr., his Heirs, Executors, Administrators, Successors and Assigns and all other persons claiming by, through, from or under said Defendant, and all other persons whatsoever, that on July 6, 2023, John Pierson and Valerie Pierson, his wife, commenced an Action in Quiet Title against you to No. 2023-07601, in the Office of the Prothonotary of Luzerne County, Pennsylvania, which you are required to defend to quiet title to that certain piece, parcel or tract of land, located in the Township of Jenkins, County of Luzerne and Commonwealth of Pennsylvania, more properly described in Conveyance by Deed recorded in Deed Book 3023 Page

28206 in the Recorder of Deeds of Luzerne County, Commonwealth of Pennsylvania as described below bounded and described as follows:

ALL that certain lot, piece, or parcel of land with the improvements thereon situate in the Township of Jenkins, County of Luzerne, Commonwealth of Pennsylvania, bounded and described as follows, to wit: BEGINNING on the Northwesterly line of Gaughan Street distant one hundred twenty-four and eighty-one hundredths (124.81) feet measured on a course North seventy-six degrees twenty-six minutes East (N 76° 26' E) from the Easterly corner of land now or late of Paul Duda; Thence North twenty-eight degrees thirty minutes West (N 28° 30' W) twenty-seven and eighty-eight hundredths (27.88) feet; Thence North thirty-nine degrees fifty minutes West (N 39° 50' W) ninety-two and ninety-eight hundredths (92.98) feet; Thence North thirty-three degrees four minutes West (N 33° 04' W) one hundred thirteen and twenty-five hundredths (113.25) feet to line of L.V.R.R. Co.; Thence along said railroad North fifty-three degrees forty-three minutes East (N 53° 43' E) ninety and thirty-nine hundredths (90.39) feet to a point; Thence South thirty-three degrees four minutes East (S 33° 04' E) one hundred eighteen and thirty-two hundredths (118.32) feet to a point in common with land now or formerly of Michael Bigan; Thence Southwesterly along the line of an old fence forty-eight (48) feet, more or less, to a point; Thence Southeasterly

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eighty (80) feet more or less, to a point; Thence continuing South-easterly along a line parallel to and two (2) feet distant from the foundation wall of the property identified as 21-23 Gaughan Street seventy-five (75) feet, more or less, to Gaughan Street; Thence Southwesterly along Gaughan Street sixty-five and twenty-two hundred (65.22) feet, more or less, to the point of beginning. PIN: 33-E11S2-1-15 BEING the same premises conveyed to John Pierson and Valerie Pierson, his wife, by deed of Tax Claim Bureau, County of Luzerne, Pennsylvania as Trustee dated September 22, 2022, and recorded in Luzerne County Deed Book 3023 and page 28206.

The Court has fixed September 11, 2023 at 1:00 o'clock p.m., in the Luzerne County Courthouse, 3rd Floor, 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 the publication hereof. If you do not appear and defend this action, a decree may be entered against you holding that the plaintiffs have a valid and indefeasible title in said real estate against you and that you and all persons who claim any right, title or interest through you will be perpetually and permanently enjoined from impeaching, denying, attacking or asserting any claim, title, right, lien, or interest to said real estate premises inconsistent with the ownership of the plaintiffs, for the recovery of said real estate premises or such other action as the Court may

direct, within thirty (30) days of 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 plaintiffs. 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.

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North Penn Legal Services

33 N. Main St.

Ste. 200

Pittston, PA 18640

(570) 299-4100

- or -

101 W. Broad St.

Suite 713

Hazleton, PA 18201

(570) 455-9512

GIRARD J. MECADON,
ESQUIRE

Attorney for Plaintiffs

363 Laurel St.

Pittston, PA 18640

(570) 654-5030

Aug. 4

THE LUZERNE LEGAL REGISTER



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PERIODICAL PUBLICATION

*** Dated Material. Do Not Delay. Please Deliver Before Monday, August 7, 2023**