

# The Luzerne Legal Register

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**Established 1872**

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**VOL. 114 Wilkes-Barre, PA, Friday, February 16, 2024 No. 7**

**IN MEMORIAM HAROLD ROSENN, ESQ. .... 4**

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The Wilkes-Barre Law and Library Association

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and may be viewed and/or downloaded.

Legal Ads published in this issue may be electronically  
searched online at **www.palegalads.org**.

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

## Bar Contacts:

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Kristin R. Shimonis

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Tel.: (570) 822-6712

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

## **In Memoriam Harold Rosenn, Esquire**

Harold Rosenn, the last of the four founding members of the law firm of Rosenn, Jenkins & Greenwald, died June 2, 2022, at the age of 104. Harold was born in Plains Township, Pennsylvania. He graduated from Kingston High School where he was president of the honor society and a member of the debate team. In 1939 he received his undergraduate degree from the University of Michigan, where he was a member of the varsity wrestling team. Just two years later he also received his law degree from the University of Michigan Law School. In 1999 Misericordia University awarded Harold an Honorary Doctor of Laws.

From 1942 until 1945 Harold served his country in World War II as a captain in the U.S. 8th Air Force in England. He flew in the first air raid on Berlin. But more important to Harold was his participation as a volunteer in Operation Chowhound, airlifting food and supplies to the Dutch who were starving because the Germans opened the dikes of Holland making it impossible to grow crops in the areas of Amsterdam, Rotterdam, and The Hague. In 1985, Harold was one of 40 Americans chosen by the Dutch government to return to Ypenberg to be honored and awarded the Dutch Erasmus Medal which was presented personally by Prince Bernhardt, a member of the Dutch Royal Family. After the war Harold returned to Luzerne County where he visited every American Legion in the area to urge establishment of blood donor programs for the Red Cross. Harold practiced what he preached, donating more than 10 gallons of blood over his lifetime.

In 1946 Harold began to practice law with his brother, Max. From 1950 through 1953 he served as an assistant Luzerne

County District Attorney. In 1954 he, Max, Mitchell Jenkins, and Henry Greenwald formed the law firm of Rosenn, Jenkins & Greenwald which not only became a well-respected law firm but also grew to become the largest law firm in Northeastern Pennsylvania. Harold was Managing Partner of the Firm and guided it through many successful years.

A prominent member of the Pennsylvania Bar, Harold served on many important state and federal institutions. He was a member of Pennsylvania Board of Law Examiners, a member of the Pennsylvania Appellate Court Nominating Commission, a member of the Federal Judicial Nominating Commission of Pennsylvania, a member of the Pennsylvania Crime Commission, a member of the Governor's Justice Commission, and a member of both the Pennsylvania and National Councils on Crime and Delinquency.

Harold was active in civic and religious organizations of various faiths, serving as both Chairman of the Wyoming Valley United Way Appeal and the United Jewish Appeal, as well as a member of the Boards of Directors of the Red Cross of Northeastern Pennsylvania, the St. Vincent de Paul Soup Kitchen, the Hoyt Library, and Misericordia University. He also served as President of Temple Israel and Commander of American Legion Post #395. His tireless service to Misericordia led that university to honor Harold and his wife, Sallyanne, with a sculpture in what became Rosenn Plaza.

Harold grew up during the Depression and to a certain extent was molded by it. Every young associate at the firm knew that, when summoned to Harold's office for an assignment, you brought a pen and pad of paper and wrote on the front and back of each page so as not to waste paper. Yet the Depression also instilled in Harold a strong empathy for the poor, the downtrodden, and the less fortunate. One finds here the roots of his devotion to The United Way, the St. Vincent de Paul Soup

Kitchen, the Red Cross, and the numerous other civic, religious, and charitable organizations for which he worked and which he championed not only with his wholehearted support but also with his wallet.

Harold was a man in a hurry. You did not walk with him; you loped along to keep up with him. He was in perpetual motion, always on the go. Harold had a marvelous sense of humor and was always ready to listen to or share a joke with you. He was a philatelist, a collector of Wedgwood, a world traveler, and a friend and benefactor, especially to those who needed assistance in obtaining an education. He and Sallyanne opened their home to welcome many students and refugees over the years and helped them and numerous others in financial need or in need of other types of assistance. Harold certainly left the world a better place. He loved to grow roses in his garden, never forgetting to put one in his lapel to start the business day and to bring a bouquet of roses to work, to the delight of the office receptionist.

Harold was preceded in death by Sallyanne Frank Rosenn, his wife of 73 years, and is survived by his son, Frank Scott Rosenn, to whom the Luzerne County Bar Association offers its sincere condolences.

Keith Rosenn, Esquire  
Alan S. Hollander, Esquire  
Bruce C. Rosenthal, Esquire  
Daniel G. Flannery, Esquire

Feb. 16

**[Editor's Note:** This Memorial was originally published in Issue No. 25 of Vol. 112—June 24, 2022. It was read by Steven P. Roth, Esquire, Managing Partner of Rosenn, Jenkins & Greenwald, LLP at the Court In Memoriam that was held at the Luzerne County Courthouse on December 14, 2023.]



## 2024 Members' Directory

*TO ALL W-BLLA MEMBERS:*

The W-BLLA will be printing the extremely popular *Members' Directory* in the usual 8-1/2 x 11 color paper booklet format.

To insure that we have your correct information in it, please let us know

*if you have changed your phone, fax  
or e-mail address in the last few  
months.*

If you have made any changes, please e-mail Gail Kopiak, Deputy Executive Director for Membership & Events, at

**Gail.Kopiak@luzernecounty.org**

Feb. 16, 23

## **Donation Made to Luzerne County Head Start**

The Luzerne County Bar Association Charitable Foundation, Inc. presented a check donation to Luzerne County Head Start at the Law Library.



**Shown in the Photo from left to right:** Lesa Butera, (Foundation Board Member), Atty. Catherine R. O'Donnell (Foundation President), Lynn Evans Biga (Luzerne County Head Start—Executive Director), Beth White (Luzerne County Head Start—Assistant Executive Director), and Cheryl Sobeski-Reedy (Bar Association President).

Feb. 16



## The Lawrence M. Klemow, Esq. Memorial Scholarship Fund of The Luzerne Foundation

This scholarship provides scholarship assistance to individuals who reside in the Greater Hazleton area pursuing a law degree.

### Eligibility Criteria

- A hard-working student performing to the best of his or her ability, maintaining a minimum GPA of 3.0;
- Demonstrated financial need;
- Proven community service and/or work experience;
- A student who has demonstrated strength of character or perhaps exceeded the expectations of their life situation;
- Enrolled in or planning to pursue a law degree.



### Application Information:

The following must be returned to The Luzerne Foundation by **Monday, April 29, 2024:**

- The completed scholarship application;
- An essay about the importance of family, character and respect. (The essay should be approximately 300-500 words, typewritten and double-spaced). Character is about how one treats and respects others, empathy, volunteerism, willingness to sacrifice for others, etc.;
- An official transcript from your current educational institution;
- A list of your extracurricular and volunteer activities, plus any work experience;
- One (1) letter of recommendation from a non-family member (e.g., teachers, professors, clergy, employers, etc.).

Return application and all documentation to:

Scholarship Processing  
The Luzerne Foundation  
34 South River Street  
Wilkes-Barre, PA 18702

You may also email your completed scholarship file to [Donna@luzerne.org](mailto:Donna@luzerne.org).

Please contact The Luzerne Foundation at 570-822-2065 with any questions.

***~DEADLINE is Monday, April 29, 2024~***



**The Lawrence M. Klemow, Esq.  
Memorial Scholarship Fund of The Luzerne Foundation**

Name of Applicant: _____ <div style="text-align: center; font-size: small; margin-top: 5px;">(Please PRINT your name.)</div>
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**SCHOOL AND COMMUNITY ACTIVITIES:**

List extracurricular, community and/or religious activities in which you have participated during the past 4 years. You may also attach a resume.

Activity	# of Years	Leadership Positions, Awards & Recognition

**WORK EXPERIENCE:**

List your paid work experience during the past four years, beginning with your most recent position. You may also attach a resume.

Employer	Nature of Work	Dates of Employment	Hrs/Wk

**CERTIFICATION**

I hereby affirm that the information provided on this form is accurate and complete to the best of my knowledge.

Applicant's Signature \_\_\_\_\_

Date \_\_\_\_\_

Feb. 16—Apr. 19



## **Position Available**

**The Luzerne County Office of Law** is seeking attorneys with family law experience to provide legal services for indigent parents facing Children and Youth matters. Interested attorneys should e-mail Vito DeLuca, Esq. at **[Vito.Deluca@luzernecounty.org](mailto:Vito.Deluca@luzernecounty.org)**.

Feb. 16, 23; Mar. 1, 8

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## **SCARTELLI OLSZEWSKI, P.C. LITIGATION ATTORNEY**

**Scartelli Olszewski, P.C.** is looking for a full-time attorney with 3 to 5 years of experience in litigation, preferably civil litigation. Competitive salary, health insurance, and retirement benefits available.

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**Scartelli Olszewski, P.C.**  
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Scranton, PA 18510  
[admin@scartelli.com](mailto:admin@scartelli.com)

Feb. 16, 23; Mar. 1



## **Important Security Notice to Library Users**

There was unfortunately an incident due to the open access of the 23/Stack Room Door. The Sheriff's Department was fortunately on top of the situation and the individual was escorted out of the Library & Register/Bar Offices area.

Deputies talked to both Cheryl Sobeski-Reedy and Joe Burke about their security concerns of having the 23/Stack Room door open to patrons. They advised that this was a security risk that needed to be addressed immediately. So, they came up and locked the door. The Sheriff's Department also left an emergency number for Gail and Kristin to use should someone inhospitable gain access again and refuse to leave.

Gail and Kristin luckily are fine, but this was a frightening eye-opening situation. Obviously, the Association and the Officers & Executive Committee have a duty to maintain a safe and healthy working environment for the Association's Executive staff.

For this reason, the 23/Stack Room and other doors to the Law Library will remain closed during the day. The Executive Committee has approved Johnson Controls installing a camera/buzzer security system that is the same used by the Judges and other offices in the Courthouse on the 23/Stack Room door. Members from the public wishing to gain access to the Register/Bar Offices or the Law Library will now be visually screened for access as an ongoing safety measure moving forward.

Also, so that the Sheriffs are available, in case needed, the Library and Room 23 will be closed to the Public at 4:00 p.m., so that the Sheriffs may escort anyone needed to be before they leave at 4:30 p.m.

These safety measures will not affect access to Room 23, the Law Library or the Presidents' Room of W-BLLA Members. W-BLLA Members' unrestricted access remains unchanged.

**A reminder to W-BLLA Members:** If you have not stopped at the Sheriff's Department and seen Gino to get an access card made, please do so; otherwise, just come to the 23/Stack Room door if you need to use the Law Library, Room 23/Stack Room or the President's Room and Gail or Kristin will buzz you in. Johnson Controls will be installing the new visual security access system in the next few days. Until then, you may have to simply knock on the 23/Stack Room door if you do not have a Sheriff's Department access card.

Again, the new security measures are being adopted at the direction of the Sheriff's Department in the hopes of avoiding another unfortunate incident like the one we had in Room 23/Law Library. We thank all our users (including W-BLLA Members) for your understanding and also for your patience while Johnson Controls installs the new visual security system on the 23/Stack Room door.

Feb. 9, 16

**BAR NEWS CALENDAR - 2024**

<b>DATE</b>	<b>DESCRIPTION OF EVENT</b>	<b>TIME</b>	<b>LOCATION</b>
4/19/24	<b>April Quarterly Meeting</b>	Noon	WMC
4/26/24	<b>2024 Pain &amp; Addiction Summit</b>	8:00 A.M.- 4:00 P.M.	Wilkes Univ.
5/17/24	<b>Law Day Dinner Dance</b>	6:00 P.M.	WMC
5/18/24	<b>Law Day Shabbat</b>	10:00 A.M.	Temple Israel
5/20/24	<b>Superior Court of PA CLE</b> <i>(1 substantive credit)</i>	TBA	TBA
5/21/24 5/22/24	<b>Superior Court of PA Judicial Session at the Luzerne County Courthouse</b>	TBA	Luzerne Co. Cthse.
TBA	<b>Wills for Heroes CLE</b> <i>(1 substantive credit)</i>	TBA	LCCC
TBA	<b>Wills for Heroes Program</b>	TBA	LCCC
7/19/24	<b>Summer Outing (starting with brunch)</b>	10:00 A.M.	Fox Hill C.C.
TBA	<b>Red Mass</b>	Noon	King's College
10/18/24	<b>October Quarterly Meeting</b>	TBA	WMC
11/4/24	Rehearsal for Talent Show	TBA	Little Theatre of W-B
11/7/24	<b>Bench Bar Conference.</b>	10:30 A.M.	Mohegan Sun
11/9/24	<b>Law Revue—Talent Show</b>	TBA	Little Theatre of W-B
TBA	<b>Attorney Admissions—</b> Federal and W-BLLA followed by a Law Library Reception	9:00 A.M. 10:30 A.M. 11:30 A.M.	Max Rosenn U.S. Cthse.  Luzerne Co. Cthse.
TBA	<b>In Memoriam</b>	TBA	TBA

Feb. 9, 16





## **2024 APRIL QUARTERLY MEETING**

This year's **April Quarterly Meeting** will be held on a Friday instead of Thursday in April.

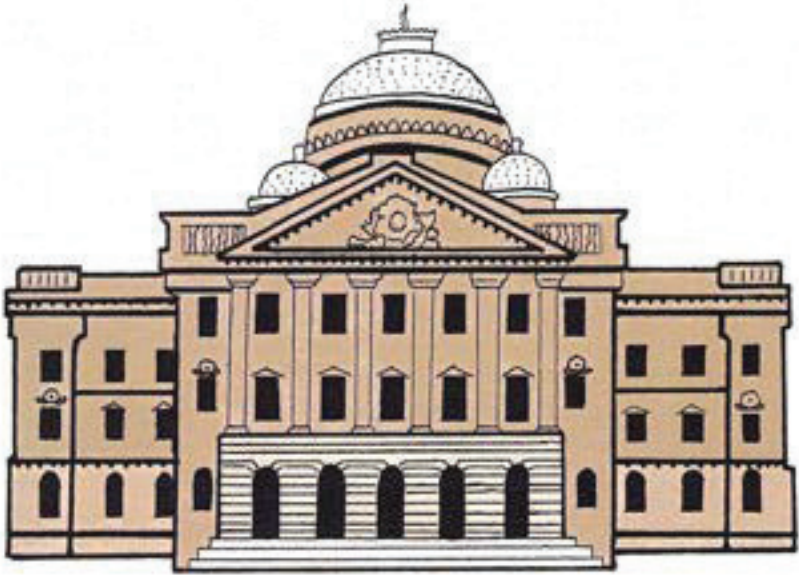
It will be held on

**FRIDAY, APRIL 19, 2024 at NOON**  
at the Westmoreland Club in Wilkes-Barre.

More information will be published as we get closer to the date. For now, please

**Save the Date!**

Feb. 9, 16, 23



## **COURTHOUSE CLOSED**

A Reminder to W-BLLA Members:

*the Luzerne County  
Courthouse* will be

**CLOSED** on

**Monday, February 19<sup>th</sup>**

in Celebration of

**Presidents' Day.**

Feb. 2, 9, 16



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**345 Market Street, Kingston, Pennsylvania and**

**5 East Market Street, Corning, New York.**

**Feb. 2, 9, 16**



## **SAVE THE DATE:**

The W-BLLA's  
*175<sup>th</sup> Anniversary Dinner* will be held at  
Skytop Lodge in the Poconos on  
**Saturday, May 31, 2025.**

A block of rooms will be available for Friday night, **May 30th**, so Members may stay over and not have to drive the day of the dinner and for Saturday night, **May 31st**, so Members do not have to drive home after the dinner that night. The Association is working on an activity package for May 31st. Details will be published as the planning for the dinner continues to evolve.

Feb. 2—Apr. 12

## Winning Appellate Strategies



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**1460 Wyoming Avenue, Forty Fort, PA 18704**  
**(570) 343-1827**



***2024***  
***FAMILY COURT***  
***MOTIONS SCHEDULE***

**Family Court Motions** will be held  
**Mondays, Wednesdays, and Fridays** from  
**8:30 a.m. to 9:15 a.m.** at the  
Bernard C. Brominski Building,  
113 W. North Street, Wilkes-Barre, PA.

Dec. 29—Feb. 23

# ADR

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Zoom CLE.



**FRIDAY,  
FEBRUARY  
23<sup>rd</sup> at NOON.**

**“Be It  
Resolved...**

***Striving for a (Realistic) Work/Life Balance in  
2024.”***

Presented by

**Brian S. Quinn, Esq.,**

Education and Outreach Coordinator

Lawyers Concerned for Lawyers of Pennsylvania.



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**PENNSYLVANIA**

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to provide your name and  
Attorney ID #.**

To REGISTER  
Go to **Luzernecountybar.com**  
Or click on the Link in the Constant Contact  
that Gail will be sending.

**You need to log on using your first and last name as the  
CLE Board requires Online tracking for CLE Distance  
Learning verification purposes.**

**This CLE Program is FREE for W-BLLA Members.**

Non-Members:

**All payments must be received 48 hours in advance of the program.**  
Minimum requirement is access to a computer or laptop, if you plan to use your  
cell phone or iPad you will need to download the Zoom App.

***To pay by check:*** Please mail a check payable to the  
“Wilkes-Barre Law and Library Association” to the Law Library  
at W-BLLA, Room 23, 200 North River Street, Wilkes-Barre,  
PA 18711.

If you have any questions, please call Gail at  
(570) 822-6712 or e-mail Gail at  
***Gail.Kopiak@luzernecounty.org.***

**Lawyers' Confidential Helpline: 1-888-999-1941 *www.lclpa.org***  
**Judges' Confidential Helpline: 1-888-999-1941 *www.jcjp.org***

Jan. 26; Feb. 2, 9, 16

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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 RALPH ALBERT BUSH a/k/a Ralph Bush, late of Courtdale (died November 9, 2023), Jeanne Bush, Executrix; Jeffrey A. Yelen, Esquire, Distasio, Kowalski & Yelen, LLC, 15 Public Square, Suite 501, Wilkes-Barre, PA 18701

ESTATE OF JOSEPH W. CHEEK, late of Swoyersville (died December 11, 2023), Michael W. Cheek, Executor; M. John Haley, Esquire, 115 East Bennett Street, Kingston, PA 18704

ESTATE OF ARLENE CZARNECKI, late of Shickshinny (died October 28, 2023), Mary Louise Bailey, Executrix; Carl N. Frank, Esquire, Farrell & Frank, 8 West Market St., Suite 1110, Wilkes-Barre, PA 18701-1801

ESTATE OF ROBERT M. DeYOUNG, SR. a/k/a Robert M. DeYoung a/k/a Robert DeYoung, late of Zephyrhills, FL (died December 9, 2023), Megan P. Maguire, Esquire, 590 Rutter Avenue, Kingston, PA 18704, Executrix

ESTATE OF MARY C. DURKIN, late of Wilkes-Barre (died December 4, 2023), Ellen Keenan, Executrix; Thomas A. O'Connor, Esquire, Law Office of Thomas A. O'Connor, PC, 601 Wyoming Avenue, Kingston, PA 18704

ESTATE OF MELANIE ELIZABETH GIBALE a/k/a Melanie E. Gibale, late of Shavertown (died January

18, 2024), Paula Paternoster, Executrix; David W. Saba, Esquire, 345 Market St., Kingston, PA 18704

ESTATE OF CHARLES EDWARD GREENFIELD, JR., late of Kingston (died January 17, 2024), Colin P. Conrad, Executor; Ruth Slamon Borland, Esquire, Borland & Borland, 69 Public Square, 11th Floor, Wilkes-Barre, PA 18701

ESTATE OF JOSEPH JEROME HIRKO, late of Plains Twp. (died August 6, 2019), Mark Allen Hirko, Administrator; William F. Burke, Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Avenue, Forty Fort, PA 18704-4237

ESTATE OF JOHN S. HYDER, late of Wilkes-Barre (died January 3, 2024), Daro Hyder, Executor; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

ESTATE OF EDWARD KILANOWSKI a/k/a Edward Robert Kilanowski a/k/a Edward Steven Kilanowski a/k/a Edward Kilanowski, Sr., late of Freeland (died January 12, 2024), Sarah Beishline, 28 South Hollywood Blvd., Hazleton, PA 18202, Administratrix

ESTATE OF JOSEPH JEROME MARGALIS, JR., late of Wilkes-Barre (died November 16, 2023), Susan M. Perlis, Executrix; Raymond A. Hassey, Esquire, 304 Wilkes-Barre Twp. Blvd., Wilkes-Barre, PA 18702

ESTATE OF PHILIP J. OLIVER, JR., late of Pittston (died September 29, 2023), Carol Oliver, Administratrix; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640

ESTATE OF ANNA MARIE PANISHAK, late of White Haven (died January 10, 2024), Mary Louise Panisak,

## THE LUZERNE LEGAL REGISTER

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Administratrix; John P. Finnerty, Esquire, 75 Glenmaura National Blvd., Moosic, PA 18507

ESTATE OF CAROLE THOMAS, late of Wyoming (died May 8, 2023), Kimberly A. Peck, 386 West Sixth St., West Wyoming, PA 18644, Executrix

ESTATE OF JANE M. THOMAS, late of Forty Fort (died January 17, 2024), Peggy Jane Cain, Executrix; Jannell L. Dudick, Esquire, 1043 Wyoming Avenue, Forty Fort, PA 18704

ESTATE OF ROBERT E. WHITTAKER, II, late of Wilkes-Barre (died November 5, 2023), Sharon Whittaker, Administratrix; Thomas Patrick Hogan, Esquire, Law Office of Thomas A. O'Connor, PC, 601 Wyoming Avenue, Kingston, PA 18704

ESTATE OF MARK STEPHEN YANUS, late of White Haven (died December 20, 2023), Patricia Eroh, Executrix; Raymond A. Hassey, Esquire, 304 Wilkes-Barre Twp. Blvd., Wilkes-Barre, PA 18702

### SECOND PUBLICATION

ESTATE OF CAROLE BOONE, late of Pittston Township (died December 15, 2023), Michael F. Boone, 8270 Pathfinder Loop, Unit 823, Fort Myers, FL 33919 and John D. Boone, 505 South St., Avoca, PA 18641, Administrators

ESTATE OF MICHAEL BUDJNOSKI a/k/a Michael John Budjnoski, late of Harveys Lake (died November 30, 2023), Martina Budjnoski, Executrix; David W. Saba, Esquire, 345 Market St., Kingston, PA 18704

ESTATE OF HELEN M. CHAMPI, late of Duryea (died October 23, 2023), Joseph Champi and Denise Woy-

tach, Co-Executors; Carl J. Poveromo, Esquire, Rinaldi & Poveromo, P.C., P.O. Box 826, Scranton, PA 18501

ESTATE OF JOHN A. DESPIRITO, late of Pittston (died December 17, 2023), Jonathan Charles DeSpirito, Administrator; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640

ESTATE OF CATHERINE M. DEVIGILI a/k/a Catherine Mary Devigili, late of Drums (died September 12, 2023), Philip J. Flor, Administrator; Robert S. Sensky, Esquire, Laputka, Bayless, Ecker & Cohn, P.C., One South Church Street, Suite 301, Hazleton, PA 18201

ESTATE OF CHRISTINA M. DOMBROSKI a/k/a Christina Dombroski, late of Kingston (died December 17, 2023), Theresa A. Hoover, Executrix; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

ESTATE OF MARYANN A. GUGLIOTTI, late of Luzerne (died August 15, 2023), Kimberly Ann Boyd, 638 Charles Street, Luzerne, PA 18709, Administratrix

ESTATE OF JUDITH ANN HARMON, late of Nanticoke (died November 16, 2023), Julie A. Sheny, Administratrix; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

ESTATE OF IRENE A. JEMIOLA, late of Dupont (died July 20, 2022), Kenneth Jemiola, Administrator; Biagio V. Musto, II, Esquire, 171 William Street, Pittston, PA 18640-1719

ESTATE OF CAROL MARIE KARASH, late of Edwardsville (died December 21, 2023), Deborah Karash, Executrix; Jeffrey J. Malak, Es-

## THE LUZERNE LEGAL REGISTER

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quire, Chariton Malak, 138 South Main Street, P.O. Box 907, Wilkes-Barre, PA 18703-0907

ESTATE OF DIANA JEAN LEDENT, late of Wilkes-Barre (died August 31, 2023), James Toole, Administrator; Kevin M. Walsh, Esquire, 297-299 Pierce Street, Kingston, PA 18704

ESTATE OF FRANCIS G. MALEK a/k/a Frank G. Malek, late of Wilkes-Barre Township (died November 9, 2023), Sarah Malek, Executrix; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

ESTATE OF CYNTHIA LEE MAY a/k/a Cynthia L. Jayne, late of Kingston (died December 22, 2023), Nancy Smith, Executrix; Robert A. Anders, Esquire, 1170 Highway 315, Suite 2, Plains, PA 18702

ESTATE OF CHRISTINE ANGELA RUCCO, late of Larksville (died September 20, 2022), Jason Rucco and Jesse Rucco, Executors; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

ESTATE OF SANJAY SHARMA a/k/a Sam Sharma, late of Mountain Top (died March 18, 2023), Charmaine Sharma, Executrix; Kevin M. Walsh, Esquire, 297-299 Pierce Street, Kingston, PA 18704

ESTATE OF RONALD EUGENE SMALLCOMB a/k/a Ronald E. Smallcomb a/k/a Ronald Smallcomb a/k/a Ron Smallcomb, late of Fairview Township (died December 16, 2023), Bernardine M. Smallcomb, Executrix; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

ESTATE OF ELIZABETH LOUISE SWITHERS a/k/a Elizabeth Swithers, late of Nanticoke City (died December 22, 2023), Ellen Swith-

ers, Executrix; Rosenn, Jenkins & Greenwald, LLP, 1065 Highway 315, Suite 200, Wilkes-Barre, PA 18702

ESTATE OF ARLINE WALLACE a/k/a Arline Catherine Wallace, late of Wilkes-Barre (died September 5, 2023), Leo Wallace, Esquire, 142 Hershey Circle, Stewartstown, PA 17363, Executor

ESTATE OF LUCILLE M. ZIPKO, late of Wright Township (died December 14, 2023), Claire Radaszewski, Executrix; Rosenn, Jenkins & Greenwald, LLP, 1065 Highway 315, Suite 200, Wilkes-Barre, PA 18702

### THIRD PUBLICATION

ESTATE OF DIANE ATIE, late of Fairview Township (died December 18, 2023), Michael Adam Oliveri, Executor; Carlo A. LaMonica, Esquire, LaMonica Law Firm LLC, 3218 Pittston Avenue, Scranton, PA 18505

ESTATE OF JAMES RICHARD BARRY, JR. a/k/a James R. Barry, Jr. a/k/a J. Richard Barry, Jr., late of Hazle Township (died December 27, 2023), Linda J. Kujat, Executrix; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

ESTATE OF JAMES L. BRADLEY a/k/a James Bradley, late of Denison Township (died December 23, 2022), Bonita L. Bradley, Executrix; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

ESTATE OF ROBERT E. BURNS a/k/a Robert Francis Burns a/k/a Robert F. Burns, late of Edwardsville (died December 3, 2023), Matthew P. Kelly, Executor; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

## THE LUZERNE LEGAL REGISTER

- ESTATE OF EUGENE J. CHIKOWSKI a/k/a Gene Chikowski, late of West Pittston (died December 30, 2023), Deborah Ann Chikowski, Executrix; Justin H. Brown, Esquire, 1735 Market St., 51st Fl., Philadelphia, PA 19103
- ESTATE OF JANET R. COX, late of Dallas Township (died October 3, 2023), Thomas R. Brown, Executor; John F. Kulick, Esquire, Kulick Law Firm, LLC, 1701 Wyoming Avenue, Suite 2, Exeter, PA 18643
- ESTATE OF WILLIAM EDWARD HANN, late of Plymouth (died February 2, 2022), Annette L. Skameritz, Administratrix; Hudacek and Hudacek, 43 E. Main Street, Plymouth, PA 18651
- ESTATE OF ANTOINETTE HECK, late of Wilkes-Barre (died June 13, 2023), Regina Triani, Executrix; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704
- ESTATE OF WILLIAM S. HENESS, late of Kingston (died November 30, 2023), Keith Keiper, Executor; Alexander B. Russin, Esquire, 1516 Wyoming Avenue, Forty Fort, PA 18704
- ESTATE OF GEORGE KRLIC, late of Hanover Twp. (died December 31, 2023), Patrick J. Aregood, Executor; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706
- ESTATE OF GERTRUDE LATONA, late of Jenkins Township (died December 30, 2023), Charles Latona and Scott Lynett, Executors; The Law Office of Scott Lynett, 310 Penn Avenue, Scranton, PA 18503
- ESTATE OF CARMEN A. MERCADANTE, late of Edwardsville (died November 13, 2023), Carmen A. Mercadante, Jr., Executor; Ruth Slamon Borland, Esquire, Borland & Borland, 69 Public Square, 11th Floor, Wilkes-Barre, PA 18701
- ESTATE OF MARY CAROLE QUINN a/k/a Carole Quinn, late of Laflin (died August 29, 2023), Joseph A. Quinn, Executor; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704
- ESTATE OF MARK RANDALL a/k/a Mark C. Randall, late of Dorrance Township (died November 24, 2023), Amy Randall, Administratrix; Shandra S. Kisailus, Esquire, 245 North River Street, Wilkes-Barre, PA 18702
- ESTATE OF PATRICIA M. REAVY a/k/a Patricia Marlene Reavy, PhD, late of Pittston (died October 31, 2021), George C. Reavy, Executor; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704
- ESTATE OF WILLIAM J. RUTH a/k/a William Ruth, late of West Wyoming (died January 5, 2024), Patricia Ruth, Executrix; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704
- ESTATE OF BARBARA ANN SAKAVAGE a/k/a Barbara A. Sakavage, late of Plains (died December 3, 2023), Christine A. Gozick, Executrix; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704
- ESTATE OF JOSEPH A. SINAVAGE a/k/a Joseph Anthony Sinavage, late of Wilkes-Barre (died August 2, 2023), Joseph L. Sinavage, Executor; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704
- ESTATE OF NANCY J. SMILEY, late of Franklin Township (died December 3, 2022), Jayne E. Psolka, Executrix; Jami Layaou Hearn, Esquire, 103 Warren Street, Tunkhannock, PA 18657

THE LUZERNE LEGAL REGISTER

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ESTATE OF WILLIAM R. SMITH a/k/a William Richard Smith, late of Swoyersville (died December 6, 2022), Louise Smith, Administratrix; Frank J. Hoegen, Esquire, 152 South Franklin Street, Wilkes-Barre, PA 18701

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ESTATE OF EDWARD J. STARBUCK a/k/a Edward Starbuck, late of Dallas Township (died June 24, 1998), Jeanette Starbuck, Administratrix; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

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ESTATE OF CARMELLA SURIANO, late of Pittston Twp. (died December 8, 2023), Lori Faraday, Executrix; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640

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ESTATE OF CATHERINE A. UNIA-TOWSKI a/k/a Catherine Uniatowski, late of Courtdale (died March 11, 2023), Carol Keup, Executrix; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

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ESTATE OF JOSEPH M. WOLINSKY, late of Swoyersville (died December 12, 2023), John J. Gill, Jr., Executor; Gallagher, Brennan & Gill, 220 Pierce St., Kingston, PA 18704-4655

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ESTATE OF RICHARD J. WOOD-LEAF, late of Wyoming (died October 27, 2023), Thomas Brady, Administrator; Jeffrey J. Malak, Esquire, Chariton Malak, 138 South Main Street, P.O. Box 907, Wilkes-Barre, PA 18703-0907

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ESTATE OF DAVID LEONARD WOYTOVICH, late of Newport Township (died May 22, 2023), Anthony Bobowicz and Michael Banach, Executors; Stephen J. Fendler, Esquire, Comitz Law Firm, LLC, 46 Public Square, Suite 101, Wilkes-Barre, PA 18701

NOTICE OF TRUST  
ADMINISTRATION

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The Robert C. Duffy, Sr. and Myrtle E. Duffy Revocable Living Trust Agreement dated June 24, 1997, amended on December 7, 2000.

Settlor: Myrtle Duffy, dec'd.  
Late of Mountain Top.

Trustee: Roger A. Duffy.  
STACEY F. ACRI, ESQUIRE  
STEINBACHER, GOODALL  
& YURCHAK

273 East Northampton  
Street  
Wilkes-Barre, PA 18702

Feb. 2, 9, 16

PUBLIC NOTICE

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The Township of Butler has petitioned the Luzerne County Court of Common Pleas to sell the real property located on Cherry Street, Drums, PA, Parcel 06P8S3B4L12. This request is in accordance with 53 P.S. §3384, requesting relief and permission to sell real property whose intended use is no longer practicable and no longer benefits or enhances the community. A hearing to Show Cause as to why the Township's petition should not be granted is scheduled for March 20, 2024, at 9:00 A.M., at the Luzerne County Courthouse, 200 N. River Street, Wilkes-Barre, PA.

DONALD G. KARPOWICH,  
ESQUIRE

Butler Township Solicitor  
85 Drasher Road  
Drums, PA 18222

Feb. 9, 16, 23

THE LUZERNE LEGAL REGISTER

NOTICE

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

No. 202401233

LUIS GALVAN  
Plaintiff

vs.

MINERSVILLE, LLC, and all  
its transferees,  
successors, and assigns  
Defendants

NOTICE IS HEREBY GIVEN to the Defendant, MINERSVILLE, LLC, and all of its transferees, successors, and assigns, and all other people or entities claim, by and through the Defendant, and all other persons whatsoever, that on, LUIS GALVAN commenced an action against you to No., in the Office of the Prothonotary of Luzerne County, Pennsylvania, which you are required to defend to quiet title to that certain piece, parcel and plot of land situated in the County of Luzerne, State of Pennsylvania, and is described as follows: ALL the surface and right of soil of, in, and to all that certain lot and piece of land situate in the 9th Ward of the City of Nanticoke, Luzerne County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Southerly side of Grover Street in said City of Nanticoke, in a line drawn through Lot No. 153 parallel to the Westerly boundary of said Lot No. 153 on the plot of lots hereinafter mentioned; THENCE, along said line drawn

through Lot No. 153 Southeast-erly one hundred thirty-seven and five-tenths (137.5) feet to a point in the Northerly boundary of Lot No. 163, but now numbers Lots 3 and 2 of the plot of lots of Hannah M. Jones as recorded in the Office for the recording of Deeds in Deed Book 2, Page 224;THENCE, along the North-erly boundary of said Lot No. 163, now Lots Nos. 3 and 2, Northeastwardly twenty six and two-thirds (26 2/3) feet to a corner of Lot No. 154; THENCE, along the line of said Lot No. 154, Northwestwardly one hundred thirty seven and five-tenths (137.5) feet to a corner on said Grove Street; THENCE, along the line of said Grove Street twenty six and two thirds (26 2/3) feet to the place of BEGINNING.

The Court has fixed March 11, 2024 at 1:00 p.m., in the Luzerne County Courthouse, 200 N. River Street, Wilkes-Barre, PA 18711 as the time and place for a hearing in said action.

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

THE LUZERNE LEGAL REGISTER

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

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

North Penn Legal Services  
33 N. Main Street  
Suite 200  
Pittston, PA 18640  
(855) 236-6405  
- or -  
101 West Broad Street  
Suite 713  
Hazleton, PA 18201  
(877) 515-7628  
JOSEPH A. DESSOYE,  
ESQUIRE  
PA Attorney I.D.  
No. 200479  
WYOMING VALLEY  
LAW FIRM  
Counsel for Plaintiff  
9 N. Main Street  
Ste. 6  
Pittston, PA 18640  
Telephone No.  
(570) 299-5166

Feb. 16

NOTICE OF ACTION  
IN QUIET TITLE

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

No. 202401236

MARK D. BIENIAS and  
JILL A. BIENIAS  
Plaintiffs

vs.

ROBERT GARBER and  
HELEN C. GARBER  
Defendants

NOTICE IS HEREBY GIVEN to the Defendants, ROBERT GARBER and HELEN C. GARBER 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, January 31, 2024, the Plaintiffs commenced an action against you to No. 202401236 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 in the Township of Hanover, County of Luzerne, Pennsylvania, as more particularly described as follows:

ALL that certain piece or parcel of land situate in the Township of Hanover, County of Luzerne, Commonwealth of Pennsylvania bounded and described as follows, to wit: BEGINNING at a point in the southwesterly side-



THE LUZERNE LEGAL REGISTER

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line of forty (40) foot-wide Prince Street in the line dividing lots 41 and 42 of the Garber-Hanover Green Annex Plot, copy of which is attached to deed recorded in Luzerne County Deed Book 1512 at page 1197, said point being the southwesterly corner of lands now or formerly Celia Demora! and Angela Becker as recorded in Luzerne County Record Book 3022 at page 235475. THENCE from said point and along said Prince Street sideline, South 28° 30'00" East, 10.00 feet to a point in line of lands now or formerly Mark and Jill Bienias as recorded in Luzerne County Record Book 3020 at page 221745. THENCE from said point and along said Bienias lands, South 61° 30'00" West, 100.00 feet to a point. THENCE from said point and continuing along said lands, North 28° 30'00" West, 10.00 feet to a point in line of the aforesaid Demora! And Becker lands. THENCE from said point and along said lands, North 61° 30'00" East, 100.00 feet to a point, the place of beginning.

The Court has fixed March 11, 2024 at 1:00 p.m., in Courtroom Number in the Luzerne County Courthouse, 200 N. River Street, Wilkes-Barre, PA 18711 as the time and place for a hearing in said action.

YOU ARE HEREBY NOTIFIED TO APPEAR AND DEFEND this action within thirty (30) days of this publication hereof. In default of appearance or defense of such action, a Decree of Court may be entered holding that the Plaintiffs have 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 Plaintiffs, 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 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET HELP.

North Penn Legal Services

33 N. Main Street  
Suite 200  
Pittston, PA 18640  
(855) 236-6405  
JOSEPH A. DESOYE,  
ESQUIRE  
PA Attorney I.D.  
No. 200479  
WYOMING VALLEY  
LAW FIRM  
Counsel for Plaintiff  
9 N. Main Street  
Ste. 6  
Pittston, PA 18640  
Telephone No.  
(570) 299-5166

Feb. 16

THE LUZERNE LEGAL REGISTER

FICTITIOUS NAME  
REGISTRATION

NOTICE IS HEREBY GIVEN that an application for Registration of Fictitious Name was approved by the Department of State of the Commonwealth of Pennsylvania on February 7, 2024, for:

ANZALONE & DOYLE  
TRIAL LAWYERS

located at: 98 South Franklin Street, Wilkes-Barre, PA 18701.

The name and address of each individual interested in the business are: William F. Anzalone, Esquire, Jamie J. Anzalone, Esquire, Patrick J. Doyle, Jr., Esquire, Alana M. Anzalone, Esquire and Kelly M. Ciravolo, Esquire, 98 South Franklin Street, Wilkes-Barre, PA 18701.

This was filed in accordance with 54 Pa. C.S. §311.

Feb. 16

NOTICE

NOTICE IS HEREBY GIVEN that on February 9, 2024, the Petition of Samantha Gruman on Behalf of Gianna Marie Strouse, was filed in the Court of Common Pleas of Luzerne County, No. 01547of 2024, praying for a Decree to Change her name to Gianna Marie Gruman. The Court has fixed April 2, 2024, 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.

Feb. 16

NOTICE OF ACTION  
IN QUIET TITLE

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

No. 202400585

DELIGNE RAMIREZ  
Plaintiff

vs.

JOHN SHIELDS and HANOVER BANK OF PA, and all their respective transferees, successors, and assigns  
Defendants

NOTICE IS HEREBY GIVEN to the Defendants, JOHN SHIELDS and HANOVER BANK OF PA, and all their respective heirs, transferees, successors and assigns, and all other people or entities claim, by and through the Defendants, and all other persons whatsoever, that on, DELIGNE RAMIREZ, commenced an action against you to No., in the Office of the Prothonotary of Luzerne County, Pennsylvania, which you are required to defend to quiet title to that certain piece, parcel and plot of ground situate in the Borough of Courtdale, County of Luzerne, and State of Pennsylvania, described as Lot No. 92 on plot of lots known as Courtdale Terrace as laid out for H.S. Phillips, and more particularly described in Map Book 2, Page 345, in the office of the Recorder of Deeds in and for Luzerne County, bounded and described as follows, to wit: BEGINNING at a point on the Southeasterly side of Harrington Street in the dividing line of Lots Nos. 91 and 92

THE LUZERNE LEGAL REGISTER

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on plot of lots aforesaid; THENCE along said dividing line of Lots Nos. 91 and 92, South thirty (30) degrees, six (6) minutes East, one hundred ten (110) feet to a point, common to Lots Nos. 83, 84, 91, and 92. THENCE along the line dividing Lots Nos. 83 and 92, South fifty-nine (59) degrees, fifty-four (54) minutes West, twenty-five (25) feet to a point common to Lots Nos. 82, 83, 92, and 93. THENCE along the dividing line of Lost Nos. 92 and 93, North thirty (30) degrees, six (6) minutes West one hundred-ten (110) feet to the line of Harrington Street aforesaid. THENCE along the line of Harrington St., North fifty-nine (59), fifty-four (54) minutes East, twenty-five (25) feet to the place of the beginning.

The Court has fixed March 11, 2024 at 1:00 p.m., in Courtroom Number in the Luzerne County Courthouse, 200 N. River Street, Wilkes-Barre, PA 18711 as the time and place for a hearing in said action.

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

direct within thirty (30) days from the date of said Decree.

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

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

North Penn Legal Services

33 N. Main Street  
Suite 200  
Pittston, PA 18640  
(855) 236-6405

- or -

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

JOSEPH A. DESOYE,  
ESQUIRE

PA Attorney I.D.

No. 200479

WYOMING VALLEY  
LAW FIRM

Counsel for Plaintiff

9 N. Main Street  
Ste. 6  
Pittston, PA 18640  
Telephone No.  
(570) 299-5166

Feb. 16

THE LUZERNE LEGAL REGISTER

NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed and approved by the Pennsylvania Department of State on December 12, 2023, pursuant to the provisions of the Non-Profit Business Corporation Law of 1988. The name of the corporation is:

JENNIFER'S WAY  
HOMEOWNERS'  
ASSOCIATION INC.

with its place of business at: 57 North Mountain Boulevard, Mountain Top, Pennsylvania 18707.

ANGELO C. TERRANA, JR.,  
ESQUIRE  
LAW OFFICES OF  
TERRANA LAW, P.C.  
400 Third Avenue  
Suite 117  
Kingston, PA 18704

Feb. 16

NOTICE OF ACTION  
IN QUIET TITLE

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

No. 202401235

PJRR INVESTMENTS, LLC  
Plaintiff

vs.

JEREMY HUNTER  
Defendant

NOTICE IS HEREBY GIVEN to the DEFENDANT, JEREMY HUNTER AND ALL PERSONS CLAIMING BY, THROUGH, AND/

OR UNDER HIM, and all other people or entities claim, by and through the DEFENDANT, and all other persons whatsoever, that on, January 31, 2024, the PLAINTIFF commenced an action against you to No. 202401235 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 in Nanticoke City, County of Luzerne, Commonwealth of Pennsylvania, as more particularly described as follows:

BEGINNING at the southwest corner of Lot No; 1078 on the easterly side of Hanover Street in aid Borough one hundred, thirty-eight' (138) feet southerly from the southeast corner of the intersection of Hanover and South Streets, on the plat of lots hereinafter mentioned; THENCE along the easterly side of Hanover Street, south seventeen (17) degrees seventeen (17) minutes East twenty-two and one-half 22 1/2 feet to a point in the land recently conveyed to Robert J. Repotski, et ux' THENCE along the line running through the middle of Lot No. 1079, parallel to the sidelines thereto, and equidistant therefrom north 71° 12' east 173.3 feet, more or less along said Repotski land, to the westerly side of Maple Street. THENCE along the westerly side of said Maple Street north eighteen degrees forty eight minutes west a distance of twenty-two and one half feet to a corner of Lot No. 1078. THENCE along the southerly line of said Lot No.

THE LUZERNE LEGAL REGISTER

1078 south seventy one degrees twelve minutes west one hundred seventy two and seven tenths feet to the place of beginning.

The Court has fixed March 11, 2024 at 1:00 p.m., in Courtroom Number in the Luzerne County Courthouse, 200 N. River Street, Wilkes-Barre, PA 18711 as the time and place for a hearing in said action.

YOU ARE HEREBY NOTIFIED TO APPEAR AND DEFEND this action within thirty (30) days of this publication hereof. In default of appearance or defense of such action, a Decree of Court may be entered holding that the PLAINTIFF have 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.

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33 N. Main Street  
Suite 200  
Pittston, PA 18640  
(855) 236-6405  
JOSEPH A. DESOYE,  
ESQUIRE  
PA Attorney I.D.  
No. 200479  
WYOMING VALLEY  
LAW FIRM  
Counsel for Plaintiff  
9 N. Main Street  
Ste. 6  
Pittston, PA 18640  
Telephone No.  
(570) 299-5166

Feb. 16

NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation for: FROZEN COW DALLAS, INC. were filed with and approved by the Department of State of the Commonwealth of Pennsylvania on February 7, 2024. The corporation has been incorporated under the provisions of the Business Corporation Law of 1988.

DONALD P. ROBERTS,  
ESQUIRE  
BURKE VULLO REILLY  
ROBERTS  
1460 Wyoming Avenue  
Forty Fort, PA 18704

Feb. 16



## **HOURS**

**Daily**

**8:30 A.M. – 4:30 P.M.**

**The Law Library is OPEN to  
W-BLLA Members 24/7.**

To be Vetted by the Sheriff's Office for  
specific After hours Courthouse  
Building Access, submit the Form on  
the next page whenever access is  
necessary.

THE LUZERNE LEGAL REGISTER

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**W-BLLA MEMBERS REQUEST TO BE VETTED FOR  
AFTER HOURS COURTHOUSE BUILDING ACCESS  
FOR USE OF THE LAW LIBRARY**

**SUBMIT THIS REQUEST TO THE  
LUZERNE COUNTY SHERIFF'S DEPARTMENT  
SEND TO: [eugene.gurnari@luzernecounty.org](mailto:eugene.gurnari@luzernecounty.org)**

YOUR NAME: \_\_\_\_\_

SUPREME COURT I.D. #: \_\_\_\_\_ TEL # \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_

OFFICE ADDRESS: \_\_\_\_\_

\_\_\_\_\_  
**PLEASE STATE SPECIFICALLY THE DATES FOR THE  
NIGHT TIME OR WEEKEND  
AFTER HOUR ACCESS BEING REQUESTED:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**(The Sheriff's Department will let you know if your request  
for After Hours Access to the Building is granted and for the time period  
it has been granted for. Your Library Access Card will then be  
programmed to let you into the building for this period of time so that you  
may have After Hours Access).**

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**PERIODICAL PUBLICATION**

\* Dated Material. Do Not Delay. Please Deliver Before Tuesday, February 20, 2024