

The Luzerne Legal Register

Established 1872

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



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The Wilkes-Barre Law and Library Association

Back Issues of *The Luzerne Legal Register* are posted
on the Bar website at **Luzernecountybar.com**
and may be viewed and/or downloaded.

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

“JB” Joseph Paul Justice Burke, III
Reporter of Decisions of the Court of
Common Pleas and Editor-in-Chief

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WEBSITE ADDRESS:

www.luzernecountybar.com

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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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law.library@luzernecounty.org

**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



IN PARTNERSHIP WITH ONE TEAM FINANCIAL,
 NORTHEAST PA ESTATE PLANNING COUNCIL PRESENTS:

STRATEGIES TO HELP MAXIMIZE SOCIAL SECURITY BENEFITS

TO REGISTER SCAN QR CODE OR VISIT [HTTPS://epcnepa.org/meetinginfo.php](https://epcnepa.org/meetinginfo.php)



CLE 1 CREDIT PROGRAM
 THURSDAY, MAY 9, 4:00 PM
 Wilkes-Barre Think Center
 7 S. Main Street, Wilkes-Barre, PA

Access & Parking: A dedicated volunteer will be stationed at the door to assist with entry. Attendees are welcome to park in any public lots downtown or utilize street meters, with mobile meter payments facilitated through PANGO.

Social Security is a critical component when planning for retirement. It is an extremely valuable pension program that provides guaranteed lifetime income with cost-of-living increases. However, to ensure that you do not leave any eligible benefits on the table, learn the considerations and claiming strategies which may be available to help maximize your benefits. Such potential benefits include spousal, ex-spousal, child, child-in-care and survivor benefits—the more you know the more you can feel empowered by making the optimal Social Security filing decision to help maximize benefits for you and your family.

Securities and Investment Advisory Services Offered Through M Holdings Securities, Inc.
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This material is intended for informational purposes only and should not be construed as legal or tax advice and is not intended to replace the advice of a qualified attorney, tax advisor or plan provider. OneTeam Financial does not provide legal or tax advice.



ASH AHLUWALIA
 Head of Social Security
 Planning

Named National Social Security Advisor of the Year (2016), Ash Ahluwalia is one of the leading professionals on Social Security in America. With 30 years of experience and the National Social Security Advisor (NSSA) certification, Ash specializes in advising on how to help maximize eligible retirement benefits from Social Security.

If you have any questions, call or email Cathy Mihalick at 570.504.2248 or cathy.mihalick@fdcbank.com.

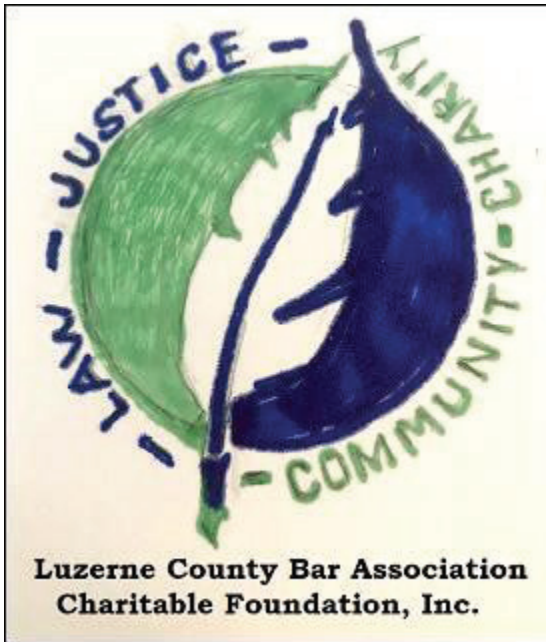
**This Year's
50-Year Members,
25-Year Members,
and
5-Year Members,
May Be Honored
by Making a
Donation to the
Luzerne County
Bar Assn.
Charitable
Foundation.**



**50-Year Members
Being Honored for 2024**

**Conrad A. Falvello, Esq.
David W. Saba, Esq.**

**25-Year Members, and
5-Year Members
(See the List Published).**



To Make a Donation in honor of this year's Law Day Honorees go to the Foundation Page on the Bar Website at **Luzernecountybar.com** or respond to the Constant Contact being sent to W-BLLA Members, or use the Color Insert Page published in *The Luzerne Legal Register*.

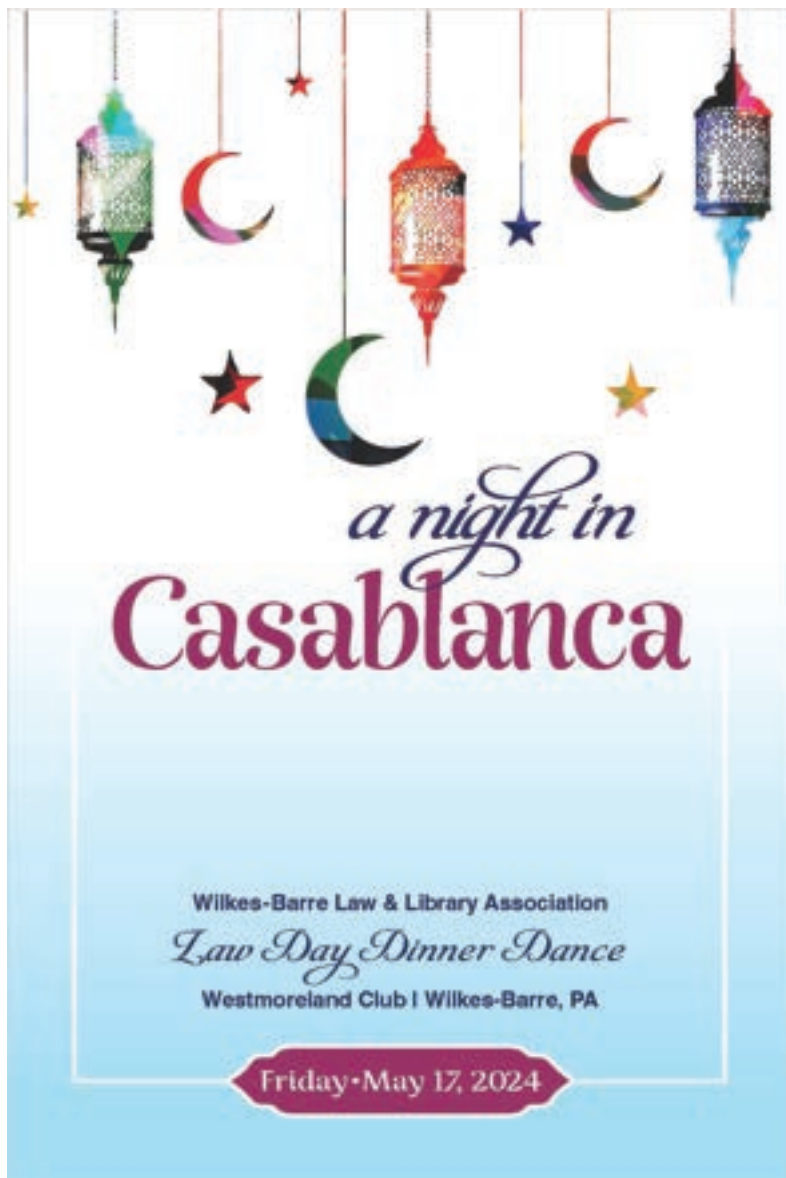
Donor's names will be listed on a special Insert to the Dinner Program Booklet.

Apr. 5, 12, 19, 26



The W-BLLA

Cordially Invites You to



The 2024
Law Day Dinner Dance
A Night in Casablanca

Friday, May 17, 2024

Westmoreland Club, Wilkes-Barre, PA
Reception: 6:00 p.m. / Dinner: 7:30 p.m.

Come join us

To Honor

For 50 Years of Membership:

Conrad A. Falvello, Esquire
David W. Saba, Esquire

Music for Dancing will be provided by the band

Picture Perfect.

Cocktail Music Will also be provided.

**There will also be *Signature Cocktails,*
A fun Photo Booth, Festive Decorations,
Keepsake Photos by Photography by Andy,
And much, much more.**

***Being Recognized at the Dinner for
25 Years of Membership are:***

David Aikens, Jr., Esquire
Charles J. Belles, Esquire
Debra Ann Bolus, Esquire
Michael Briechle, Esquire
Joseph P. Comerota, Esquire
Gregory E. Fellerman, Esquire
Judith M. Flaherty, Esquire
Philip Gelso, Esquire
Ralph N. Jachimiak, Esquire
Louis S. Sciandra, Esquire

***Being Recognized at the Dinner for
5 Years of Membership are:***

Peter J. Adonizio, Jr., Esquire
Jane A. Allen, Esquire
Stephen A. Fernando, Esquire
Craig Hoenie, Esquire
Carly A. Hislop Levandoski, Esquire
Mark F. Lingousky, Esquire
Frederick J. Lokuta, Esquire
Tracy L. Murray, Esquire
Jessica L. Pleskach, Esquire
Zachary J.C. Watkins, Esquire
Ashley Zingaretti, Esquire

LAW DAY DINNER DANCE PRICES

EARLY RESERVATION PRICE FOR MEMBERS

(MUST BE PAID BY MAY 3rd)

W-BLLA Member (and guest price):

\$80.00 per person

W-BLLA Young Lawyer (and guest price):

\$60.00 per person

LATE RESERVATION PRICE FOR MEMBERS

(AFTER MAY 3rd)

W-BLLA Member (and guest price):

\$140.00 per person

W-BLLA Young Lawyer (and guest price):

\$100.00 per person.

**PRICE OF THE EVENT FOR
NON-MEMBERS TO ATTEND:**

\$190.00 per person.

Go to the Bar Association Website at
Luzernecountybar.com
to make your RESERVATION.

FINAL DEADLINE: May 10, 2024.

Apr. 5—May 3

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.

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: _____ <small style="text-align: center;">(Please PRINT your name.)</small>
--

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

ADR

Mediation & Arbitration

Thomas B. Helbig, Esq.



- PA Chapter Member, National Academy of Distinguished Neutrals (NADN) - Only peer review selected NADN mediator/arbitrator in Northeastern PA
- Mediation Master for Lackawanna County Mediation Program - 2008 to present
- Certified Federal Court Mediator - MD of PA
- Conducted in excess of 1000 PI, UM/UIM, bad faith, general and professional liability, insurance claims, commercial/business disputes, and contract Mediations and Arbitrations

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Mediation & Arbitration

305 Linden Street, Scranton, PA 18503

Phone 570.558.1430 | Fax 570.558.1432 | tbelbig3@aol.com

Helbigmediation.com

Anzalone & Doyle Attorney Position

Anzalone & Doyle is seeking an attorney to join its team. Job duties will include research, writing, and support in personal injury litigation. The position will allow for a flex-schedule with the ability to work from home. Please view anzalonelaw.com for a description of our areas of practice.

Salary will be commensurate with experience. Benefits include paid time off, health insurance, 401k, CLE compliance, and professional liability insurance.

If interested, please e-mail

Patrick.doyle@anzalonelaw.com

Apr. 12, 19, 26

Winning Appellate Strategies



Karl S. Myers
215.751.2864
karl.myers@stevenslee.com

Hon. Thomas I. Vanaskie (Ret.)
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thomas.vanaskie@stevenslee.com

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Stevens & Lee

— Powerful partnerships. Standout solutions.

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To the members of the W-BLLA/ Luzerne County Bar Association,

In recent weeks, **Protection From Abuse Court** has repeatedly seen issues relating to the relinquishment of firearms. The Court reminds all attorneys who are representing individuals in Protection From Abuse matters that if an individual is prohibited by the Court from possessing or acquiring firearms and/or other weapons for the duration of a temporary or final protection order, that individual **shall** relinquish his or her firearms and/or other weapons, licenses, and any ammunition to **the sheriff or the appropriate law enforcement agency**. In lieu of relinquishment to the sheriff or the appropriate law enforcement agency, that individual may relinquish within the required time frame to a dealer licensed pursuant to ***18 Pa. C.S. § 6113*** or third party authorized by the sheriff's department. Please refer to ***23 Pa. C.S. § 6108*** for further information.

Mar. 15—Apr. 26



2024 Members' Directories

TO ALL W-BLLA MEMBERS:

**The 2024 Members'
Directory
is printed.**

Stop in at the
Stack/Room 23
to pick up a copy.

Mar. 29—Apr. 26



Trust & Estate Planning

Helping individuals, clients, and businesses plan for their financial futures is what our Wealth Management Division does best. At Fidelity Bank, we've been earning the trust of our clients for over 122 years, and we extend the same level of attention and care to your clients, too. Speak with a Fidelity Banker to learn more.

- Service Highlights*:
- Trust and Estate Planning
 - Financial Planning
 - Comprehensive Reviews (wills, trusts, powers of attorney and health care directives)
 - Personal Trustee and Guardianship Services
 - Corporate Trustee Services (bond trustee and paying agent)
 - Custodial Services
 - Bill Paying Services
 - Estate Administration (executorship services and agent for executor)
 - Special Needs Trusts



Lori A. Barrett, Esq.
 Senior Trust Officer
 570-504-2242
 Lori.Barrett@fddb.com



Cathy Milhalick, Esq., CTFA
 VP, Trust Officer
 570-504-2248
 Cathy.Milhalick@fddb.com

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Our bar association
and the



LACKAWANNA BAR
ASSOCIATION

Will be holding a joint CLE program on **MONDAY, MAY 20, 2024**. It will be presented by the Superior Court of Pennsylvania. It will be held in the Lackawanna College Auditorium from 4:00 p.m. to 5:00 p.m. It will be **FREE** to members and it will offer one-hour live Substantive CLE credit.

The Lackawanna Bar Association is handling the attorney CLE registration for the program. Information on how to Register will be advertised as soon as it becomes available.

On **TUESDAY, MAY 21, 2024**, as part of a Judicial Session held by the Superior Court of Pennsylvania, at the Luzerne County Courthouse, the PA Superior Court with our Court is going to hold a special program to kick off the start of our



175th Anniversary!

Next year, in 2025, the Association will be 175 years old. The Superior Court and the Association have had a special relationship since 1895 when the Court was founded. This Kick-Off program to be held in **Courtroom No. 1. at 9:00 a.m.** will officially start our countdown to our 175th Anniversary Celebration next year!

Apr. 12, 19, 26



**PUBLIC NOTICE FOR THE APPOINTMENT OF A
NEW MAGISTRATE JUDGE
April 5, 2024**

The Judicial Conference of the United States has authorized the appointment of a full-time United States Magistrate Judge for the Middle District of Pennsylvania at Scranton, Pennsylvania, upon the elevation of the Honorable Karoline Mehalchick as a United States District Judge, effective February 6, 2024. The essential function of courts is to dispense justice. An important component of this function is the creation and maintenance of diversity in the court system. A community's belief that a court dispenses justice is heightened when the court reflects the community's racial, ethnic, and gender diversity.

The duties of the position are demanding and wide-ranging and include the following:

(1) To exercise all the powers and duties conferred or imposed upon United States Magistrate Judges by law or the Federal Rules of Criminal Procedure or the Federal Rules of Civil Procedure; (2) To administer oaths and affirmations, impose conditions of release under 18 U.S.C. §3146, and take acknowledgments, affidavits, and depositions; (3) To try persons accused of misdemeanors committed within this district in

accordance with 18 U.S.C. §3401, order presentence investigation reports and sentence such persons; (4) To conduct proceedings in accordance with Fed.R.Cr.P. 40; (5) To conduct extradition proceedings, in accordance with 18 U.S.C. §3184; (6) To appoint attorneys under the court's Criminal Justice Act Plan; (7) To review applications by prisoners for post-trial and other relief, make such orders as are necessary to obtain appropriate information which may be of assistance in determining the merits of any complaint, submit reports and recommendations to the district judge having jurisdiction over the case; (8) To act as a special master when designated by the district court; (9) To receive indictments returned by grand juries; (10) To conduct arraignments to the extent of taking a not guilty plea or noting a defendant's intention to plead guilty or nolo contendere; and (11) Conduct trials and the disposition of civil cases on consent of the parties.

The basic authority of a United States Magistrate Judge is specified in 28 U.S.C. §636.

To be qualified for appointment an applicant must:

- (1) Be, and have been for at least five (5) years, a member in good standing of the bar of the highest court of a state, the District of Columbia, the Commonwealth of Puerto Rico, the Territory of Guam, the Commonwealth of the Northern Mariana Islands, or the Virgin Islands of the United States, and have been engaged in the active practice of law for a period of at least five (5) years;

**LUZERNE COUNTY BAR ASSOCIATION
CHARITABLE FOUNDATION, INC.**

**LAW DAY DINNER DANCE
DONATION**

**Email This Form or your Name
and Amount You Are Donating to:
Law.Library@luzernecounty.org
Email Must be Received by May 3rd.**

YOUR NAME: _____.

YOUR EMAIL ADDRESS: _____.

AMOUNT OF THE DONATION YOU ARE MAKING: \$ _____.
(Minimum of \$20.00 Required).

If you would like to make a donation in honor of this year's

LAW DAY DINNER DANCE HONOREES

please use the

Charitable Foundation Donation Form

Remember to Mail a Check Made Payable to

**“Luzerne County Bar Assn.
Charitable Foundation, Inc.”**

or Go to Foundation Page of
the Bar Website and pay by clicking
the "**DONATION**" button.

Donors' Names
will be listed
in a Law Day Dinner Program
Booklet Insert.

Pay on Foundation Page Through “Donation” Button or
Mail Your Check Payable to:
“Luzerne Co. Bar Assn. Charitable Foundation Inc.”
Law Library
200 North River Street
Wilkes-Barre, PA 18711

**DONORS NAMES WILL BE LISTED IN THE DINNER
PROGRAM BOOKLET INSERT.**

To Be Included on the Insert Your Email Must be Received by May 3rd.

Mar. 22—Apr. 26

- (2) Be competent to perform all the duties of the office; be of good moral character; be emotionally stable and mature; be committed to equal justice under the law; be in good health; be patient and courteous; and be capable of deliberation and decisiveness;
- (3) Be less than seventy (70) years old; and
- (4) Not be related to a Judge of the appointing District Court with the degree of relationship specified in 28 U.S.C. §458, i.e., “by affinity or consanguinity within the first degree of first cousin.”

A merit selection panel composed of seven individuals (five lawyers and two nonlawyer members of the community) will review all applicants and recommend to the District Judges in confidence the five (5) persons it considers best qualified.¹ The Court will make the appointment following an FBI full-field investigation and an IRS tax check of the applicant selected by the Court for appointment. The individual selected must comply with the financial disclosure requirements pursuant to the Ethics in Government Act of 1978, Pub. L. No. 95-521, 92 Stat. 1824 (1978) (codified at 5 U.S.C. app. §§101-111) as implemented by the Judicial Conference of the United States. An affirmative effort will be made to give due consideration to all qualified applicants without regard to race, color, age (forty and over), gender, religion, national origin, or disability. The current annual salary of the position is \$223,836.00. The term of office is eight years.

Application forms and more information on the Magistrate Judge position in this Court may be obtained from the Clerk of the District Court or from the court’s internet website at www.pamd.uscourts.gov.

Applications must be submitted only by applicants personally and **must be received by Friday, May 3, 2024**. All documents are to be forwarded as one pdf file via e-mail to:

HR_PAMD@pamd.uscourts.gov

Please include in the subject line:

MAGISTRATE JUDGE SCRANTON

All applications will be kept confidential, unless the applicant consents to disclosure, and all applications will be examined only by members of the merit selection panel and the Judges of the District Court. The panel's deliberations will remain confidential. Questions may be directed to Peter J. Welsh, Clerk of Court at (717) 221-3940.

¹ No person may be considered by the court for a Magistrate Judge position while serving as a member of a merit selection panel, or for one year after such service is completed. But, the Judicial Conference on the Administration of the Magistrate Judges System may grant, on an individual case basis, waivers of the provision prohibiting a member of a merit selection panel from being considered for selection by the Court.

Apr. 12, 19, 26

W-BLLA Wills for Heroes Training CLE



and Program



Wills for Heroes is a Pennsylvania Bar Association program-sponsored in Luzerne County by the W-BLLA. “Wills for Heroes” provides free basic estate planning documents to first responders and military veterans in Pennsylvania. “Wills for Heroes” provides police, fire, emergency medical personnel, other first responders and military veterans—those on the frontlines for our personal safety—the tools they need to prepare adequately for the future.

SATURDAY—MAY 4, 2024

at the

Educational Conference Center

at LCC, Main Campus, Nanticoke, PA.

Live Training Session

for **ALL** Attorney Volunteers

Provides One (1) Hour of **FREE** Substantive
Live CLE Credit.

The Wilkes-Barre Law and Library Association (#53)

Is an Accredited Continuing Legal Education Provider.

Program Agenda:

9:30 A.M.—10:00 A.M. Check-in Registration.

10:00 A.M.—11:00 A.M. Training CLE Program.

11:00 A.M.—3:00 P.M. Wills for Heroes.

Program Description

The Continuing Legal Education credit part of this program is sponsored by the Wilkes-Barre Law and Library Association for the Attorney Volunteers of the W-BLLA “*Wills for Heroes*” to be held at the **Educational Conference Center** at LCC.

The program is at the Educational Conference Center at LCC in Nanticoke, PA. For those attorneys staying for the full duration of the training, this CLE program offers and is approved by the CLE Board for one (1) substantive continuing legal education live credit. The CLE is FREE for Volunteers.

Wills for Heroes will start immediately following the training and last from 11:00 a.m. to 3:00 p.m.

DEADLINE TO REGISTER IS APRIL 29, 2024.

TO REGISTER:

Go to Bar Website:

Luzernecountybar.com

**Or Respond to the Link on the
Constant Contact which Gail
is sending out.**

NOTARIES NEEDED

Also, any lawyer who is a notary or who has a Notary as part of your office staff, we need notaries at LCC around Noon to help notarize the documents prepared by the volunteers. If you or your office notary is able to volunteer to help us with the Wills for Heroes project that day, please let Gail know.

Apr. 12, 19, 26



Law Day Shabbat

Saturday, May 18, 2024

10:00 A.M.

Temple Israel

239 S River St, Wilkes-Barre, PA 18702

Co-Sponsored by the Interfaith Committee
of the Wilkes-Barre Law &
Library Association.

Interfaith Committee Co-Chairpersons:
Kelly Bray Snyder, Esq. and **Johanna Gelb, Esq.**

Law Day Shabbat Sub-Committee Co-Chairs:
David E. Schwager, Esq. and **Myer S. Messinger, Esq.**



Guest Speaker is
The Honorable Maria McLaughlin,
of the Superior Court of Pennsylvania.

Apr. 19, 26; May 3, 10

REMINDER:

The April Quarterly Meeting & CLE
at the



have been rescheduled to
FRIDAY—MAY 31, 2024

The **Quarterly Meeting and lunch** will be held at **Noon**, followed by Judge Vanaskie's CLE presentation from **12:30 p.m. to 1:30 p.m.**

If you registered for this event, there is no need to re-register as Gail should have sent you an e-mail to verify whether you can attend this new date or whether you need to cancel.

Apr. 19—May 17



Save The Date

The Red Mass

at King's Chapel

West North Street, Wilkes-Barre

MONDAY

SEPTEMBER 30, 2024

at NOON

Followed by Lunch.

Sponsored by the W-BLLA's
Interfaith Committee.

Co-Chaired by **Kelly Bray Snyder, Esq. &
Johanna Gelb, Esq.**

Apr. 19—May 17



SAVE THE DATE
FRIDAY, JULY 19, 2024

**W-BLLA's
Summer Outing.**

Apr. 19—May 17

BAR NEWS CALENDAR—2024

DATE	DESCRIPTION OF EVENT	TIME	LOCATION
4/26/24	2024 Pain & Addiction Summit. <i>(6 substantive CLE credits).</i>	8:00 a.m.- 4:00 p.m.	Wilkes Univ.
5/4/24	Wills for Heroes CLE. <i>(1 substantive CLE credit).</i>	9:00 a.m.- 10:00 a.m.	ECC at LCCC
5/4/24	Wills for Heroes Program.	10:00 a.m.- 3:00 p.m.	ECC at LCCC
5/17/24	Law Day Dinner Dance.	6:00 p.m.	WMC
5/18/24	Law Day Shabbat.	10:00 a.m.	Temple Israel
5/20/24	Superior Court of PA CLE. <i>(1 substantive CLE credit).</i>	TBA	TBA
5/21/24 5/22/24	Superior Court of PA Judicial Session at the Luzerne County Courthouse.	TBA	Luzerne Co. Courthouse
5/31/24	April Quarterly Meeting.	Noon	WMC
5/31/24	Technology and Artificial Intelligence Advancing the Judicial System CLE. Presented by Hon. Thomas I. Vanaskie (Ret). and Debbie Gross, President/CEO, Pennsylvanians for Modern Courts. <i>(1 substantive CLE credit).</i>	12:30 p.m.- 1:30 p.m..	WMC
7/19/24	An Updated Case Study: The Trial of Shoeless Joe Jackson and the Black Sox Scandal of 1919. Brunch included. <i>(1 substantive CLE credit).</i>	9:00 a.m.- 10:00 a.m.	Fox Hill C.C.
7/19/24	Summer Outing (starting with Brunch).	10:00 a.m.	Fox Hill C.C.
9/30/24	Red Mass —Followed by a Luncheon.	Noon	King’s College
10/18/24	October Quarterly Meeting.	TBA	WMC
11/4/24	Rehearsal for Talent Show. (For Talent Show Acts).	TBA	Little Theatre of W-B
11/7/24	Bench Bar Conference. (Details to be Announced).	10:00 a.m.	Mohegan Sun
11/9/24	Law Revue—Talent Show.	TBA	Little Theatre of W-B

12/5/24	In Memoriam.	9:00 a.m.	Luzerne County Cthse.
12/13/24	Attorney Admissions— 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 County Cthse.

Apr. 19

ATTORNEY DISCIPLINARY / ETHICS MATTERS

Representation, consultation and expert testimony in disciplinary matters and matters involving ethical issues, bar admissions and the Rules of Professional Conduct

James C. Schwartzman, Esq.

Judge, Court of Judicial Discipline (retired) • Former Chairman, Judicial Conduct Board of Pennsylvania • Former Chairman, Disciplinary Board of the Supreme Court of PA • Former Chairman, Continuing Legal Education Board of the Supreme Court of PA • Former Chairman, Supreme Court of PA Interest on Lawyers Trust Account Board • Former Federal Prosecutor • Selected by his peers as one of the top 100 Super Lawyers in PA • Named by his peers as *Best Lawyers in America* 2022 and 2015 Philadelphia “Lawyer of the Year” Ethics and Professional Responsibility Law and Legal Malpractice Law

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

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 ROSARIA M. AITA, late of Pittston Township (died February 29, 2024), Donald G. Montini, Executor; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640

ESTATE OF RICHARD THOMAS ANDREW a/k/a Richard Andrew, late of White Haven (died February 25, 2024), Michael Richard Andrew, Executor; Thomas J. Barnes, Esquire, Egbert & Barnes, P.C., 349 York Rd., #100, Willow Grove, PA 19090

ESTATE OF PAMELA JEAN BRED-BENNER a/k/a Pamela Bredbenner a/k/a Pam Bredbenner, late of Hazle Township, Joseph J. Belusko, Administrator; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

ESTATE OF CONSTANCE ANN BRUNO a/k/a Constance A. Bruno, late of Jenkins Township (died February 27, 2024), Joseph J. Bruno, Jr., Executor; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

ESTATE OF DOROTHY T. WITHEY CARROLL, late of Dallas (died March 13, 2024), Deborah Ann Withey, Executrix; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

ESTATE OF RONALD CHRISTINA a/k/a Ronald Chrastina, late of West Hazleton (died December 4, 2023), Michael J. Christina, Administrator; Joseph D. Ustynoski, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

ESTATE OF WILLIAM J. CONNER, SR. a/k/a William J. Conner, late of Berwick (died February 13, 2024), William J. Conner, Jr., and Bradley Conner, Co-Executors; Kreisher, Marshall & Associates, LLC, 401 South Market St., Bloomsburg, PA 17815

ESTATE OF ANN M. DICKINSON a/k/a Ann Dickinson a/k/a Ann Marie Dickinson a/k/a Ann Schofield Dickinson a/k/a Anne M. Dickinson, late of Wilkes-Barre (died March 17, 2024), Jerome P. Dickinson and Diane R. Bell, Co-Executors; Jane M. Carlonas, Esquire, Oliver, Price & Rhodes, 1212 S. Abington Road, Clarks Summit, PA 18411

ESTATE OF KAREN A. ECKART, late of Salem Township (died March 21, 2024), Brian A. Eckart, 924 East Sixth St., Berwick, PA 18603, Executor

ESTATE OF WILLIAM JOHN HAGEN-BAUGH, JR. a/k/a William John Hagenbaugh, late of Lehman Township (died October 18, 2023), Helen Hagenbaugh, Administratrix; David E. Schwager, Esquire, 183 Market Street, Suite 100, Kingston, PA 18704-5444

ESTATE OF JOHN H. HERRING, SR. a/k/a John Henry Herring a/k/a John Herring, late of Foster Township (died March 16, 2024), Mary Jo Bachman, Executrix; Joseph D. Ustynoski, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

THE LUZERNE LEGAL REGISTER

ESTATE OF JANET L. HOBBS, late of Plymouth (died November 30, 2023), Jesse E. Hobbs, III, Administrator; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

ESTATE OF AGNES ANN JURIS, late of Drums (died February 25, 2024), Christine Luchi, Executrix; Donald G. Karpowich, Esquire, 85 Drasher Road, Drums, PA 18222

ESTATE OF JOHN KOPROWSKI, late of Bear Creek Township (died March 8, 2024), Dorothy Malloy, Executrix; Thomas Patrick Hogan, Esquire, Law Office of Thomas A. O'Connor, PC, 601 Wyoming Avenue, Kingston, PA 18704

ESTATE OF WALTER J. MAKOS a/k/a Walter Joseph Makos, late of Ross Township (died August 31, 2023), Susan E. Bat, Executrix; Sean M. McNealis, Esquire, 5929 Main Road, Hunlock Creek, PA 18621

ESTATE OF ROBERT STEVEN MATTIE, SR. a/k/a Robert Mattie, late of West Pittston (died February 3, 2024), John J. Wender, 316 Fremont St., West Pittston, PA 18643, Administrator

ESTATE OF LORETTA PFEIFFER, late of Wilkes-Barre (died April 24, 2023), Jacqueline Pfeiffer, Executrix; Sharon A.L. Brass, Esquire, Law Offices of Bruce Shaw PC, 2735 Terwood Rd., Willow Grove, PA 19090

ESTATE OF STEPHEN V. PREVUZNAK, late of Wilkes-Barre (died January 14, 2024), Monica Winchilla, Executrix; Kevin M. Walsh, Esquire, 297-299 Pierce Street, Kingston, PA 18704

ESTATE OF JOSEPH J. RYDSEWICZ, late of Hazle Twp. (died January

28, 2023), John Hendrzak, Executor; Cynthia Love Dengler, Esquire, Murphy & Dengler, 484 Norristown Rd., #124, Blue Bell, PA 19422

ESTATE OF MARY ELLEN STANKIEWICZ a/k/a Mary Stankiewicz, late of Ashley (died February 12, 2024), Earl Maskowski, Executor; Thomas Patrick Hogan, Esquire, Law Office of Thomas A. O'Connor, PC, 601 Wyoming Avenue, Kingston, PA 18704

ESTATE OF ELIZABETH STOCHLA, late of Dallas Township (died October 3, 2023), Janet Toporcer, Administratrix; Carl N. Frank, Esquire, Farrell & Frank, 8 West Market St., Suite 1110, Wilkes-Barre, PA 18701-1810

ESTATE OF JEAN S. STRAIT a/k/a Jean Sylvia Strait, late of Hunlock Township (died October 4, 2023), Lori J. David, Executrix; Kevin R. Grebas, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Road, Suite A, Moosic, PA 18507

ESTATE OF THOMAS J. VEARLING, late of Wilkes-Barre (died January 17, 2024), Gregory T. Powers, Executor; Elizabeth R. Howard, Esquire, 301 Gay St., P.O. Box 507, Phoenixville, PA 19460

ESTATE OF ROSALINE P. WINSLOW, late of Wilkes-Barre (died December 25, 2023), John Winslow, Jr. and Joseph Yasenachak, Executors; Patrick J. Aregood, Esquire, 1218 South Main Street, Hanover Township, PA 18706

SECOND PUBLICATION

ESTATE OF FRANCES ASTARY, late of Dallas Township (died February 21, 2024), Jahn Raimondo, Executor; Law Offices of Bernard Walter, 1674 Memorial Hwy., Shavertown, PA 18708

THE LUZERNE LEGAL REGISTER

- ESTATE OF JUNE LOUISE BLAMEY a/k/a June L. Blamey a/k/a June Blame, late of Sugarloaf (died March 18, 2024), Alan J. Blamey, Executor; Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202
- ESTATE OF JOSEPHINE E. CARPENTER, late of Plymouth Borough (died February 3, 2024), Eric Weirich, Executor; Joseph A. Desoye, Esquire, 9 North Main Street, Suite 6, Pittston, PA 18640
- ESTATE OF SYLVIA J. CHIRE a/k/a Sylvia Chire, late of West Hazleton (died March 9, 2024), Michele Martz, Executrix; Frank J. Skokoski, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202
- ESTATE OF RICHARD E. CRANE, late of Huntington Township (died February 20, 2024), Carol Crane, Administratrix; Richard C. Shiptoski, Esquire, P.O. Box 155, Shickshinny, PA 18655
- ESTATE OF BERNADINE E. ELICK, late of Wilkes-Barre Township (died March 12, 2024), Megan P. Maguire, Esquire, 590 Rutter Avenue, Kingston, PA 18704, Executrix
- ESTATE OF CLIFFORD JOHN GERMAN, SR. a/k/a Clifford German, late of Plains Township (died February 24, 2024), Clifford J. German, Jr., Administrator; Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202
- ESTATE OF JOSEPH J. GODLEWSKI, late of Wilkes-Barre City (died March 15, 2024), Susan Urban, Executrix; Jeffrey J. Malak, Esquire, Chariton Malak, 138 South Main Street, P.O. Box 907, Wilkes-Barre, PA 18701
- ESTATE OF MARILYN MARGARET GRANT a/k/a Marilyn M. Grant, late of Dallas (died October 14, 2023), J. Frederick Rohrbeck, Esquire, Executor; Kreder Brooks Hailstone LLP, 220 Penn Avenue, Suite 200, Scranton, PA 18503
- ESTATE OF BEVERLY J. HAAS, late of Kingston Township (died January 25, 2004), Rena Wright, Administratrix; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704
- ESTATE OF JAMES D. HANKEY, JR., late of Plymouth Township (died February 12, 2024), Judith Hankey, Administratrix; Robert S. Betnar, Esquire, 126 South Main Street, Pittston, PA 18640
- ESTATE OF LORRAINE KARDASH a/k/a Faith L. Kardash a/k/a Faith Kardash, late of Newport Township (died January 31, 2024), Vera Thompson, Executrix; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704
- ESTATE OF NICHOLAS JOSEPH KRATZ, JR. a/k/a Nicholas J. Kratz, Jr. a/k/a Nicholas J. Kratz, late of Sugar Notch (died January 24, 2024), Nicholas J. Kratz, III and Joann Kratz, Co-Administrators; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704
- ESTATE OF ELMER H. LOWE, late of Warrior Run Borough (died May 25, 2023), Margaret Bart, Administratrix; Rosenn, Jenkins & Greenwald, LLP, 1065 Highway 315, Suite 200, Wilkes-Barre, PA 18702

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ESTATE OF VICTORIA B. MAHOSKI, late of Hazleton (died February 15, 2024), Denise Perry and Gary Mahoski, Co-Executors; Charles A. DeCosmo, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Blvd., West Hazleton, PA 18202

ESTATE OF JOSEPH JAMES MALONEY, JR. a/k/a Joseph J. Maloney, Jr. a/k/a Joseph Maloney, Jr., late of Plains Township (died February 11, 2024), David A. Maloney, Administrator; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

ESTATE OF JEAN RICHTER a/k/a Jean Marie Richter, late of Exeter Township (died February 19, 2024), Lynn Yonushka, Executrix; Biagio V. Musto, II, Esquire, 171 William Street, Pittston, PA 18640-1719

ESTATE OF SHAWN F. SALO, JR., late of Hazle Township (died November 19, 2023), Shawn Salo, Administrator; Joseph S. Toczydlowski, Jr., Esquire, Toczydlowski Law Office, 723 North Main St., Archbald, PA 18403

ESTATE OF DAVID L. SUPON, late of White Haven (died February 27, 2024), Mary Supon, Executrix; Donald G. Karpowich, Esquire, 85 Drasher Road, Drums, PA 18222

ESTATE OF HAROLD J. THOMAS a/k/a Harold Thomas, late of Plymouth (died January 5, 2024), Patricia Jones, Executrix; Hudacek and Hudacek, 43 E. Main Street, Plymouth, PA 18651

THIRD PUBLICATION

ESTATE OF MARIE ROSE AMBROSE a/k/a Marie R. Ambrose a/k/a Marie Ambrose, late of Buck Township (died March 2, 2024), Christopher Ambrose, Executor;

Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

ESTATE OF EDITH AUFIERO, late of Shickshinny (died February 25, 2024), April L. Evans, 325 Academy St., Wilkes-Barre, PA 18702, Executrix

ESTATE OF JOSEPH EDWARD BOYLE, JR., late of Pittston (died March 6, 2024), Michael J. Boyle, Administrator; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF BRUNO CAMPISANO, late of Wilkes-Barre (died February 18, 2024), Vito A. Campisano, Executor; Lisa Marie Coyne, Esquire, Coyne & Coyne, P.C., 3901 Market Street, Camp Hill, PA 17011-4227

ESTATE OF TERIELIS N. COUVERTIER-RIVERA, late of Hazleton (died October 30, 2022), Teresa Rivera, Administratrix; Robin J. Marzella, Esquire, R.J. Marzella & Associates, 3513 North Front Street, Harrisburg, PA 17110

ESTATE OF MARION B. CYBUCH, late of Ashley (died October 24, 2019), Charles J. Cybuch, Administrator; Jule Gaige, Esquire, P.O. Box 19, Fleetville, PA 18420

ESTATE OF NICHOLAS JOHN DABBIERI, late of Deerfield Beach, FL (died November 14, 2023), Carol Lieback, Executrix; Joseph A. Dessoye, Esquire, 9 North Main Street, Suite 6, Pittston, PA 18640

ESTATE OF GENEVIEVE D'ANGELO, late of Hazleton (died March 5, 2024), Dominic D'Angelo and Anthony L. D'Angelo Jr., Executors; Andrew J. Primerano, Esquire, 18 Sherwood Drive, P.O. Box 703, Bloomsburg, PA 17815

THE LUZERNE LEGAL REGISTER

- ESTATE OF VINCENT J. FERRIOLA, late of Harveys Lake (died December 29, 2023), Anthony E. Ferriola, Administrator; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640
- ESTATE OF BETHEL R. FLESHER, late of Nescopeck (died December 21, 2010), Bonny Flesher Dennison and Martha Ann Powers, Executrices; Brenda R. Hess, Esquire, Gordner, Hess & Reimiller, 133 West Front Street, Berwick, PA 18603
- ESTATE OF MARIE K. HUDSON a/k/a Marie Koury Hudson a/k/a Marie Hudson, late of Wilkes-Barre (died December 27, 2020), Daphne Hudson Held, Executrix; Alice T.K. Corba, Esquire, Kepner, Kepner & Corba, P.C., 123 West Front Street, Berwick, PA 18603
- ESTATE OF THERESA ANN JEZEWSKI a/k/a Theresa Jezewski, late of Nanticoke (died February 8, 2024), Julie Jezewski, Executrix; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706
- ESTATE OF PAULINE JULIAS, late of Wilkes-Barre (died December 12, 2023), Colleen Garvey, Executrix; Brenda D. Colbert, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Road, Suite A, Moosic, PA 18507
- ESTATE OF ARTHUR RAYMOND KINGSTON, late of Courtdale (died February 19, 2024), Mary E. Kingston, Executrix; Rosenn, Jenkins & Greenwald, LLP, 1065 Highway 315, Suite 200, Wilkes-Barre, PA 18702
- ESTATE OF JOSEPH E. KLEPACH, SR. a/k/a Joseph Klepach, late of Freeland (died January 9, 2024), Joseph E. Klepach, Jr., Administrator; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201
- ESTATE OF MICHAEL KLIMCHOK, late of Plymouth (died January 21, 2024), Michael Klimchok, Jr., Executor; Matthew P. Kelly, Esquire, 400 Third Avenue, Suite 205, Kingston, PA 18704
- ESTATE OF FRANK STEPHEN KRUPA a/k/a Frank Krupa, late of Ashley (died March 1, 2024), Brandon Serratore, Executor; John A. Bednarz, Jr., Esquire, P.O. Box 131, Dallas, PA 18612
- ESTATE OF DENNIS J. LESCOWITCH, late of Hazleton (died June 2, 2023), Anthony J. Lescowitch, Administrator; Frank J. Skokoski, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202
- ESTATE OF SOFIA LUKIC, late of Conyngham Township (died January 1, 2024), Sorin Lukic and Jacqueline Documet, Executors; Frank J. Hoegen, Esquire, 152 South Franklin Street, Wilkes-Barre, PA 18701
- ESTATE OF SALVATORE LUONGO, late of Scranton (died February 11, 2024), Guy Luongo, Executor; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704
- ESTATE OF BERNARD C. NOSAL a/k/a Bernard C. Nosal, Jr., late of Foster Township (died March 4, 2024), Joseph B. Hoffman, Executor; Andrew J. Primerano, Esquire, 18 Sherwood Drive, P.O. Box 703, Bloomsburg, PA 17815
- ESTATE OF HEATHER F. O'GORMAN, late of Pringle (died May 15, 2023), James P. O'Gorman, IV, Administrator; Michael D. Yelen, Esquire, 8 West Market Street, Suite 320, Wilkes-Barre, PA 18701

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ESTATE OF DALE R. RICHARDS a/k/a Dale Russell Richards late of Newport Township (died February 15, 2024), Ann Marie Richards, Administratrix; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

Co-Administrators; Brigid E. Carey, Esquire, P.O. Box 424, Chinchilla, PA 18410

ESTATE OF JOANNE RIETH, late of Bear Creek Twp. (died March 5, 2024), Mr. Mark E. Rieth, 351 Twinbrook Road, Bear Creek Township, PA 18702, Executor

ESTATE OF DEBORAH K. VITZ-MILNE, late of Conyngham (died January 15, 2024), Jason Ryan Blydenburgh, Administrator; Girard J. Mecadon, Esquire, 363 Laurel Street, Pittston, PA 18640-1719

ESTATE OF RONALD L. RINEHIMER, SR., late of Dorrance Township (died August 8, 2023), Rhonda Rinehimer Madigan, Executrix; Robert A. Gonos, Esquire, 88 N. Franklin Street, Second Floor, Wilkes-Barre, PA 18701

ESTATE OF ROBERT C. WEBB a/k/a Robert Claude Webb, late of Pittston Township (died March 1, 2024), Cheryl Bullaro, Executrix; Matthew P. Kelly, Esquire, 400 Third Avenue, Suite 205, Kingston, PA 18704

NOTICE

ESTATE OF ANGEL MANUEL ROSARIO a/k/a Angel M. Rosario, late of Wilkes-Barre (died December 22, 2023), Isabel Rosario, Administratrix; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

Dhruv Hazleton, LLC, is in possession of a 2007 Ford Mustang possessing VIN 1ZVHT80-N975, which was previously owned by Eugene Varan, now deceased, who resided at 3 Forest Hill Road, Hazleton, Pennsylvania. Dhruv Hazleton, LLC, has been in possession of the said vehicle in excess of six (6) months and is seeking a Court Order to obtain title to said vehicle. Any interested parties are invited to attend the hearing scheduled in this matter on Monday, June 17, 2024 at 1:00 p.m. in the Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, Pennsylvania 18711.

ESTATE OF JAMES E. SCHAPPERT, late of Shavertown (died October 17, 2023), James Schappert, 400 N. Pioneer Ave., Dallas, PA 18612, Executor

TREVOR I. POREMBA,
ESQUIRE
DONALD G. KARPOWICH,
ATTORNEY-AT-LAW, P.C.

ESTATE OF BERNADETTE ELIZABETH SLUSSER a/k/a Bernadette E. Slusser, late of Hazle Township (died June 30, 2022), Thomas J. Slusser, Executor; Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202

85 Drasher Road
Drums, PA 18222

ESTATE OF MARLENE M. TAFT, late of Duryea (died October 15, 2023), Burton Taft and Brenda Rankel,

Apr. 19, 26; May 3

THE LUZERNE LEGAL REGISTER

PETITION FOR
CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on March 19, 2024, the Petition of Kade Timothy Nugent, was filed in the Court of Common Pleas of Luzerne County, No. 2024-3583, praying for a Decree to Change his name to Kade Francis Van Zutphen.

The Court has fixed Monday, May 13, 2024 at 1:00 p.m., Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, Pennsylvania 18711, as the time and place for the hearing on said Petition, when and where all interested may appear and show cause why the prayer of the said Petitioner should not be granted.

Apr. 19

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

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

NO.: 202402822

US BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY, BUT
SOLELY AS OWNER TRUSTEE
FOR GS MORTGAGE-BACKED
SECURITIES TRUST
2022-RPL3

Plaintiff

vs.

Franklin Schoch, Jr., as
believed Heir and/or
Administrator to the Estate of
Irene R. Schoch; Gerald
Schoch, as believed Heir and/

or Administrator to the Estate
of Irene R. Schoch; Irene
Croughn, as believed Heir and/
or Administrator to the Estate
of Irene R. Schoch; Marie
Schoch, as believed Heir and/
or Administrator to the Estate
of Irene R. Schoch; Unknown
Heirs, and/or Administrators to
the Estate of Irene R. Schoch
Defendants

TO: Unknown Heirs, and/or Ad-
ministrators to the Estate of
Irene R. Schoch

You are hereby notified that Plaintiff, US Bank Trust National Association, not in its individual capacity, bot solely as owner trustee for GS MORTGAGE-BACKED SECURITIES TRUST 2022-RPL3, filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of Luzerne County, Pennsylvania, docketed to No. 202402822, seeking to foreclose the mortgage secured by the real estate located at 523 Northumberland Street, White Haven, PA 18661.

A copy of the Action in Mortgage Foreclosure will be sent to you upon request to the Attorney for the Plaintiff, Manley Deas Kochalski LLC, P.O. Box 165028, Columbus, OH 43216-5028. Phone (614) 220-5611.

You have been sued in court. If you wish to defend against the claims in this notice, you must take action within twenty (20) days after this publication, by entering a written appearance personally or by attorney and filing in writing with the court

THE LUZERNE LEGAL REGISTER

your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

Lawyer Referral Service of Wilkes-Barre Law Library Association

200 North River Street
Room 23
Wilkes-Barre, PA 18711
(570) 822-6029

- or -

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

Apr. 19

ACTION TO QUIET TITLE

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

No. 2024-04101

DANTE E. PEREZ

Plaintiff

vs.

CHARLES SAIEVA and ROBERTA SAIEVA, their heirs, personal representatives, devisees, successors, and/or assigns, if any, and all others who may have a right, claim, title, or interest in the property which is subject to this Action to Quiet Title

Defendants

NOTICE

NOTICE IS HEREBY GIVEN to the above-named Defendants, that Dante E. Perez, by and through his counsel, filed an Action to Quiet Title against the Defendants on April 5, 2024, in the Court of Common Pleas of Luzerne County, No.: 2024-04101. The nature of this action is as such that the Plaintiff has set forth that he is the owner and claims title in fee simple to the following parcel of land, Parcel No. 63-T7NE3-015-23A-000, described as follows:

ALL that certain piece, parcel or tract of land situate in the Borough of West Hazleton, County of Luzerne and Commonwealth of Pennsylvania, being a portion of Lot No. Five (5) in Square No. Seventy-two (72) on the plot or plan of said Borough, as appearing in the Office of the Recorder of Deeds in and for Luzerne County in Deed Book 235, Page No. 1, bounded and described as follows, to wit: BEGINNING at a point in the westerly line of Allen Street, which point is a distance of one hundred eighty-one feet, nine inches (181'9") northwardly

THE LUZERNE LEGAL REGISTER

from the northwesterly corner of the intersection of Allen Street and Madison Avenue; THENCE northwardly along the westerly line of said Allen Street for a distance of seventeen feet, three inches (17'3") to a point; THENCE extending of that seventeen foot three inches (17'3") width or breadth, in length or depth, westwardly and at right angles with said Allen Street for a distance of one hundred fifty (150') feet to the easterly line of Rose Alley.

By Motion filed on April 9, 2024 and an Order pursuant to said Motion, dated same, the Plaintiff was authorized to serve Defendants by publication. If you wish to defend, you must enter a written appearance personally or by an attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

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

- or -

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

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

MICHAEL D. CASARI, JR.,
ESQUIRE
PA ID No.: 320925
OLEXA & CASARI, LTD.
81 S. Church Street
Suite A
Hazleton, PA 18201
(570) 455-1812

Apr. 19

NOTICE

NOTICE IS HEREBY GIVEN that:

PITTSTON
DOWNTOWN DISTRICT
has been incorporated under the provisions of the Business Corporation Law of 1988.

HOURIGAN, KLUGER &
QUINN, P.C.
600 Third Avenue
Kingston, PA 18704

Apr. 19

ACTION TO QUIET TITLE

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

No. 2024-03826

DANTE E. PEREZ
Plaintiff

THE LUZERNE LEGAL REGISTER

vs.
EDIFICE GROUP, LLC, and its
heirs, agents, members,
devisees, successors, and/or
assigns, if any, and all others
who may have a right, claim,
title, or interest in the property
which is subject to this Action
to Quiet Title

Defendant(s)

NOTICE

NOTICE IS HEREBY GIVEN to the above-named Defendants, that Dante E. Perez, by and through his counsel, filed an Action to Quiet Title against the Defendants on March 28, 2024, in the Court of Common Pleas of Luzerne County, No.: 2024-03826. The nature of this action is as such that the Plaintiff has set forth that he is the owner and claims title in fee simple to the following parcel of land, Parcel No. 73-I9NE1-012-001-000, described as follows:

ALL that certain lot, piece or parcel of land situate in the City of Wilkes-Barre, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit: All that land situate in the 14th Ward of the City of Wilkes-Barre, Luzerne County, Pennsylvania, bounded as follows: BEGINNING at a corner formed by the intersection of the sidelines of Stanton and Airy Streets in said City; THENCE along line of said Stanton Street South forty-eight degrees thirty minutes East (S.48 degrees 30 minutes E.) one hundred and

eight (108) feet more or less, to corner of land of the City of Wilkes-Barre; THENCE along the line of said land, South forty-one degrees thirty minutes West (S. 41 degrees 30 minutes W) forty-two (42) feet to corner on line of land now or formerly of John H. Ahlbrandt and Catherine Ahlbrandt, his wife; THENCE along line of said land and land now or formerly of Mary F. Griffiths, North forty-eight degrees thirty minutes West (N. 48 degrees 30 minutes W.) one hundred and eighty (180) feet, more or less, to Airy Street aforesaid; THENCE along Airy Street, North forty-one degrees thirty minutes East (N. 41 degrees 30 minutes E.) forty-two (42) feet to a corner, the place of beginning.

By Motion filed on April 9, 2024 and an Order pursuant to said Motion, dated same, the Plaintiff was authorized to serve Defendants by publication. If you wish to defend, you must enter a written appearance personally or by an attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

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

THE LUZERNE LEGAL REGISTER

MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

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

- or -

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

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

MICHAEL D. CASARI, JR.,
ESQUIRE
PA ID No.: 320925
OLEXA & CASARI, LTD.
81 S. Church Street
Suite A
Hazleton, PA 18201
(570) 455-1812

Apr. 19

NOTICE

IN THE ORPHANS' COURT
DIVISION OF THE COURT OF
COMMON PLEAS OF
WYOMING COUNTY,
PENNSYLVANIA

NO. 2024-1

IN RE: ADOPTION OF:
C.R.L., a minor

TO: Jamey Christopher Lemardy
A Petition has been filed asking the Court to put an end to all rights you have to your child, C.R.L., DOB July 10, 2011. The

Court has set a hearing to consider ending your rights to your child. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present.

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

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

- or -

Wyoming County
Prothonotary
1 Courthouse Square
Tunkhannock, PA 18657
(570) 836-3200

An Evidentiary Hearing is set for June 20, 2024, at 11:00 a.m., Courtroom No. 1, Wyoming County Courthouse, 1 Courthouse Square, Tunkhannock, Pennsylvania 18657.

AMERICAN WITH
DISABILITIES ACT OF 1990

The Court of Common Pleas of Wyoming County is required by law to comply with the Americans With Disabilities Act of 1990. For information about accessible facilities and reasonable accommodations available to disabled individuals having business before the Court, please contact the Office of the Court Administrator at (570) 996-2303.

THE LUZERNE LEGAL REGISTER

All arrangements must be made at least 72 hours prior to any hearing or business before the Court. You must attend the scheduled conference or hearing.

KELLY M. CARRUBBA,
ESQUIRE
ID# 66894
CARRUBBA LAW, P.C.
114-2 Warren Street
Tunkhannock, PA 18657
(570) 996-6588

Apr. 12, 19

NOTICE

IN THE ORPHANS' COURT
DIVISION OF THE COURT OF
COMMON PLEAS OF
WYOMING COUNTY,
PENNSYLVANIA

NO. 2024-2

IN RE: ADOPTION OF:
A.R.L., a minor

TO: Jamey Christopher Lemardy

A Petition has been filed asking the Court to put an end to all rights you have to your child, A.R.L., DOB November 17, 2008. The Court has set a hearing to consider ending your rights to your child. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present.

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

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AMERICAN WITH
DISABILITIES ACT OF 1990

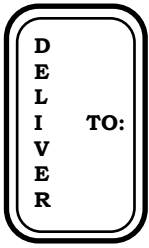
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Apr. 12, 19



PERIODICAL PUBLICATION

* Dated Material. Do Not Delay. Please Deliver Before Monday, April 22, 2024