

# The Luzerne Legal Register

---

**Established 1872**

**(Cite Vol. 114 Luz. Reg. Reports)**

---

**VOL. 114 Wilkes-Barre, PA, Friday, August 2, 2024**

**No. 31**

---

POSTMASTER: Send address changes to THE LUZERNE LEGAL REGISTER,  
200 N. River Street, Room 23, Wilkes-Barre, PA 18711-1001  
Periodical postage paid at Wilkes-Barre, PA and additional office.

---

**Price \$125 Per Year**

**Single Copies \$3.00**

---

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

---



(USPS 322-840)

PUBLISHED WEEKLY BY

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

Kristin R. Shimonis  
Editor  
Commercial Advertising,  
Legal Notices and Bar News

Gail Kopyak  
Bar Website Editor

Tel. 570-822-6712 Fax 570-822-8210

WEBSITE ADDRESS:

[www.luzernecountybar.com](http://www.luzernecountybar.com)

All legal notices must be submitted in typewritten form  
and are published exactly as submitted by the advertiser.  
Neither *The Luzerne Legal Register* nor the printer (Clare  
Printing) will assume any responsibility to edit, make  
spelling corrections, eliminate errors  
in grammar, or make changes to content.



**W-BLLA Component Parts:**  
Bar Association,  
Hon. Max Rosenn Memorial Law Library,  
*The Luzerne Legal Register* and  
Luzerne County Lawyer Referral Service.

## **Bar Contacts:**

**President:** Cheryl Sobeski-Reedy, Esq.      [Cheryl.reedy@luzernecounty.org](mailto:Cheryl.reedy@luzernecounty.org)  
**Vice President:** Qiana Murphy Lehman, Esq.      [Law@lehmanlawpa.com](mailto:Law@lehmanlawpa.com)  
**Treas./Sec./Ex. Dir.:** Joseph P.J. Burke, III, Esq.      [Joseph.burke@luzernecounty.org](mailto:Joseph.burke@luzernecounty.org)  
**YLD President:** Gerard W. Gaughan, Esq.      [gerard@odonnell-law.com](mailto:gerard@odonnell-law.com)

### **Executive Staff:**

Gail Kopiak

#### **Deputy Executive Director**

Oversees: Bar Association and Lawyer Referral Service

[Gail.Kopiak@luzernecounty.org](mailto:Gail.Kopiak@luzernecounty.org)

Kristin R. Shimonis

#### **Deputy Executive Director**

Oversees: Legal Register & Law Library

[law.library@luzernecounty.org](mailto:law.library@luzernecounty.org)

**Please e-mail All Legal Ads and  
Notices for Publication to  
[law.library@luzernecounty.org](mailto:law.library@luzernecounty.org)**

Tel.: (570) 822-6712

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



# 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 121 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.  
VP, Senior Trust Officer  
570-504-2242  
Lori.Barrett@fddb.com



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

\*Not FDIC Insured | May Lose Value | Not Bank Guaranteed | Not a Bank Deposit | Not Guaranteed by Any Government Agency.

**bankatfidelity.com**

    800.388.4380



## ORPHANS' COURT

### SCHEDULE OF ACCOUNTS AND AUDITS AUDIT SCHEDULE—FOR THE YEAR 2024

<b>Accounts Filed by:</b>	<b>Will be Audited on:</b>
March 25, 2024 .....	May 7, 2024
April 26, 2024 .....	June 4, 2024
May 24, 2024 .....	July 2, 2024
June 24, 2024 .....	August 6, 2024
July 22, 2024 .....	September 3, 2024
August 23, 2024 .....	October 1, 2024
September 27, 2024 .....	November 5, 2024
October 25, 2024 .....	December 3, 2024
November 22, 2024 .....	January 7, 2025

Audits will occur on the dates listed above at **9:30 A.M.** in the Orphans' Court Division of the Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, PA 18711.

It is strongly recommended that all attorneys having a matter on an Audit List of the Orphans' Court be present at the call of the Audit List. Any attorney seeking to be excused or to participate by phone for the call of the Audit List must contact the staff in Judge Hughes' or Judge Gartley's Chambers in advance of the call date in order to obtain permission from the Judge to be absent or participate by phone.

Apr. 26—Aug. 30

## **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**

## ANNOUNCEMENT FOR PUBLICATION

Full-service and defense-oriented law firm seeking a licensed Pennsylvania attorney with a minimum of 5 years' experience as a practicing lawyer. The ideal candidate will possess the skills, experience and temperament to handle civil defense matters, management-side labor and employment matters and commercial litigation matters, from case inception through trial, if and when necessary. We offer and provide a competitive salary and benefits package commensurate with skills and experience. This is a full time position. The firm maintains offices in Scranton, Pittston and Philadelphia, Pennsylvania. Please direct inquiries and responses, including resumes and writing samples, to Joyce, Carmody & Moran, c/o Anne Swaha at [aes@joycecarmody.com](mailto:aes@joycecarmody.com), (570) 602-3560, or 9 N. Main Street, Suite 4, Pittston, PA 18640.

July 26; Aug. 2, 9

## Winning Appellate Strategies



**Karl S. Myers**  
215.751.2864  
[karl.myers@stevenslee.com](mailto:karl.myers@stevenslee.com)

**Hon. Thomas I. Vanaskie (Ret.)**  
570.969.5360  
[thomas.vanaskie@stevenslee.com](mailto:thomas.vanaskie@stevenslee.com)

- **Exceptional Practice**  
Led by a former judge of the United States Court of Appeals for the Third Circuit and a highly distinguished appellate litigator
- **Esteemed Reputation**  
Highly regarded among state and federal appellate judges and practitioners nationwide
- **Pragmatic Solutions**  
Cost effective approaches backed by high-profile, precedent-setting successes

**Stevens & Lee**  
— Powerful partnerships. Standout solutions.

[www.stevenslee.com](http://www.stevenslee.com)



**Attention: W-BLLA MEMBERS**

You can now purchase  
**GREAT W-BLLA merchandise.**  
And with every purchase, you are  
helping to **support our**  
**Bar Foundation.**

Go to our store site on Madtees:

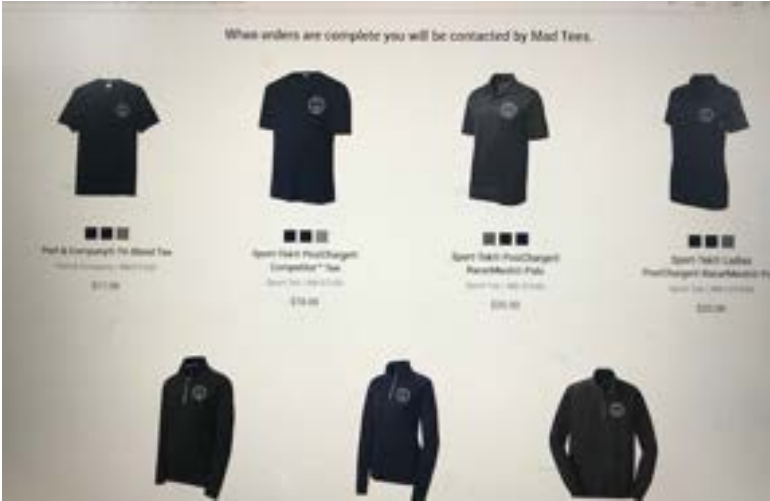
*[https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fstores.inksoft.com%2Fwb\\_law\\_library\\_associ%2Fshop%2Fhome&data=05%7C02%7Cjoseph.burke%40luzernecounty.org%7C168b6cbd0fa84db0468f08dc915f2428%7C1e7ab09fb6644e40adbf404eb8b8d9f6%7C0%7C0%7C638545085054295947%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ikl1haWwiLCJXVCi6Mn0%3D%7C0%7C%7C%7C&sdata=eWH0uGgaqJFjq5aaeqjFNUQHEZJXxMP2xHZZ%2B15uV18%3D&reserved=0](https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fstores.inksoft.com%2Fwb_law_library_associ%2Fshop%2Fhome&data=05%7C02%7Cjoseph.burke%40luzernecounty.org%7C168b6cbd0fa84db0468f08dc915f2428%7C1e7ab09fb6644e40adbf404eb8b8d9f6%7C0%7C0%7C638545085054295947%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ikl1haWwiLCJXVCi6Mn0%3D%7C0%7C%7C%7C&sdata=eWH0uGgaqJFjq5aaeqjFNUQHEZJXxMP2xHZZ%2B15uV18%3D&reserved=0)*



There is a nice selection of quality hats and visors.



Tees and half Zipper shirts.



And also Tees, Hoodies and Sweatshirts.



**Click on the Link to go to the Store.**

It is easy to do!  
And Easy to shop!

Promote our Bar by  
proudly wearing one of these items  
**And help the Foundation raise  
money for the great work  
that it does!**

June 28—Aug. 30



## **A Reminder**

The 2024 Bar Dues  
for July 1<sup>st</sup> have been sent out.

You should have received your  
statement at this time.

If you have not, please e-mail  
Gail Kopiak, Deputy Director of  
Membership Services & Events,

at

*Gail.Kopiak@luzernecounty.org*

# **Please Renew Your Membership!**

## **Benefits of Membership Include:**

**FREE** CLEs throughout the year.

Discounts on all Bar events well below the actual per person cost of the event.

Digital copies of the legal journal.

Subsidized discounts on the price of placing legal notices/ads in the legal journal.

Special law library amenities for

## **W-BLLA Members:**

**FREE** use of cell phone/iPad charger stations.

**FREE** Westlaw use, with unlimited printing.

**FREE** photocopying.

**FREE** use of label typewriter.

**FREE** use of a telephone land line.

**FREE** access to a scanner and zip drives so you can digitize material to take with you.

**Reserved** use of the Presidents' Room  
for meetings, depositions, and the like,  
with complimentary use of a microwave,  
mini-fridge, coffee maker,  
and coat closet.

Also, next year in 2025,  
The W-BLLA will be celebrating its

***175<sup>th</sup> Anniversary!***

As such, a special celebration dinner is  
being planned to be held at Skytop with  
activities for W-BLLA Members all day  
on **SATURDAY, MAY 31, 2025** and  
special room rates for Members for the  
evening of **FRIDAY, MAY 30<sup>th</sup>** and  
**SATURDAY, MAY 31<sup>st</sup>**.

Be sure to renew your Membership,  
so that you can be a part of the  
175<sup>th</sup> Anniversary celebration.

July 19—Aug. 16

## Memorial Committee Being Formed to Honor **Michael J. Cefalo, Esquire**



It is with great sadness that we learned that **Attorney Michael J. Cefalo** passed away recently on July 17th.

Atty. Cheryl Sobeski-Reedy, as President, is appointing a Memorial Committee to honor him at the **Court Ceremony In Memoriam** that will be held on December 5, 2024.

Anyone wishing to serve on Mike's Memorial Committee, please e-mail Joe Burke at [\*\*\*Joseph.Burke@luzernecounty.org\*\*\*](mailto:Joseph.Burke@luzernecounty.org).

July 26; Aug. 2

## 2024 Summer Outing More Photos and Thanks

The W-BLLA would like to thank Matthew Holliday, the Executive Director of the Pennsylvania Bar Association for attending this year's Outing Brunch at Fox Hill. Matt is shown in the photo with W-BLLA Bar Officers & YLD Officers.



The Association would also thank Eric Wassel and the Golf & Summer Outing Committees for their work and Joe Burke and his executive bar staff: Kristin Shimonis and Gail Kopiaik for their work, and to Shane Bradley and his Fox Hill staff. Judges and lawyers attending this year's Outing have called it one of the best Outings ever! They loved the Outing gift (a travel mug), the weather, the food, the CLE, etc.

Next year will be the Association's 175<sup>th</sup> Anniversary. It will be hard to improve upon this year – to make next year an even better Outing!

The Association thanks John Hakim for his generous donation of cigars that was used to raise money for our Bar Foundation.

Thank you to Jane Acri and Deb Bolus for helping to get so many wonderful restaurant gift certificates for this year's baskets.

Thank you to our **Basket Donors:**

TIFFANY CRISPELL  
COMITZ LAW FIRM  
JUDGE SKLAROSKY  
CATHY & NEIL O'DONNELL  
DEB BOLUS/JANE ACRI/ME  
JOSEPH GIOVANNINI  
JOHN HAKIM  
JERRY MECADON  
CHERYL SOBESKI REEDY  
LAURA DENNIS



Thank you to our  
**Hole Sponsors:**

ACRI LAW OFFICE  
AJ OUTDOOR, LLC  
ANZALONE & DOYLE  
AT THE SCENE  
COMITZ LAW FIRM, LLC  
CUMMINS MEDIATION  
DA SAM SANGUDOLCE  
DEVINE DEPOSITIONS  
FIDELITY BANK  
FINLEY CONSULTING &  
INVESTIGATIONS, INC.  
FNCB  
GIRARD J. MECADON  
GOLDEN BUSINESS MACHINES, INC.  
HELBIG MEDIATION & ARBITRATION  
HKQ  
HON. JOSEPH VAN JURA  
HOWELL-LUSSI FUNERAL HOME INC  
INDEPENDENT GRAPHICS INC.

JANNEY  
LEHMAN LAW PC  
O'DONNELL LAW OFFICE  
PJE JACK PANELLA  
SAGE SETTLEMENT CONSULTING  
SAPORITO FALCONE & WATT  
SCARTELLI OLSZEWSKI  
SKLAROSKY LAW  
STEVENS & LEE  
YLD

Special Thanks to FNCB for its \$500.00  
general **Outing Sponsorship**.

And to our **Outing Volunteers**:

Deb Bolus  
Elaine Cook  
Jessica Miraglia  
Lee Ann White

Thanks to all these people and organizations and to our volunteers, the Outing was an enormous success!

The Foundation presented donations to two more area organizations at the Outing.

Checks were presented to the **County Detective Assn.**



And to Victory Sports.



A total of \$7,643.00 was raised for the Bar Foundation. An amazing amount!

The complete breakdown of this money is listed on the next page.

LUZERNE COUNTY BAR ASSOCIATION  
CHARITABLE FOUNDATION  
GOLF OUTING 2024 DONATIONS

<u>DATE</u>	<u>DONOR</u>	<u>AMOUNT</u>
07/2024	Raffle Baskets (Morning)	\$920.00
07/2024	Raffle Baskets (Evening)	\$280.00
07/2024	Cigar Donations (Morning)	\$265.00
07/2024	Cigar Donations (Evening)	\$298.00
07/2024	Mulligans	\$530.00
07/2024	Hole Sponsors (29)	\$4,350.00
07/2024	Outing Sponsor (FNCB)	\$500.00
07/2024	Donation (Marty Flynn)	\$500.00

Total Donations for Outing: \$7,643.00

Here are some candid photos taken of the Outing. Many thanks to Jessica Miraglia for taking these and others posted on the Bar's Facebook Page. Go to [Wilkes-Barre Law & Library Association/Luzerne County Bar Association](#) to view these.













Aug. 2

Notice is hereby given to all persons concerned that accountants in the following estates have filed their accounts in the Office of the Register of Wills and Clerk of the Orphans' Court of Luzerne County and unless objections are filed thereto, said accounts will be audited and confirmed by the Orphans' Court Division of the Court of Common Pleas of Luzerne County at 9:30 A.M. on September 3, 2024 at Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, PA.

NO.	NAME OF ESTATE	ACCOUNTANT	FIDUCIARY CAPACITY
1.	John Halas a/k/a John Hallas	Marilyn Hall	Administrator D.B.N.

The Luzerne County Orphans' Court, located at Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, PA is a facility accessible to persons with disabilities. Please notify a member of the staff of the Honorable Richard M. Hughes, III, Judge at (570) 408-8190 if special accommodations are required.

NOTICE

It is strongly recommended that all attorneys having a matter on an Audit List of the Orphans' Court be present at the call of the Audit List. Any attorney seeking to be excused from attending the call of the Audit List, or to participate by phone must contact the staff in Judge Hughes' Chambers in advance of the call date in order to obtain permission from the Judge to be absent.

Aug. 2, 9

## 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 WALTER HENRY ARRINDELL ACOSTA, late of West Hazleton (died May 16, 2024), Claribel Delgado, Administratrix; William J. Schneider, Esquire, and James A. Schneider, Esquire, 439 West Broad Street, Hazleton, PA 18201-6106

ESTATE OF PAUL JORDAN BEEMAN a/k/a Paul Jordon Beeman, late of Wilkes-Barre Twp. (died May 25, 2024), Paul Michael Beeman, Administrator; Frank J. Campese, Jr., Esquire, 1943 S. 11th St., Philadelphia, PA 19148

ESTATE OF JOHN BERGEN a/k/a John J. Bergen, III, late of Pittston Township (died May 24, 2024), Carolyn Brada, Executrix; Anthony G. Ross, Esquire, Law Offices of Tony Ross, 126 South Main Street, Pittston, PA 18640

ESTATE OF WILLIAM A. CELMER, SR., late of Wilkes-Barre (died February 24, 2023), William A. Celmer, Jr., Administrator; Michael F. Bailey, Esquire, 4099 Birney Avenue, Moosic, PA 18507

ESTATE OF WILLIAM I. ECKHART a/k/a William Irving Eckhart, Jr., late of Wright Township (died December 31, 2023), Robert D. Eckhart, Executor; William E. Vinsko, Jr., Esquire, Vinsko & Associates, P.C., 37 North River Street, Wilkes-Barre, PA 18702

ESTATE OF MICHAEL J. FUGOK, late of Larksville (died April 7, 2024), Lori Ann Fugok, Administratrix; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

ESTATE OF WILLIAM ALBERT GEURIN, late of Union Twp. (died October 7, 2009), Dianne Geurin, Administratrix; Steven M. Zelinger, Esquire, 1650 Market St., #3600, Philadelphia, PA 19103

ESTATE OF LOUIS RICHARD IZZO, late of Bear Creek Twp. (died September 18, 2023), Kimberly Ann Izzo, Administratrix; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF ANNA MAE KOONS a/k/a Anna M. Koons, late of Drums (died February 29, 2024), Ruth Ann Polashenski, Executrix; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

ESTATE OF RONALD J. KOPEC, late of Rice Township (died March 2, 2024), Kimberly Kopec and Christopher Blake-Kopec a/k/a Christopher Kopec, 216 Twins Lane, Mountain Top, PA 18707, Executors

ESTATE OF JAMES WATKIN MILLNER, JR., late of Larksville (died April 12, 2024), Karen Gaffney, Administratrix; Job Stepanski, Esquire, Fellerman & Ciarimboli, 183 Market Street, Suite 200, Kingston, PA 18704

ESTATE OF JUDI SMITH a/k/a Judith Smith-Martuscelli a/k/a Judith Smith, late of Butler Twp. (died May 15, 2024), Debra Werner, Executrix; Eric M. Mika, Esquire, Toole, Mika & Jones, LLC, 26 East Centre St., Shenandoah, PA 17976

## THE LUZERNE LEGAL REGISTER

---

ESTATE OF SUSAN TIMCHACK, late of Wilkes-Barre (died April 15, 2024), Richard Timchack, Jr., Administrator; Michael F. Bailey, Esquire, 4099 Birney Avenue, Moosic, PA 18507

---

ESTATE OF SOPHIE E. ZIMNISKI a/k/a Sophie Zimmiski a/k/a Sophie P. Zimmiski, late of Wilkes-Barre (died June 15, 2024), John Zimmiski, Executor; Angela F. Stevens, Esquire, 400 Third Avenue, Suite 101, Kingston, PA 18704

---

ESTATE OF WALTER ZOLNER, JR., late of Lehman Twp. (died July 3, 2024), Amy Beth Llewellyn-Zolner, Executrix; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

---

### SECOND PUBLICATION

ESTATE OF BARBARA BAKER, late of Nanticoke (died June 9, 2024), Sister Judith Clare Phillips, Personal Representative; Law Offices of Bernard J. Walter, 1674 Memorial Hwy., Shavertown, PA 18708

---

ESTATE OF CARL R. BOYD, JR. a/k/a Carl Boyd, late of Kingston (died May 6, 2024), Christopher J. Boyd a/k/a Christopher Boyd, Executor; Robert E. Marsh, Jr., Esquire, Marsh & Associates, LLC, 140 Maffet St., Plains, PA 18705

---

ESTATE OF BETTY JANE COOPER, late of Kingston (died October 7, 2022), Linda Cooper Smith and Scott Christopher Cooper, Co-Executors; Rosenn, Jenkins & Greenwald, LLP, 1065 Highway 315, Suite 200, Wilkes-Barre, PA 18702

---

ESTATE OF ANNA M. COYLE a/k/a Ann M. Coyle, late of Hazleton (died February 8, 2024), John P. Coyle and Kevin J. Coyle, Co-Executors; William J. Schneider, Esquire,

James A. Schneider, Esquire, 439 West Broad Street, Hazleton, PA 18201-6106

---

ESTATE OF HERBERT GILMAN DUMIN a/k/a Herbert G. Dumin a/k/a Herbert Dumin, late of Wilkes-Barre (died March 22, 2024), Shirley Korey, Executrix; Thomas Patrick Hogan, Esquire, Law Office of Thomas A. O'Connor, PC, 601 Wyoming Avenue, Kingston, PA 18704

---

ESTATE OF JOHN GRAHAM a/k/a John J. Graham, late of Duryea (died May 15, 2024), Nicole White a/k/a Nicole Marykwias White, Executrix; Gregory S. Skibitsky, Jr., Esquire, Skibitsky & Molino, 457 North Main Street, Suite 101, Pittston, PA 18640

---

ESTATE OF THERESA M. LASKOWSKI a/k/a Theresa Marion Laskowski, late of Wright Township (died June 8, 2024), John D. Laskowski, Executor; Frank J. Aritz, Esquire, 23 West Walnut Street, Kingston, PA 18704

---

ESTATE OF PAULA PIZZO, late of Dallas Township (died June 26, 2024), Andrew Pizzo, Executor; David W. Saba, Esquire, 345 Market St., Kingston, PA 18704

---

ESTATE OF ROSEMARIE T. POLITZ, late of Hanover Township (died June 8, 2024), Jason Politz, Executor; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

---

ESTATE OF YEIRENI FELINE ROSARIO a/k/a Yeireni Rosario, late of Wilkes-Barre Township (died June 25, 2022), Christopher Reynoso, Administrator; David W. Saba, Esquire, 345 Market St., Kingston, PA

## THE LUZERNE LEGAL REGISTER

---

ESTATE OF DORIS MARIE ROYER, late of Shickshinny (died October 6, 2022), Bonnie Lou Edwards a/k/a Bonnie Wilson, Executrix; Thomas Patrick Hogan, Esquire, Law Office of Thomas A. O'Connor, PC, 601 Wyoming Avenue, Kingston, PA 18704

### THIRD PUBLICATION

ESTATE OF KHAYREE IDREES ABDURRUZZAQ, late of Hanover Twp. (died December 3, 2023), Abdullah Abdurruzzaq, Administrator; Caelie M. Sweigart, Esquire, Dyller & Solomon, LLC, 88 North Franklin Street, Wilkes-Barre, PA 18701

ESTATE OF MIKE ALVES a/k/a Michael Thomas Alves, late of Kingston Twp. (died October 16, 2023), Lisa Alves, Executrix; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640

ESTATE OF GEORGE K. BERGER a/k/a George Berger, late of Butler Twp. (died April 26, 2024), Darlene J. Wolfe, Executrix; Frank J. Skokoski, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202

ESTATE OF DIANE COBB, late of Hazleton (died June 19, 2013), Jaime Dubei, and Jessica Chyko, Co-Administrators; Ashley Sharek, Esquire, P.O. Box 130, Bradford Woods, PA 15015

ESTATE OF VIRGINIA A. D'ELISEO a/k/a Virginia A. Ellis, late of Duryea (died May 27, 2024), Ronald D'Eliseo, Executor; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640

ESTATE OF FRANCIS L. LACK, JR., late of Newport Twp. (died May 26, 2024), Debra Williams, Administrator; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF SOPHIA B. LAPINSKY, late of Hazle Twp. (died June 18, 2024), Kathleen A. (Lapinsky) Koch a/k/a Kathy Ann Koch, Executrix; Frank J. Skokoski, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202

ESTATE OF MARY ANN LEVANDOWSKI, late of Nanticoke (died October 20, 2023), Tina Marie Drozginiski, Executrix; Michael R. Kostelansky, Esquire, Blazick Law Firm, 1065 Highway 315, Suite 402, Wilkes-Barre, PA 18702

ESTATE OF ANTHONY F. LIENE, SR. a/k/a Anthony F. Liene, late of Hazle Twp. (died June 6, 2024), Mary Ellen Lieb, Executrix; Charles A. DeCosmo, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202

ESTATE OF PATRICIA M. LOZOSKY, late of West Hazleton Borough (died May 6, 2024), Elizabeth A. Lozosky-Laylo, Executrix; Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202

ESTATE OF FRANK M. MARTINO, late of Bear Creek Twp. (died June 8, 2024), Gregory Martino and Frank Martino, Co-Executors; Lewis W. Wetzell, Esquire, 900 Rutter Avenue, Box 24, Forty Fort, PA 18704

ESTATE OF VERA F. McADAM a/k/a Vera Ratkoff McAdam a/k/a Vera Faith McAdam, late of Plains (died February 2, 2024), James J. Yarrish, Administrator; John J. Terrana, Esquire, 400 Third Avenue, Suite 216, Kingston, PA 18704

ESTATE OF DOROTHY A. MILEWSKI a/k/a Dorothy Ann Milewski, late of the Twp. of Hazle (died September 25, 2019), Peter Addams, Executor; Charles A. DeCosmo,

THE LUZERNE LEGAL REGISTER

Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202

ESTATE OF DAVID MOISE, late of Hazleton (died December 28, 2022), Hija Ihenakwe, Administratrix; David L. Glassberg, Esquire, 466 State Route 93, Sugarloaf, PA 18249

ESTATE OF CYNTHIA C. SALVADORBRANCH, late of Mountain Top (died January 12, 2023), Joann Murillo, Administratrix; Donald G. Karpowich, Esquire, 85 Drasher Road, Drums, PA 18222

ESTATE OF LORETTA C. WILLIAMS a/k/a Loretta Williams, late of Hanover Twp. (died May 19, 2024), Sharon Cook, Executrix; Rosenn, Jenkins & Greenwald, LLP, 1065 Highway 315, Suite 200, Wilkes-Barre, PA 18702

ESTATE OF MICHAEL J. YEOSOCK, late of Wilkes-Barre (died March 15, 2024), Patricia A. Yeosock, Executrix; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF MARGARET D. ZELINKA, late of Hanover Township (died June 7, 2024), Marijo A. Zelinka, Executrix; Jonathan A. Spohrer, Esquire, 279 Pierce Street, Kingston, PA 18704

NOTICE

NOTICE IS HEREBY GIVEN that a Certificate of Organization for a Domestic Limited Liability Company has been filed with the Pennsylvania Department of State at Harrisburg, PA on July 12, 2024 for the purpose of creating a limited liability company pursuant to Pennsylvania Uniform Limited Liability Company Act of 2016, P.L. 1328, No. 170.

The name of the limited liability company is:

PAMELA WEED EDUCATIONAL CONSULTING LLC  
Christopher B. Slusser, Esquire  
The Slusser Law Firm  
1620 North Church Street Suite 1  
Hazleton, PA 18202

Aug. 2

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

COURT OF COMMON PLEAS LUZERNE COUNTY, PA CIVIL ACTION—LAW

NO. 202202280

OCWEN LOAN ACQUISITION TRUST 2023-HB1

Plaintiff

v.

KRISTOFFER M. BERGSTRASSER, IN HIS CAPACITY AS HEIR OF WILLIAM J. BERGSTRASSER, JR.; et al.

Defendants

COMPLAINT IN MORTGAGE FORECLOSURE

To: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER WILLIAM J. BERGSTRASSER, JR. Defendant(s), 62 JONES STREET WILKES BARRE, PA 18702

You are hereby notified that Plaintiff, OCWEN LOAN ACQUISITION TRUST 2023-HB1, has filed a Mortgage Foreclosure

## THE LUZERNE LEGAL REGISTER

---

Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of LUZERNE County, PA docketed to No. 202202280, seeking to foreclose the mortgage secured on your property located, 62 JONES STREET WILKES BARRE, PA 18702.

### NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you, and a judgment may be entered against you by the Court without further notice for any money 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 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 THE 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  
(855) 236-6405 Toll free  
(570) 824-0001 Fax

- or -

101 West Broad Street  
Suite 713  
Hazleton, PA 18201  
(570) 455-9512  
(877) 515-7628 Toll free  
(570) 455-3625 Fax

Servicios Legales de  
North Penn, Inc.

33 la Calle Main del Norte  
Oficina 200  
Pittston, PA 18640  
(570) 299-4100  
(855) 236-6405  
Llamada gratuita  
(570) 824-0001 Fax

- or -

101 la Calle Broad del Oeste  
Oficina 713  
Hazleton, PA 18201  
(570) 455-9512  
(877) 515-7628  
Llamada gratuita  
(570) 455-3625 Fax

TROY FREEDMAN,  
ESQUIRE

ID No. 85165

ROBERTSON, ANSCHUTZ,  
SCHNEID, CRANE &  
PARTNERS, PLLC

A Florida professional limited  
liability company

Attorneys for Plaintiff

133 Gaither Drive  
Suite F

Mt. Laurel, NJ 08054  
(855) 225-6906

Aug. 2



THE LUZERNE LEGAL REGISTER

NOTICE

John James Ostrowski intends to apply for a title to the following vehicle: 1985, Cadillac, Brougham Fleetwood.

Vin Number: 1G6DW6986-F9719210.

A hearing has been set for September 16, 2024, at 1:00 P.M., Luzerne County Courthouse, 200 N. River Street, Wilkes-Barre, PA 18711.

Aug. 2

ACTION TO QUIET TITLE

IN THE COURT OF COMMON PLEAS OF LUZERNE COUNTY

NO. 2024-05249

ROBERTA LLC

Plaintiff

vs.

ROBERT M. CHUPKA and DOROTHY CHUPKA, his wife, their heirs, devisees, legatees, executors, administrators, personal representatives, successors, transferees, and assigns and all other persons having interest in the premises

Defendants

NOTICE

NOTICE IS HEREBY GIVEN to the Defendants, their respective heirs, devisees, legatees, executors, administrators, personal representatives, successors, transferees, and assigns, and all other persons claiming by, through, from or under said Defendants and all other persons whatsoever, that on May 9, 2024, ROBERTA LLC, commenced an action against you to NO. 05249-

2024, 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 lot of land located in the Parsons Section, City of Wilkes-Barre, County of Luzerne, and Commonwealth of Pennsylvania, more particularly described as follows:

DEED DESCRIPTION for LANDS TO BE ACQUIRED by ROBERTA LLC. Said lands being situated in the Borough of Larksville, County of Luzerne, Commonwealth of Pennsylvania, and more particularly described as:

YOU ARE HEREBY NOTIFIED TO APPEAR AND DEFEND this action within thirty (30) days of the publication hereof and that, in default of appearance or defense of such action, a Decree of Court may be entered against you and that the Plaintiff has a valid and indefeasible title in said premises against you and all persons who claim that they have any right, title or interest whatsoever by or through you; that you and anyone claiming by or through you will be perpetually enjoined from impeaching, denying, attacking or in any way setting up any right, lien, title or interest to said premises inconsistent with the ownership of the Plaintiff unless you commence an action of ejectment or such other action as the Court may direct within thirty (30) days of the date of said Decree. You are further advised that a hearing on this matter has been scheduled by the Court for the 12th day of September, 2024 at 9:00 o'clock a.m., Third Floor, in the Luzerne County Court House, North

## THE LUZERNE LEGAL REGISTER

---

River Street, Wilkes-Barre, Luzerne County, Pennsylvania. If you wish to defend, you must enter a written appearance personally or by 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 to you.

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

LEGAL SERVICES OF  
NORTHEASTERN  
PENNSYLVANIA, INC.

North Penn Legal Services, Inc.

33 N. Main Street  
Suite 200  
Pittston, PA 18640  
(570) 299-4100  
(855) 236-6405 Toll free  
(570) 824-0001 Fax

- or -

101 West Broad Street  
Suite 713  
Hazleton, PA 18201  
(570) 455-9512  
(877) 515-7628 Toll free  
(570) 455-3625 Fax

ERIK N. DINGLE, ESQUIRE

DEED DESCRIPTION for LANDS TO BE ACQUIRED by ROBERTA, LLC. Said lands being situated in the Borough of Larksville, County of Luzerne, Commonwealth of Pennsylvania, and more particularly described as:

PARCEL NO. 1:

BEGINNING on the South Side of buttonwood Street at the Northeast corner of Lot No. 3;

THENCE Westerly along said alley, fifty (50) feet to the Southeast corner of Lot No. 7;

THENCE Northerly along East line of said lot, one hundred fifty (150) feet to the South side of Buttonwood Street;

THENCE Easterly along said Street, fifty (50) feet to the PLACE OF BEGINNING.

CONTAINING 7,500 square feet of land.

BEING Lot No. 5 on Buttonwood Street on plot of lots laid out in the said Borough by the Lehigh and Wilkes-Barre Coal Company.

PARCEL NO. 2:

BEGINNING at a corner on the Northerly line of Buttonwood Lane in the Borough of Larksville, Luzerne County, Pennsylvania, said corner being the Southwesterly corner of Lot No. 7 Lance-Gould Allotment by Lehigh and Wilkes-Barre Coal Company and being five hundred fifteen (515) feet measured along the Northerly line of Buttonwood Lane from its intersection with the Easterly line of Chestnut Street;

THENCE along the dividing line of Lot No. 9 and Lot No. 7 in a Northwesterly direction one hundred fifty (150) feet to a corner on the Southerly line of Buttonwood Street;

THENCE Northeasterly along the Southerly line of Buttonwood Street fifty (50) feet to a corner, said corner being the Northwesterly corner of Lot No. 5, land now or late of Michael Mihoch, Jr. and Helen Mihoch, his wife;

THE LUZERNE LEGAL REGISTER

---

THENCE Southeasterly along the dividing line of Lot No. 7 and Lot No. 5, land now or late of Michael Mihock, Jr. and Helen Mihock, his wife, one hundred fifty (150) feet to a corner on the Northerly line of Buttonwood Lane;

THENCE Southeasterly along the Northerly line of Buttonwood Lane fifty (50) feet to the PLACE

OF BEGINNING, being Lot No. 7 Lance-Gould Allotment.

CONTAINING 7,500 square feet of land.

BEING all of the LANDS TO BE ACQUIRED by ROBERTA LLC.

THE PIN IS H855 B7 L9 and H855 B7 L8.

Aug. 2



---

---

**PERIODICAL PUBLICATION**

**\* Dated Material. Do Not Delay. Please Deliver Before Monday, August 5, 2024**