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COMMONWEALTH v. POLLICK 42

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Kristin R. Shimonis
Editor
Commercial Advertising,
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Gail Kopyak
Bar Website Editor

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

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Oversees: Bar Association and Lawyer Referral Service

Gail.Kopiak@luzernecounty.org

Kristin R. Shimonis

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Oversees: Legal Register & Law Library

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ORPHANS' COURT

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

| Accounts Filed by: | Will be Audited on: |
|---------------------------|----------------------------|
| 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

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July 26; Aug. 2, 9

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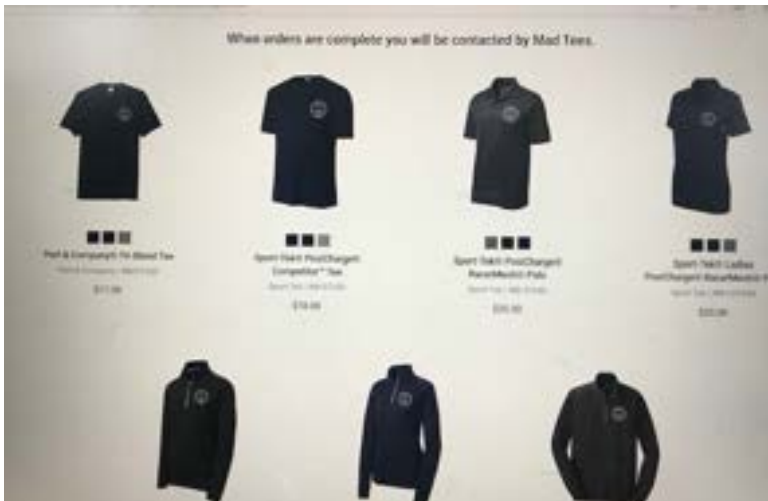
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June 28—Aug. 30



A Reminder

The 2024 Bar Dues
for July 1st 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

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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 30th** and
SATURDAY, MAY 31st.

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

July 19—Aug. 16

ERRATA

The following is being republished. While the holding and case content were correct, the Notes and Caption that were added by the Editor in what was previously published contained errors.

The Editor has corrected these errors in the following so that the editorial part of the case is now consistent with the Court content of it. Therefore, when referring to this opinion, please refer to this printing of it.

COMMONWEALTH v. POLLICK

Criminal Law and Procedure—Appeal - Summary Conviction—Exceeding Maximum Speed Limit—75 Pa. C.S.A. Section 3362(a)(2)—Motion to Dismiss—Denied—Coordinate Jurisdiction Rule - PA Superior Court - Trial Court's Decision - AFFIRMED.

1. It has long been the law in Pennsylvania that, under the coordinate jurisdiction rule, judges of coordinate jurisdiction sitting in the same case should not overrule each other's decisions.

2. The coordinate jurisdiction rule is premised on the sound jurisprudential policy of fostering finality in pre-trial proceedings, thereby promoting judicial economy and efficiency.

3. The rule is applicable in both civil and criminal cases.

4. An exception to the rule exists when there is new evidence or newly decided legal authorities compelling the second judge to overrule the first judge's decision.

5. Because no such exception applies here, Defendant's motion to dismiss was appropriately denied by this court.

6. In this matter, the Court properly denied defendant's motion to dismiss pursuant to the coordinate jurisdiction rule. On appeal to Superior Court, decision *AFFIRMED*.

In the Court of Common Pleas—Criminal Division—No. SA 14 of 2022—Trial Court Decision AFFIRMED—Superior Court— 2024 PA Super. 79 (April 22, 2024).

John G. Carroll, Esquire, Assistant District Attorney,
for the Commonwealth.

Defendant, Pollick, Pro Se.

Before: Sklarosky, Jr., J.

SKLAROSKY, JR., J., May 17, 2022:

It is hereby ORDERED AND DIRECTED that the attached opinion is entered of record pursuant to Pa. R.A.P. 1925(a).

It is FURTHER ORDERED AND DIRECTED that the Luzerne County Division of Judicial Services and Records (a/k/a the Luzerne County Clerk of Courts), having been ordered to transmit the above record by the Honorable Michael T. Vough by Order dated May 10, 2022, shall transmit this opinion to the Prothonotary of

the Superior Court pursuant to Pa. R.A.P. 1931 *within five (5) days* from the date of this Order.

Opinion Pursuant to Pa. R.A.P. 1925

Cynthia Pollick (“Defendant”) appeals *pro se* from the April 6, 2022, order of court. Defendant appealed her summary conviction to the Luzerne County Court of Common Pleas.

A summary appeal *de novo* trial was scheduled for February 8, 2022. On February 7, 2022, the Commonwealth filed a motion for a continuance, which was granted on the same day by the Honorable David W. Lupas, and the trial was rescheduled for April 6, 2022. On February 8, 2022, Defendant appeared before the undersigned (“this court”) at the time and date of the originally scheduled summary trial and made a motion to dismiss the citation. N.T. Summary Appeal Hearing, 2/8/22, p. 3. Defendant argued that she did not receive notice of the Commonwealth’s intention to present the motion for continuance. *Id.* at pp. 3-5. This court denied Defendant’s motion.

After a summary trial held on April 6, 2022, before the Honorable Michael T. Vough, Defendant was found guilty of violating 75 Pa. C.S.A. §3362(a)(2), exceeding the maximum speed limit of 55 miles per hour by 23 miles per hour.

Defendant filed a Notice of Appeal on April 8, 2022. After being ordered to do so by Judge Vough, Defendant filed a timely Statement of Errors Complained of on Appeal (Statement) on April 19, 2022.

In her Statement, Defendant raises ten issues, the first four of which relate to this court’s February 8,

2022, order denying her motion to dismiss.¹ Defendant cites the following four allegations of error, which we set forth verbatim:

1. Whether Judge Sklarosky, Jr. committed error when he failed to dismiss the traffic citation since the affiant failed to appear as Order pursuant to the Notice of Appeal from Summary Traffic Conviction and there was no evidence presented to uphold the traffic charges?

2. Whether Judge Sklarosky, Jr. committed error when he allowed the Commonwealth to continue the hearing when it did not present a proper Motion for Continuance pursuant to the rules that demands, “ALL MOTIONS FOR CONTINUANCE MUST BE PRESENTED DURING MOTIONS HOURS (8:30 TO 9:15) DAILY. ...”, which in this case the Commonwealth obtained preferential treatment since they obtained an order on the day before the hearing of 2/8/2022 at 11:20 a.m. that was outside the notice provided to Defendant that required proper motions to be presented during motions court between the hours of 8:30 and 9:15 a.m. with, of course, a copy and notice of presentment to Defendant?

3. Whether Judge Sklarosky, Jr. selectively allowed a continuance when other cases were dismissed after the affiant failed to appear as scheduled?

4. Whether Judge Sklarosky, Jr. failed to treat the parties equally since he continued the hearing while Defendant was informed that if she did not appear as scheduled for the 2/8/2022 hearing, “ ... YOU MAY

¹Because Issue Number 5 in Defendant’s Statement relates to Judge Lupas’ order in granting the Commonwealth’s motion for continuance, and Issues 6 through 10 relate to President Judge Vough’s finding Defendant guilty, each jurist will write a separate opinion addressing those respective issues.

BE FOUND GUILTY AND SENTENCED BY THE JUDGE” when the Commonwealth affiant failed to appear (*See* Exhibit “A”)?

Because all four issues center around this court’s decision to recognize the February 7, 2022, order of Judge Lupas granting the Commonwealth’s motion for continuance, all four issues will be addressed together.

It has long been the law in Pennsylvania that, under the coordinate jurisdiction rule, judges of coordinate jurisdiction sitting in the same case should not overrule each other’s decisions. *Baysmore v. Brownstein*, 771 A.2d 54, 58 (Pa. Super. 2001). “The coordinate jurisdiction rule is premised on the sound jurisprudential policy of fostering finality in pre-trial proceedings, thereby promoting judicial economy and efficiency.” *Id.* The rule is applicable in both civil and criminal cases. *Commonwealth v. King*, 999 A.2d 598, 600 (Pa. Super. 2010). An exception to the rule exists when there is new evidence or newly decided legal authorities compelling the second judge to overrule the first judge’s decision. *Baysmore*, *supra* at 58. Because no such exception applies here, Defendant’s motion to dismiss was appropriately denied by this court.

In this case, Judge Lupas granted the Commonwealth’s motion for a continuance the day before the originally scheduled *de novo* summary trial date. Although Defendant objected to the already-granted continuance and made an oral motion to dismiss at the appearance before this court, we properly denied the motion pursuant to the coordinate jurisdiction rule. As we made clear at the hearing, this court was in no position to overrule the order granting the continuance that was previously

issued by Judge Lupas. N.T. Summary Appeal Hearing, 2/8/22, p. 4. Because no error was committed, the court respectfully requests that Defendant's appeal be denied.

[EDITOR'S NOTE: Appeal filed to the Superior Court of Pennsylvania. See Luzerne County Criminal Docket No. SA 14 of 2022. Court of Common Pleas Decision *AFFIRMED* - 2024 PA Super. 79 (April 22, 2024).]

THE LUZERNE LEGAL REGISTER

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 ELIZABETH J. BARTOLAI, late of Bear Creek Village Borough (died May 26, 2022), Moriah I. Bartolai and Ari I. Bartolai, Administrators; Robert T. Kelly, Jr., Esquire, 425 Biden St., #200, Scranton, PA 18503

ESTATE OF DAVID ALOYSIOUS DELANEY, late of Harveys Lake (died June 25, 2024), Lisa M. Delaney, 1991 Lakeside Drive, Harveys Lake, PA 18618, Administratrix

ESTATE OF CURT E. DZUGAN, late of Plymouth Township (died July 28, 2022), Antoinette Dzugan, Administratrix; Kelley, Polishan & Solfanelli, LLC, 259 S. Keyser Ave., Old Forge, PA 18518

ESTATE OF ALLAN J. KOMAR a/k/a Allan J. Komar, Sr., late of Avoca (died January 23, 2024), David J. Komar, Executor; Scott Lynett, Esquire, The Law Office of Scott Lynett, 310 Penn Ave., Scranton, PA 18503

ESTATE OF ELWOOD LaBAR, late of Lehman Township (died August 11, 2022), Rosemary LaBar, Administratrix; Jeffrey J. Malak, Esquire, Chariton Malak, 138 S. Main St., P.O. Box 907, Wilkes-Barre, PA 18701

ESTATE OF WAYNE R. MOYER, JR., late of Pittston (died May 18, 2024), Yvonne Sue Moyer, Administratrix; Robert J. Boyer, Esquire,

126 S. Main St., Pittston, PA 18640

ESTATE OF MARGARET TERESE SHEA, late of Wilkes-Barre (died November 23, 2023), Joseph Shea and Mary S. Johnson, Co-Executors; Brian M. Vinsko, Esquire, Vinsko & Associates, P.C., 37 N. River St., Wilkes-Barre, PA 18702

ESTATE OF WALTER SULIMA, late of Avoca (died January 16, 2024), Edward Sulima, Executor; Thomas J. Killino, Esquire, 363 Laurel St., Pittston, PA 18640-1719

ESTATE OF WILLIAM BROOKE YEAGER, III, late of Wilkes-Barre (died May 5, 2024), Elizabeth H. Yeager, Executrix; Brian M. Vinsko, Esquire, Vinsko & Associates, P.C., 37 N. River St., Wilkes-Barre, PA 18702

SECOND 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 Jordan 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.

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- 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
- 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 Zimniski a/k/a Sophie P. Zimniski, late of Wilkes-Barre (died June 15, 2024), John Zimniski, 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

THIRD 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 &

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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 Marykwas 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

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

NOTICE

NOTICE IS HEREBY GIVEN that on July 12, 2024, a Petition has been filed in the Court of Common Pleas of Luzerne County requesting an order to change the name of minor child from Rasheed Ronnell Canada to Noah Mosley.

The Court has fixed the day of Monday, September 23, 2024, at 9:15 a.m., at the Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, Pennsylvania as the time and place for the hearing on said petition, when and where all interested parties may appear and show cause, if any, why the request of the petitioner should not be granted.

Aug. 9

NOTICE

NOTICE IS HEREBY GIVEN that a Petition has been filed in the Court of Common Pleas of Luzerne County, Pennsylvania, seeking to change the name of James Robert Kreidler to James Robert Licina. A hearing on said Petition will be held on Monday, September 16, 2024, at 1:00 p.m.

THE LUZERNE LEGAL REGISTER

before the Motions Judge of the Luzerne County Courthouse, Wilkes-Barre, Pennsylvania, at which time any persons interested may attend and show cause, if any, why the Petition should not be granted.

JESSICA M. LEHMAN,
ESQUIRE
HILL, TUROWSKI, JAMES &
LEHMAN, LLP
38 West Third Street
Bloomsburg, PA 17815
(570) 784-6770

Aug. 9

NOTICE

COURT OF COMMON PLEAS
CIVIL DIVISION
LUZERNE COUNTY

NO.: 202406701

PNC Bank, National Association
PLAINTIFF

vs.

Scott J. Perkins, known Heir of
Sharon Robey a/k/a Sharon L.
Perkins, deceased and
Unknown Heirs, Successors,
Assigns and All Persons, Firms
or Associations Claiming Right,
Title or Interest from or under
Sharon Robey a/k/a Sharon L.
Perkins, deceased
DEFENDANTS

To: the Defendants, Unknown
Heirs, Successors, Assigns
and All Persons, Firms or As-
sociations Claiming Right,
Title or Interest from or under
Sharon Robey a/k/a Sharon
L. Perkins, deceased
TAKE NOTICE THAT THE
Plaintiff, PNC Bank, National As-

sociation has filed an action
Mortgage Foreclosure, as cap-
tioned above.

If you wish to defend, you
must enter a written appearance
personally or by attorney and file
your defense or objections with
the court. You are warned that if
you fail to do so the case may
proceed without you and a judg-
ment 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
NOTICE TO YOUR LAWYER AT
ONCE. IF YOU DO NOT HAVE A
LAWYER GO TO OR TELE-
PHONE THE OFFICE SET FORTH
BELOW. THIS OFFICE CAN
PROVIDE YOU WITH INFORMA-
TION 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.

Luzerne County Lawyer
Referral Service
North Penn Legal
Services, Inc.

33 N. Main Street
Ste. 200

Pittston, PA 18640

CHRISTOPHER A.
DeNARDO, ESQUIRE
PA I.D. No. 78447
SAMANTHA GABLE,
ESQUIRE
PA I.D. No. 320695
STEVEN PALMER,
ESQUIRE
PA I.D. No. 334553

THE LUZERNE LEGAL REGISTER

LESLIE J. RASE, ESQUIRE
PA I.D. No. 58365
HEATHER RILOFF,
ESQUIRE
PA I.D. No. 309906
KEVIN T. TONCZYCZYN,
ESQUIRE
PA I.D. No. 332616
ELIZABETH L. WASSALL,
ESQUIRE
PA I.D. No. 77788
JOSEPH L. LoCASTRO, IV,
ESQUIRE
PA I.D. No. 314973
LOGS LEGAL GROUP LLP
985 Old Eagle School Road
Suite 514
Wayne, PA 19087
Telephone:
(610) 278-6800
E-mail: pahelp@logs.com
Aug. 9

NOTICE

IN THE COURT OF COMMON
PLEAS OF LUZERNE COUNTY,
PENNSYLVANIA
CIVIL DIVISION

NO.: 202407060

UMB BANK, NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY, BUT
SOLELY AS LEGAL TITLE
TRUSTEE OF PRL TITLE
TRUST II

vs.

AMANDA JUCKETT, AS
SURVIVING HEIR OF LISA D.
JUCKETT, DECEASED,
CHRISTOPHER SHAW, AS
SURVIVING HEIR OF LISA D.
JUCKETT, DECEASED,
JESSICA ALBA, AS SURVIVING
HEIR OF LISA D. JUCKETT,

DECEASED, KRISTI SHAW, AS
SURVIVING HEIR OF LISA D.
JUCKETT, DECEASED,
LINDSEY HARTZELL, AS
SURVIVING HEIR OF LISA D.
JUCKETT, DECEASED,
NICOLE ALBA, AS SURVIVING
HEIR OF LISA D. JUCKETT,
DECEASED, UNKNOWN
SURVIVING HEIRS OF LISA D.
JUCKETT, DECEASED
TO: THE DEFENDANTS

You are hereby notified UMB Bank, National Association, not in its individual capacity, but solely as Legal Title Trustee of PRL Title Trust II, has filed a Complaint in Mortgage Foreclosure with regard to 251 Horton Street, Wilkes-Barre, PA 18702, endorsed with a Notice to Defend, against you at No. 202407060 in the Civil Division of the Court of Common Pleas of Luzerne County, Pennsylvania, wherein plaintiff seeks to foreclose on the mortgage encumbering said property, which foreclosure would lead to a public sale by the Luzerne County Sheriff.

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 important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELE-

THE LUZERNE LEGAL REGISTER

PHONE 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
(855) 236-6405 Toll free
STEPHEN M. HLADIK,
ESQUIRE
HLADIK, ONORATO &
FEDERMAN, LLP
Plaintiff's Attorneys
298 Wissahickon Avenue
North Wales, PA 19454
(215) 855-9521

Aug. 9

NOTICE OF PRIVATE SALE
FOR DELINQUENT TAXES

NOTICE IS HEREBY GIVEN that Elite Revenue Solutions, LLC, as agent for the Luzerne County Tax Claim Bureau, under Section 613 of the Real Estate Tax Sale Law of 1947 as amended, intends to make Private Sales of the following tax delinquent properties on October 1, 2024 at the Luzerne County Courthouse:

Owner(s); Location; Bidder & Bid Price.

Generose, Mary Josephine; 57 Main St., Hazle Township, 26-S8S6-009-010-000; Minaya, Juan, \$6,000.00.

Keiper, Oscar & Arvilla; 386 E. Main St., Wilkes-Barre City,

73-G10SE2-007-009-000; Manino, Antonio, \$3,159.46.

NOTICE IS HEREBY GIVEN to the above individuals and entities along with their successors, heirs, personal representatives and assigns, and to the public. The above properties will be sold free and clear of all tax claims and tax judgments. If you wish to object to the sale of any of the above properties, you must file a petition with the Luzerne County Court of Common Pleas within forty-five (45) days of this notice. The owner also has the right to retain the property within that time frame by payment in full of all tax claims and costs due.

Elite Revenue Solutions, LLC
Nadine Emel,
Assistant Director
Luzerne County Tax
Claim Bureau

200 North River Street
Wilkes-Barre, PA 18711
Phone: (570) 825-1512

Aug. 9, 16

PETITION FOR
CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on July 31, 2024, the Petition of James Bernard Evans, was filed in the Court of Common Pleas of Luzerne County, No. 08149 of 2024, praying for a Decree to Change his name to Dawud Ali Abdullah.

The Court has fixed Monday, October 21, 2024 at 1 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 in-

THE LUZERNE LEGAL REGISTER

terested may appear and show cause why the prayer of the said Petitioner should not be granted.

Aug. 9

CHANGE OF NAME NOTICE

NOTICE IS HEREBY GIVEN that on July 5, 2024 a Petition was filed by Omerao Kellom to change his son's name from J.J.O. to J.J.O.-K. The Court has fixed September 9, 2024 at 9:15 a.m. as the date and time of the Hearing at the Luzerne County Courthouse, 200 North Main Street, Wilkes-Barre, PA.

Aug. 9

NOTICE

IN THE COURT OF COMMON PLEAS OF LUZERNE COUNTY, PENNSYLVANIA CIVIL DIVISION

NO.: 2023-11315

NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING

vs.

BERNARD T. VITALE, JR., KNOWN SURVIVING HEIR OF BERNARD T. VITALE, SR., LISA M. VITALE, KNOWN SURVIVING HEIR OF BERNARD T. VITALE, SR., UNKNOWN SURVIVING HEIRS OF BERNARD T. VITALE, SR.

TO: THE DEFENDANTS

You are hereby notified New-Rez LLC d/b/a Shellpoint Mortgage Servicing, has filed a Complaint in Mortgage Foreclosure with regard to 149-151 E. Main Street Rear, Glen Lyon, PA

18617, endorsed with a Notice to Defend, against you at No. 2023-11315 in the Civil Division of the Court of Common Pleas of Luzerne County, Pennsylvania, wherein plaintiff seeks to foreclose on the mortgage encumbering said property, which foreclosure would lead to a public sale by the Luzerne County Sheriff.

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 important to you.

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Luzerne County Lawyer Referral Service North Penn Legal Services, Inc. 33 N. Main Street Suite 200 Pittston, PA 18640

THE LUZERNE LEGAL REGISTER

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STEPHEN M. HLADIK,
ESQUIRE
HLADIK, ONORATO &
FEDERMAN, LLP
Plaintiff's Attorneys
298 Wissahickon Avenue
North Wales, PA 19454
(215) 855-9521

Aug. 9

PETITION FOR
CHANGE OF NAME

NOTICE IS HEREBY GIVEN
that on August 5, 2024, the Peti-
tion of Colton John Mudzik, was

filed in the Court of Common
Pleas of Luzerne County, No.
2024-05803, praying for a De-
cree to Change his name to
Colton John Casey.

The Court has fixed October
23, 2024 at 9:00 A.M., Luzerne
County Courthouse, 200 North
River Street, Wilkes-Barre, Penn-
sylvania, as the time and place
for the hearing of said Petition,
when and where all interested
may appear and show cause why
the prayer of the said Petitioner
should not be granted.

Aug. 9

THE LUZERNE LEGAL REGISTER



Subscribers to the

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at ***www.palegalads.org.***

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HOURS

Daily

8:30 A.M. – 4:00 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



**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**

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).**

**D
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L
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V
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R** **TO:**

PERIODICAL PUBLICATION

*** Dated Material. Do Not Delay. Please Deliver Before Monday, August 12, 2024**