

The Luzerne Legal Register

Established 1872

(Cite Vol. 114 Luz. Reg. Reports)

VOL. 114

Wilkes-Barre, PA, Friday, August 30, 2024

No. 35

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

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
Vice President: Qiana Murphy Lehman, Esq. Law@lehmanlawpa.com
Treas./Sec./Ex. Dir.: Joseph P.J. Burke, III, Esq. Joseph.burke@luzernecounty.org
YLD President: Gerard W. Gaughan, Esq. gerard@odonnell-law.com

Executive Staff:

Gail Kopiak

Deputy Executive Director

Oversees: Bar Association and Lawyer Referral Service

Gail.Kopiak@luzernecounty.org

Kristin R. Shimonis

Deputy Executive Director

Oversees: Legal Register & Law Library

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

Designer Purse 



North Penn
LEGAL SERVICES
September 22, 2024
Holiday Inn Dunmore

Join us September 22, 2024 for North Penn Legal Services Designer Purse Bingo.
Holiday Inn, 200 Tighe Street, Dunmore, PA 18512 - (Lackawanna County)

Event: 3:00 PM - 6:30 PM

Doors open at 1:00 PM

Cost: \$30.00 or \$35.00 at the door (limited tickets)

16 Regular games and door prizes entry included with your \$30 admission.
Specials, raffles, food and drink will be available for additional purchase.

North Penn Legal Services is a nonprofit organization providing civil legal aid to low-income residents of Northeastern Pennsylvania.

*No outside Food or Drink will be allowed.

How to purchase tickets:

<https://www.ticketholer.com/events/5cM1218358>

Scan the QR Code below:



Or call:

Jessica Volkov - 570-299-4103 or John Huff - 570-299-4090



North Penn LEGAL SERVICES

Designer Purse Bingo September 22, 2024

Bingo will be held at The Holiday Inn on Tighe Street in Dunmore. We are asking local businesses, friends, and family to sponsor games, door prizes or a Basket for our Basket Raffle. All proceeds directly supporting North Penn Legal Service.

Sponsorship has numerous benefits, including recognition on all signage & programs, we will add a Hot-Link on the event page, and announcements during the game.

Our Event page will reach thousands with hundreds in attendance, so your small donation will benefit your business and NPLS. We appreciate your support!

SPONSORSHIP FORM

Name of the person completing this form: _____

Mailing Address: _____

Contact Phone #: _____

Email Address#: _____

Please print the name of the sponsor as you would like it to appear on the signage.

SPONSORSHIP LEVELS:

Game Sponsorship will consist of a Hot-Link post in our event page, signage during the event, listed on the program & an announcement during the games. **\$250** _____

(1 avail) 50/50 Sponsorship will include all above and 5 mentions during the event, along with multiple signs throughout the event. **\$500** _____

Basket Raffle donation will include your name on the Raffle donation sign along with a tag on your donated item. * _____

Contacts: Jessica Volkov - 570-299-4103
John Hurtt - 570-299-4090

Checks payable to North Penn Legal Services, Inc.
THANK YOU FOR YOUR SUPPORT!

Aug. 16, 23, 30; Sept. 6



Red Mass 2024
at King's Chapel
West North Street, Wilkes-Barre

SAVE THE DATE & TIME:

MONDAY,
SEPTEMBER 30, 2024
AT NOON

Aug. 16, 23, 30



And the



will conduct a Continuing Legal Education Program.

The Wilkes-Barre Law and Library Association (#53) is an Accredited Continuing Legal Education Provider and will be providing the CLE credits to the lawyers who attend the program.

THURSDAY – SEPTEMBER 12, 2024

4 Hours Substantive CLE Credits
at the Holiday Inn Wilkes-Barre - East Mountain

**“CTA (Corporate Transparency Act) and
Tax Issues with Acquisitions (Tax)”**

Presented by be
Paul T. Rushton, Esquire, and
Lee S. Piatt, Esquire,
Rosenn, Jenkins & Greenwald, LLP
and
Anthony J. Buczek, CPA of
Werner & Co.

AGENDA

12:45 p.m.—1:00 p.m.
1:00 p.m.—5:00 p.m.

Registration.
Program.

Program Description:

The Wilkes-Barre Law and Library Association is partnering with Wilkes University to provide this CLE program to be held by Wilkes at the **Holiday Inn (formerly the East Mountain Inn)** in Wilkes-Barre. It features **Attorney Lee S. Piatt** and **Attorney Paul T. Rushton** of the firm of Rosenn, Jenkins & Greenwald, LLP and **Anthony J. Buczek, CPA** of Werner & Co.

For lawyers staying for the full four hours of the presentation, four (4) hours of substantive Continuing Legal Education credits will be awarded for this program. **Cost is \$60.00.**

Location: **Holiday Inn Wilkes-Barre - East Mountain**, 600 Wildflower Drive Wilkes Barre, PA – off of Route 315.

Program Outline

- I. Corporate Transparency Act (“CTA”)
 - a. Purpose of the CTA: Prevent Money Laundering, Terrorist Financing, Tax Fraud, etc.
 - b. CTA requires a “Reporting Company” to report certain information about its “Beneficial Owners” (and in certain instances, its “Company Applicants”) privately to the Financial Crimes Enforcement Network (“FinCen”).
 - c. “Reporting Company”, “Beneficial Owners” and “Company Applicants” defined.
 - d. Who is exempt?
 - e. The liability of a “Company Applicant” and the perils of trying to help.
 - f. Deadlines for Filing BOI Report.
 - g. Reporting Changes in Information.
 - h. Suggestions for Facilitating Compliance.
 - i. Penalties for Non-Compliance.
 - j. Pending Case, Legal Status of the CTA.

- II. Annual Report
 - a. Corporation, LLC, etc. required annually to make filing with PA Department of State.
 - b. Replaces PA’s Decennial Filing.

- c. Filing Fee required—Funding for PA Department of State.
- III. Mergers & Acquisitions (“M&A”) Issues for Closely Held Businesses
- a. Reasons for Increase in Sales of Closely Held Businesses in Recent Years.
 - i. “Silver Tsunami” (selling due to age).
 - ii. Next Generation’s Decreased Interest in Succession.
 - iii. Greater Regulation in Certain Industries.
 - iv. Increased and Varied Suitors.
 - 1. Increasing Impact of Private Equity Buyers on “Main Street.”
 - 2. ESOP.
 - b. Changes to Deal Structure and Related Issues.
 - i. “Stock” deals rather than “Asset” deals.
 - ii. Increasing Use of Rollover Equity (either permitted or required).
 - iii. F Reorganizations (rather than Section 338(h)(10) and 336(e) Elections) and Conversions of Subsidiaries into LLCs.
 - 1. Complex Transaction Structure—Corporate Transactions prior to closing.
 - 2. Tax impact on Buyer.
 - 3. Tax Impact on Seller.
 - 4. Impact on shareholders.
 - vi. “Grossing Up” Purchase Price to make up for adverse tax impact of F Reorganization
 - v. Seller Financing.
 - 1. Increasingly used due to higher interest rate environment.
 - 2. Subordination Issues.
 - 3. Security Issues.
 - vi. Increased use of Quality of Earnings Report as part of Due Diligence Review.
 - c. Other Important Tax and Accounting Issues in M&A Transactions
 - i. Net Working Capital Adjustments (and impact of accounting methods thereon).
 - ii. Purchase Price Allocations.
 - iii. Tax indemnifications.
 - iv. Straddle Periods.
 - v. Employee Retention Tax Credit.

- d. Employment Agreements, Independent Contractor Agreements, and Related Tax Issues.
- e. Non competes and other restrictive covenants.
- f. “It’s not what you get but what you keep:” Estimating “After-Tax” Closing Proceeds
- g. Estate Planning for the Seller (and sometimes the Buyer)
 - i. Potential gifting in advance of negotiations/sale of business
 - ii. Negotiating the right to gift rollover equity for estate planning purposes after the sale.
- h. Retaining Key Employees through (and in certain instances for a period of time after) the closing.
 - i. Stock Awards
 - ii. Phantom Stock Awards
 - iii. Retention Bonuses
 - iv. Other retention methods.
- i. Suggested Steps to be taken in advance of negotiations/sale.
 - i. Use of "Drag Along", voting agreements, and other provisions/techniques to maintain control/flexibility after gifting and/or stock awards.
 - ii. Consideration of effectuating reorganizations in advance of negotiations/sale.
 - iii. Assemble a Capable Team.
 - iv. Conduct an Internal “Audit”, including (in certain instances) a Quality of Earnings Report.
 - v. Create and Update Internal Data Room.
 - vi. Resolve Potential Tax, Accounting, and other Concerns in advance of negotiations/sale.

To Register:

GO TO

https://wilkes.augusoft.net/index.cfm?method=ClassListing.ClassListingDisplay&int_category_id=4&int_sub_category_id=19&int_catalog_id

“CLICK ADD TO CART”

Remember to provide your Atty. ID # when registering.

Registration fee is payable to: “Wilkes University.”

To Learn More About Other Wilkes Programs,
Visit www.wilkes.edu/continuedlearning

For Questions or Further Information,

Please e-mail

margaret.petty@wilkes.edu
(570) 408-4460

Aug. 16, 23, 30; Sept. 6

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



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

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



Attention: W-BLLA MEMBERS

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

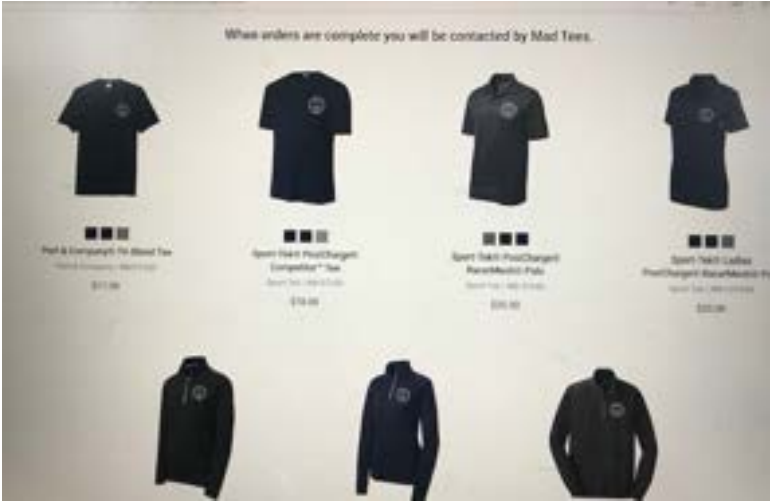
Go to our store site on Madtees:

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

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 Lawyers Concerned for Lawyers



W-BLLA
Members
FREE CLE.

**FRIDAY
SEPTEMBER
27th at NOON.**

**“When Good Enough Isn’t Good
Enough - Perfectionism in the
Legal Profession.”**

Presented by
Brian S. Quinn, Esq.,
Education and Outreach Coordinator
Lawyers Concerned for Lawyers of Pennsylvania



LAWYERS CONCERNED FOR LAWYERS
PENNSYLVANIA

To Be Held on Zoom and in the
Presidents’ Room at the Law Library.
(Worth 1 Ethics CLE Credit).

**The W-BLLA (#53) is an accredited CLE and
Distance Learning Provider.**
This one-hour CLE is **FREE** for W-BLLA Members.
Non-members cost \$45.

**When registering be sure
to provide your name and
Attorney ID #.**

To REGISTER

Go to **Luzernecountybar.com**

Or click on the Link in the Constant Contact
that Gail will be sending.

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

This CLE Program is FREE for W-BLLA Members.

Non-Members:

All payments must be received 48 hours in advance of the program.

Minimum requirement is access to a computer or laptop, if you plan to use your
cell phone or iPad you will need to download the Zoom App.

To pay by check: Please mail a check payable to the
“Wilkes-Barre Law & Library Assn.”, 200 North River Street,
Wilkes-Barre, PA 18711.

If you have any questions, please call Gail at
(570) 822-6712 or e-mail Gail at

Gail.Kopiak@luzernecounty.org.

When Good Enough Isn't Good Enough - Perfectionism in the Legal Profession

“Everyone tells me I’m doing a great job. My clients, my colleagues, my family. Why do I feel like I don’t measure up - that my work just isn’t that good?”

“If I ask for help, everyone will know the truth about me.”

“I’m ok. I can work this out for myself.”

Sound familiar? If so, you may be struggling with the perfectionism and self-doubt that has plagued members of the legal profession for years. When the pressure placed on lawyers externally to succeed is outweighed by the pressure lawyers place upon themselves, the impact on mental health can be devastating if left untreated.

There is a misconception among lawyers that only people who have “hit bottom” need or ask for help. The statistics say otherwise as recent surveys indicate that the overwhelming majority of legal practitioners believe they have suffered negative mental health consequences as a result of their chosen profession.

Recent studies have shown that there has been a dramatic increase in impairment due to alcoholism, addiction and mental health disorders among members of the legal profession. The statistics are compelling and clearly indicate that 1 out of 3 attorneys will likely have a need for substance use or mental health services at some point in their careers.

Mr. Quinn will discuss:

1. The early warning signs of distress and impairment due to substance misuse and mental health issues.
2. Perfectionism as both a commonplace and manageable condition among members of the legal profession.
3. Why legal professionals are at higher risk to develop mental health and substance use disorders.
4. Strategies for a realistic work/life balance.
5. The free, confidential services provided by Lawyers Assistance Programs.

IF YOU NEED IT:

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

Judges' Confidential Helpline:
1-888-999-1941 www.jcjpa.org

Aug. 30; Sept. 6, 13, 20



Travel CLE Committee

NYC
“Day On Your Own”
Bus Trip



SATURDAY –
OCTOBER 19th

-A day on your own to do as you please.

Details:

- pick up in Hazleton Area 7:30 a.m.
- pick up in Wilkes-Barre area 8:00 a.m.

Return trip home:

- leaving NYC at either 6 p.m. or 7 p.m.

**To Be Shown on the Bus by way of
DVD Player for
anyone wanting CLE Credit:**

***“A Look at the Inner Workings of
Your Courts”.***

**President Judge
Emeritus
Correlle F.
Stevens,
President Judge
Emeritus Jack
Panella, and
Judge Megan
McCarthy *King*
of the PA Superior
Court.**



Recorded Live May 20, 2024. Running time: 1 hour.

Provides 1 Substantive CLE Credit
for any lawyer who decides to watch
on the bus.



NYC “Day
On Your
Own” Bus
Trip

To REGISTER

Go to **Luzernecountybar.com**

Or click on the Link in the Constant Contact
that Gail will be sending.

PRICE: \$47.00 Per Person.

\$32.00 W-BLLA YLD.

\$32.00 Student/Teen.

Children under 12 Years-Old—FREE.

To pay by check: Please mail a check payable to the
“Wilkes-Barre Law and Library Assn.” to the Wilkes-Barre
Law & Library Assn., 200 North River Street, Wilkes-Barre, PA
18711.

**If paying by check, please also mail with it
completed **FORM** on the next page.**

IF Paying by Check
Use this Form to Register for NYC Trip:

NAME: _____

Please check: Regular Price: _____ W-BLLA YLD Price: _____

E-MAIL ADDRESS:

YOUR GUEST(S) NAME(S):

Student/Teen: _____ Child Under 12: _____

Student/Teen: _____ Child Under 12: _____

Please list your name and those of any guests that are travelling with you. If you are bringing a student or child under 12 years-old, please note this by checking this off under the name.

TOTAL AMOUNT Enclosed: _____.

REMMBER (IF PAYING BY CHECK) to also enclose your completed registration form. Again, note if you are bringing a student/teen or a child under 12 years-old, please check this off under their name.

Also, it is important to list the child under 12 even though free, so that we have the number of seats properly counted for on the bus.

Return your completed form and your check made payable to the **“Wilkes-Barre Law & Library Assn.”** to

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

If you have any questions, please call Gail at
(570) 822-6712 or e-mail Gail at

Gail.Kopiak@luzernecounty.org.

Aug. 30—Oct. 4

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 October 1, 2024 at Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, PA.

NO.	NAME OF ESTATE	ACCOUNTANT	FIDUCIARY CAPACITY
1.	Joseph A. Paganite	James F. Clemente	Executor
		Frank Pagliante, Jr.	Executor
2.	William C. Swanson a/k/a William C. Swanson, Jr.	Michael Swanson	Administrator
3.	Steven J. Kenzakoski	Tabatha Kenzakoski	Administratrix
4.	Johnnie F. Levandowski	Sammy Scott	Administrator
5.	Michael T. Mondy	Nancy T. Mondy	Administratrix

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. 30; Sept. 6

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 WILLIAM A.T. ALLES, late of Kingston Twp. (died May 31, 2024), Amy Evans, Administratrix; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

ESTATE OF LOUISE B. BERNOSKI, late of Kingston (died October 19, 2009), Margaret K. Ferris, Administratrix; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

ESTATE OF WILLIAM J. BOCKUS, late of Lake Township (died June 10, 2024), William J. Bockus, Jr., Executor; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

ESTATE OF LOUISE BURGIO a/k/a Louise C. Burgio, late of Pittston (died April 18, 2024), RoseMary Smalanskas, Administratrix; Joseph D. Burke, Jr., Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Avenue, Forty Fort, PA 18704-4237

ESTATE OF REINE K. DAVIS, late of Edwardsville (died May 29, 1984), Margaret K. Ferris, Administratrix; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

ESTATE OF JOHN M. EMIL, SR., late of Dallas (died April 28, 2024), John M. Emil, Jr. and Rodney L. Emil, Executors; Joseph D. Burke, Jr., Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Avenue, Forty Fort, PA 18704-4237

ESTATE OF DAVID FRY a/k/a David A. Frey, late of Nanticoke (died March 8, 2024), Teresa Fry, Administratrix; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

ESTATE OF DAVID J. HINTEL, late of Edwardsville (died November 29, 2019), Donald Sheldon, Administrator; Brian M. Vinsko, Esquire, Vinsko & Associates, P.C., 37 North River Street, Wilkes-Barre, PA 18702

ESTATE OF MARY K. JAMES, late of Luzerne (died May 20, 2024), John James, Administrator; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

ESTATE OF PATRICIA ANN M. KOWALCZYK a/k/a Patricia Ann Marie Kowalczyk, late of Conyngham (died July 19, 2024), Carl Slebodnick, Executor; The Seach Law Offices, 466 State Route 93, Sugarloaf, PA 18249

ESTATE OF PATRICIA LEE MISSON, late of Franklin Township (died May 8, 2024), Lee Ann Wesolowski and James A. Misson, Administrators; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

ESTATE OF GLEN ANTHONY PERONE a/k/a Glen A. Perone, late of New Columbus (died June 10, 2024), Randy J. Rader, Todd Rader and Lee Rader, Administrators; Kizis Law P.C., 61 N. Washington Street, Wilkes-Barre, PA 18701

ESTATE OF PERRY PUPPOLO a/k/a Perry M. Puppolo a/k/a Perry Michael Puppolo, late of Black Creek Twp. (died June 14, 2024), Fallon Puppolo, Executrix; Attorney Steven M. Zelinger, LLC, 1650 Market St., #3600, Philadelphia, PA 19103

THE LUZERNE LEGAL REGISTER

ESTATE OF MARY ANN RUDA a/k/a Maryann Ruda, late of Lehman Township (died June 21, 2024), Janet Archer, Executrix; Stephen J. Fendler, Esquire, Comitiz Law Firm, LLC, 46 Public Square, Suite 101, Wilkes-Barre, PA 18701

ESTATE OF EVAN PIERCE SOUDERS a/k/a Evan P. Souders a/k/a Evan Souders, late of Butler Township (died July 3, 2024), Jean Louise Shelhamer, Executrix; Charles A. DeCosmo, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202

ESTATE OF ANDREW M. VALENTINO, late of White Haven Borough (died June 26, 2024), Joseph M. Valentino and Anna E. Michaels, Administrators; James V. Senape, Jr., Esquire, Catherine A. McGovern, Esquire, and Michael B. Senape, Esquire, Senape Law, 612-614 Main Street, P.O. Box 179, Freeland, PA 18224-0179

ESTATE OF ANN E. WAGNER a/k/a Ann Wagner, late of Butler Township (died July 25, 2024), Kevin L. Wagner, Sr., Executor; Frank J. Skokoski, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202

ESTATE OF DAVID G. WILLIAMS, JR., late of Wilkes-Barre (died June 24, 2024), David Patrick Williams, Executor; Anthony G. Ross, Esquire, Law Offices of Tony Ross, 126 South Main Street, Pittston, PA 18640

ESTATE OF DAVID YOKAVONIS, late of Nanticoke (died July 31, 2024), David C. Yokavonis, Administrator; Scott Lynett, Esquire, The Law Office of Scott Lynett, 310 Penn Avenue, Scranton, PA 18503

SECOND PUBLICATION

ESTATE OF STEVEN J. ADAMS, late of Freeland (died August 27, 2023), Lee Ann Kishbaugh, Administratrix; Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202

ESTATE OF PHYLLIS ALFIERI a/k/a Phyllis M. Alfieri, late of Hazleton (died July 2, 2024), Angela Cornish, Executrix; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

ESTATE OF JAMES L. AVERY, late of Hanover Township (died April 19, 2024), Kevin L. Avery, Executor; John T. Clary, Jr., Esquire, P.O. Box 117, Tunkhannock, PA 18657-0117

ESTATE OF WILLIAM J. BACKUS, late of Lake Township (died June 10, 2024), William J. Bockus, Jr., Executor; Patrick J. Aregood, Esquire, 1218 South Main Street, Wilkes-Barre, PA 18706

ESTATE OF JAMES J. BOSSI, late of White Haven (died April 8, 2024), Elizabeth R. Bossi, Administrator; Kelley, Polishan & Solfanelli, LLC, 259 S. Keyser Ave., Old Forge, PA 18518

ESTATE OF JEAN M. BROWN a/k/a Jean Brown, late of Pittston (died April 18, 2024), Jill Brown, Administratrix; Gene M. Molino, Esquire Skibitsky & Molino, 457 North Main Street, Suite 101, Pittston, PA 18640

ESTATE OF MICHAEL ANTONIO COMPANY, late of Jackson Township (died July 3, 2024), Molly Company and Kenneth Company, Co-Administrators; Job T. Stepanski, Esquire, Fellerman & Ciarimboli, 183 Market Street, Suite 200, Kingston, PA 18704

THE LUZERNE LEGAL REGISTER

- ESTATE OF DONALD A. CRESCI, late of Wilkes-Barre (died June 16, 2024), Anthony D. Cresci, Executor; David W. Saba, Esquire, 345 Market St., Kingston, PA 18704
- ESTATE OF WILLIAM MICHAEL CUTRONE a/k/a Michael Cutrone, late of Luzerne (died November 19, 2022), Jodi Lynn Deskus, Administratrix; Comitz Law Firm, LLC, 46 Public Square, Suite 101, Wilkes-Barre, PA 18701
- ESTATE OF CHARLES E. DIXON, late of Edwardsville (died April 27, 2019), Megan P. Maguire, Esquire, 590 Rutter Avenue, Kingston, PA, 18704, Administrator
- ESTATE OF BRADLEY EDWARDS, late of Avoca (died May 13, 2024), Melissa Rose Edwards, Administratrix; Anthony G. Ross, Esquire, Law Offices of Tony Ross, 126 South Main Street, Pittston, PA 18640
- ESTATE OF JOSEPHINE P. ENDRES, late of Avoca (died June 29, 2024), Virginia Szumski, Executrix; Scott Lynett, Esquire, The Law Office of Scott Lynett, 310 Penn Avenue, Scranton, PA 18503
- ESTATE OF RODNEY W. FOX a/k/a Rodney Fox, late of Hazleton (died July 26, 2024), Timothy J. Fox, Stephen W. Fox and Robert W. Fox, Co-Executors; William J. Schneider, Esquire, James A. Schneider, Esquire, 439 West Broad Street, Hazleton, PA 18201-6106
- ESTATE OF FRANCES A. GOETZ, late of West Wyoming (died June 28, 2024), Thomas F. Goetz, Executor; 2504 Charlestown Ln., Reston, VA 20191
- ESTATE OF PATRICIA ANN GUDZ, late of Kingston (died June 26, 2024), Shelby Weidow, Executrix; Hudacek and Hudacek, 33 E. Main Street, Plymouth, PA 18651
- ESTATE OF MICHAEL P. HANAS, late of Drums (died August 13, 2022), Christopher L. Hanas, Executor; Lorine Angelo Ogurkis, Esquire, Ogurkis Law, LLC, 21 North Locust Street, Hazleton, PA 18201
- ESTATE OF PEDRO SOSA HERNANDEZ a/k/a Pedro Hernandez a/k/a Pedro Hernandez Sr., late of Wilkes-Barre (died March 23, 2024), Judith Hernandez, Administratrix; Joseph F. Gaughan, Esquire, 1107 Oram Street, Scranton, PA 18504
- ESTATE OF JOAN LILLIAN KALINOSKI a/k/a Joan Kalinoski, late of the Butler Township (died December 7, 2023), Kenneth A. Kalinoski a/k/a Kenneth Kalinoski, Executor; Casey A. Gillespie, Esquire, Gillespie, Miscavige & Ferdinand, 3 E. Butler Dr., Suite 102, Drums, PA 18222
- ESTATE OF FRANK MAYEWSKI, late of Newport Township (died June 30, 2024), Donald Turner, Executor; Richard C. Shiptoski, Esquire, P.O. Box 155, Shickshinny, PA 18655
- ESTATE OF ANDREW S. NOVAK, late of Ashley (died June 8, 2024), John Novak, Administrator; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706
- ESTATE OF EDWARD ALBERT PARULIS a/k/a Edward Parulis, late of Exeter (died June 7, 2024), Kimberly Edwards and Nicole Holzbauer, Executrices; Rosenn, Jenkins & Greenwald, LLP, 1065 Highway 315, Suite 200, Wilkes-Barre, PA 18702
- ESTATE OF ANTHONY PETCAVAGE, late of Pittston (died June 2, 2024), Charles Shugdinis, Executor; An-

THE LUZERNE LEGAL REGISTER

thony G. Ross, Esquire, Law Offices of Tony Ross, 126 South Main Street, Pittston, PA 18640

ESTATE OF MARY JANE RICCO, late of Hazleton City (died December 28, 2023), Pamela J. Ricco, Executrix; Senape & Associates, James V. Senape, Jr., Esquire, Catherine A. McGovern, Esquire, Michael B. Senape, Esquire, 612-614 Main Street, P.O. Box 179, Freeland, PA 18224-0179

ESTATE OF MARION ROSE, late of Nanticoke (died July 14, 2024), William Fromel, Executor; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

ESTATE OF GARY A. SAVIDGE, late of Shavertown (died June 13, 2024), Adrian L. Savidge, Personal Representative; 217 Prospect Street, Wilkes-Barre, PA 18702-6026

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, 37 North River St., Wilkes-Barre, PA 18702

ESTATE OF PAUL JOHN SIMKO, JR., late of Rice Township (died July 14, 2024), Troy A. Simko, Administrator; Stephen J. Fendler, Esquire, Comitiz Law Firm, LLC, 46 Public Square, Suite 101, Wilkes Barre, PA 18701

ESTATE OF CAROL SINGH, late of Dupont (died June 23, 2024), Barbara Meza, Executrix; Biagio V. Musto, II, Esquire, 171 William Street, Pittston, PA 18640-1719

ESTATE OF CONSTANTIN SPATARU a/k/a Constantin Spataru, late of Nescopeck (died July 30, 2023),

Susy Wiegand, Administrator; Kevin Tanribilir, Esquire, 701 East Front Street, Berwick, PA 18603

ESTATE OF GERALD TRANGUCH, late of Butler Township (died May 20, 2024), Jarrod J. Tranguch, Executor; Kevin R. Grebas, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Road, Suite A, Moosic, PA 18507

ESTATE OF BENJAMIN A. WEIRICH a/k/a Benjamin Arthur Weirich, late of Plymouth (died January 21, 2024), Donna Beth Crow, Administratrix; Timothy B. Fisher, II, Esquire, Fisher & Fisher Law Offices, P.O. Box 396, Gouldsboro, PA 18424

ESTATE OF DANIEL G. WILLIAMS, late of Salem Township (died March 25, 2024), Daniel G. Williams, Jr., Administrator; Robert A. Bull, Esquire, Law Offices of Bull & Bull, LLC 106 Market Street, Berwick, PA 18603

ESTATE OF CELESTINE H. YACHIM, late of Wilkes Barre (died May 27, 2024), Joanne George and Christine Tomashunas, Co-Administrators; Biagio V. Musto, II, Esquire, 171 William Street, 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, 37 North River St., Wilkes-Barre, PA 18702

ESTATE OF DOLORES E. YOST a/k/a Dolores Yost, late of Sugarloaf Township (died July 8, 2024), Bonnie Hrycyna and Deborah Cushman, Co-Executrices; Peter O'Donnell, Esquire, 1402 North Church Street, Hazle Township, PA 18202

THE LUZERNE LEGAL REGISTER

THIRD PUBLICATION

ESTATE OF DOROTHY L. AMOS a/k/a Dorothy Lillian Amos, late of Wilkes-Barre (died June 17, 2024), Caitlin Estock, Executrix; Matthew P. Kelly, Esquire, 400 Third Ave., Suite 205, Kingston, PA 18704

ESTATE OF JANE BEDNAR, late of Dallas (died July 8, 2024), Michael Bednar, Executor; Law Offices of Bernard Walter, 1674 Memorial Highway, Shavertown, PA 18708

ESTATE OF ENICE ANN BIACCO a/k/a Enice A. Biacco a/k/a Enice Biacco, late of Black Creek Township (died January 25, 2024), Patricia DiGennari, Executrix; Peter O'Donnell, Esquire, 1402 N. Church St., Hazle Township, PA 18202

ESTATE OF HELENE M. BIGIARELLI, late of West Wyoming (died July 16, 2024), Ken Radle, Executor; David W. Saba, Esquire, 345 Market St., Kingston, PA 18704

ESTATE OF MARY ANN CILIBERTO, late of Jenkins Township (died May 24, 2024), Anthony J. Ciliberto, Executor; Girard J. Mecadon, Esquire, 363 Laurel St., Pittston, PA 18640-1719, 570-654-5030

ESTATE OF ROBERT MICHAEL CONSTANTINI, late of Jenkins Township (died March 21, 2024), Christopher J. Constantini, Administrator; Koff, Mangan & Gartley, P.C., 1065 Highway 315, Ste. 302, Wilkes-Barre, PA 18702

ESTATE OF ANN M. CROSSIN, late of Forty Fort (died July 18, 2024), Molli Conti and Richard F. Crossin, Co-Executors; John J. Gill, Jr., Esquire, Gallagher, Brennan & Gill, 220 Pierce St., Kingston, PA 18704-4655

ESTATE OF ROBERT D. ELSTON a/k/a Robert Dwayne Elston, late of Shickshinny (died December 23, 2023), Dale E. Elston, Executor; Mark P. McNealis, Esquire, 5929 Main Rd., Hunlock Creek, PA 18621

ESTATE OF REVEREND FATHER THOMAS J. MALONEY a/k/a Thomas Joseph Maloney, late of Pittston (died June 19, 2024), Sister Mary Ann Cody, Executrix; Carl N. Frank, Esquire, Farrell & Frank, 8 W. Market St., Suite 1110, Wilkes-Barre, PA 18701-1801

ESTATE OF ANGELINE MICHELIN a/k/a Angeline M. Michelin, late of Hazle Township (died June 10, 2024), Mary Beth A. Joseph, Executrix; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 W. Broad St., Suite 205, Hazleton, PA 18201

ESTATE OF THOMAS P. ORR, late of Hazle Township (died June 1, 2024), Candace P. Orr, Executrix; Robert T. Panowicz, Esquire, 8 W. Market St., Suite 1100, Wilkes-Barre, PA 18701

ESTATE OF MARGARET PECILE, late of Hazleton (died March 23, 2024), John Kurovsky, Administrator; Harry P. Mattern, Esquire, 777 Wyoming Ave., Suite 5, Kingston, PA 18704

ESTATE OF DANIEL V. RETZENA, JR., late of Kingston Township (died July 1, 2024), Beverly Retzena, Administratrix; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF ISABEL ROSARIO, late of Wilkes-Barre (died May 17, 2024), Damaso Sierra, Administrator; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 W. Broad St., Suite 205, Hazleton, PA 18201

THE LUZERNE LEGAL REGISTER

ESTATE OF EDWARD J. STEFANI-
SKO a/k/a Edward Joseph Ste-
fanisko a/k/a Edward Stefanisko,
late of Hazleton (died June 15,
2024), Marlene Stefanisko, Ex-
ecutrix; Joseph R. Baranko, Jr.,
Esquire, Slusser Law Firm, 1620
N. Church St., Suite 1, Hazleton,
PA 18202

ESTATE OF SHELDON STULL, JR.
a/k/a Sheldon Stull, late of Plym-
outh (died May 27, 2024), Melanie
Saroscek a/k/a Melanie Smith,
Executrix; Frank J. Aritz, Esquire,
23 W. Walnut St., Kingston, PA
18704

ESTATE OF JOHN E. TIBUS, late of
Hanover Township (died April 2,
2024), Judy Tibus, Administra-
trix; Job Stepanski, Esquire,
Fellerman & Ciarimboli, 183 Mar-
ket St., Suite 200, Kingston, PA
18704

ESTATE OF DEBORAH D. VAVREK,
late of Swoyersville (died March
17, 2024), Andrew Vavrek, Jr.,
Administrator; Rosenn, Jenkins
& Greenwald, LLP, 1065 Highway
315, Suite 200, Wilkes-Barre, PA
18702

NOTICE

NOTICE IS HEREBY GIVEN
that Articles of Dissolution for
Leonard's Truck Claims Service,
Inc. were filed with the Depart-
ment of State, Commonwealth of
Pennsylvania, on August 19,
2024. The Corporation has volun-
tarily terminated its business and
is now engaged in the winding up
and settling the affairs of the
Company under the provisions of
15 Pa. C.S. Section 1977.

JONATHAN A. SPOHRER,
ESQUIRE

279 Pierce Street
Kingston, PA 18704

Aug. 30

NOTICE OF WINDING UP
PROCEEDINGS

Baltimore Drive Holdings,
Inc., a Pennsylvania corporation,
with a registered office of 613
Baltimore Drive, Suite 300,
Wilkes-Barre, PA 18702-7902,
hereby gives notice of its winding
up proceedings under the provi-
sions of Section 1975 of the
Pennsylvania Business Corpora-
tion Law of 1988, as amended.
Rosenn, Jenkins & Greenwald,
L.L.P.

Cross Creek Pointe
1065 Highway 315
Suite 200

Wilkes-Barre, PA 18702

Aug. 30

NOTICE OF HEARING

TO: The Biological Father of
C.J.H.

RE: Adoption of C.J.H., Luzerne
County Court of Common
Pleas, Wilkes-Barre, PA

A Petition has been filed ask-
ing the Court to put an end to all
rights you have to your child,
C.J.H. The Court has set a hear-
ing to consider ending your rights
to your child. That hearing will
be held as set forth below:

PLACE: Luzerne County Court-
house, Bernard C. Brominski
Building, Orphans' Courtroom,
113 West North Street, 3rd Floor,
Wilkes-Barre, Pennsylvania
18711.

DATE: September 11, 2024.

TIME: 11:00 A.M.

You are warned that even if
you fail to appear at the sched-
uled hearing, the hearing will go
on without you and your rights
to your child may be ended by
the Court without you being

THE LUZERNE LEGAL REGISTER

present. You have a right to be represented by a lawyer. 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 ONE OF THE OFFICES SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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

- or -

Luzerne County Bar Association
Lawyer Referral Service
<https://luzernecountybar.com/site/luzerne-county-lawyer-referral-service/>

Aug. 30

NOTICE

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

No. 2024-06573

JOSEPH RUTKOWSKI and CHRISTINE M. RUTKOWSKI, his wife

Plaintiffs

vs.

MAMIE L. STACKHOUSE, HELEN MARION DEMAREE AND AGNES BURGOYNE JOHNSTON, MARJORIE KEITH STACKHOUSE, RUTH ELIZABETH STACKHOUSE, MARY ALICE KIMMONS, CORA EVELYN BULLOCK, RICHARD K. BULLOCK, PETER STACKHOUSE BULLOCK AND NANCY KEITH BULLOCK, their Heirs, Executors,

Administrators, Successors and Assigns and all other persons claiming by, though, from or under said Defendants, and all other persons whatsoever, who may have a right, claim, title, or interest in the property which is subject to this Action to Quiet Title

Defendants

NOTICE IS HEREBY GIVEN to the above-named Defendants, that Joseph Rutkowski and Christine M. Rutkowski, his wife, by and through their counsel, filed an Action to Quiet Title against the Defendants on June 18, 2024, in the Court of Common Pleas of Luzerne County, No: 2024-06573. The nature of this action is as such that the Plaintiffs have set forth that they are the owner and claims title in fee simple to the following parcel of land, Property Identification Number No. 55-L4S1-021-002, described as follows:

All that certain lot, piece or parcel of land in the Township of Salem, County of Luzerne and Commonwealth of Pennsylvania, referred to on map recorded on August 19, 1969, in Map Book 27, page 19, in Luzerne County, as the “West Shickshinny Extension” and plotted on map identified as “E.S. Stackhouse’s West Shickshinny plot Salem Township—Luzerne County, PA-scale 1” equals 100’, July 10, 1945 -C. L. Hartwell, Civil Engineer, Wilkes-Barre, PA, to wit: Block 21-lot #5.

Being the same parcel and piece of land conveyed to Mamie

THE LUZERNE LEGAL REGISTER

L. Stackhouse, Helen Marion Demaree and Agnes Burgoyne Johnston, Marjorie Keith Stackhouse, Ruth Elizabeth Stackhouse, Mary Alice Kimmons, Cora Evelyn Bullock, Richard K. Bullock, Peter Stackhouse Bullock and Nancy Keith Bullock, by deed dated the 2nd day of January, 1947, and recorded in the Recorder of Deeds Office of Luzerne County, Pennsylvania, in Deed Book 936, at Page 75.

By Motion filed on June 18, 2024 and Order pursuant to said Motion, dated July 3, 2024, 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:

GIRARD J. MECADON,
ESQUIRE
Attorney for Plaintiff
363 Laurel Street
Pittston PA 18640
(570)-654-5030

Aug. 30

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the return of the Tax Claim Bureau for the sale of properties for delinquent taxes conducted on April 25, 2024 at 10:00 A.M. located at the King's College Scandlon Physical Education Center, 150 N. Main Street, Wilkes-Barre, Pennsylvania, 18702, was filed with the Court of Common Pleas of Luzerne County and confirmed nisi on August 21, 2024 filed with the Prothonotary's Office to No. 2024-04664.

Objections or exceptions here-to may be filed by an owner or lien creditor within thirty (30) days from the Order of August 21, 2024 otherwise the return will be confirmed absolutely.

Elite Revenue Solutions, LLC,
agent for Luzerne County
Tax Claim Bureau

Aug. 30

THE LUZERNE LEGAL REGISTER

NOTICE

NOTICE IS HEREBY GIVEN that a Certification of Organization for:

DOMBROSKI BUILDERS, II LLC

was filed with and approved by the Department of State of the Commonwealth of Pennsylvania and approved on August 12, 2024 for the purpose of forming a Limited Liability Company pursuant to the provisions of the Pennsylvania Limited Liability Company Law of 1994, as amended and/or supplemented.

PATRICK J. AREGOOD,
ESQUIRE

1218 South Main St.
Wilkes-Barre, PA 18706

Aug. 30

NOTICE

NOTICE IS HEREBY GIVEN that:

CHILDREN'S RESOURCE SERVICES, INC.

has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

Rosenn, Jenkins & Greenwald,
L.L.P.

Cross Creek Pointe
1065 Highway 315
Suite 200

Wilkes-Barre, PA 18702

Aug. 30

NOTICE

NOTICE IS HEREBY GIVEN to Defendant, Tracy A. Alston Bunn, their heirs, personal representatives and assigns, that on April 14, 2023, Plaintiff, Residential Imagineering, LLC, commenced

an action against you to No. 2023-04054 in the Office of the Prothonotary of Luzerne County, Pennsylvania, which you are required to defend the quiet title to a parcel of land situate in Edwardsville, Luzerne County, Pennsylvania which is identified by PIN G9S1-009-033-000 by virtue of Deed recorded in the Office of Recorder of Deeds in and for Luzerne County to Instrument Number 202308480 on February 16, 2023.

You are notified to appear and defend this action within thirty (30) days of the publication hereof, and if you do not appear and defend this action, a decree will be entered against you that the Plaintiffs have a valid and indefeasible title in said premises against you and all persons who claim any right, title or interest through you.

You or 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 any action of ejectment or such other action as the Court may direct within thirty (30) days of the date of said Decree. If you wish to defend, you must enter a written appearance personally, or by attorney, and file your defenses or objections in writing with the Court. You are warned that if you fail to do so, the case will proceed without you and judgment will be entered against you without further notice. You may lose money or property or other rights important to you.

THE LUZERNE LEGAL REGISTER

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

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

Aug. 30

THE LUZERNE LEGAL REGISTER



Subscribers to the

Luzerne Legal Register,

The Register is available in a weekly digital PDF format.

To opt to receive the Register electronically,
send an e-mail to

Joseph.Burke@luzernecounty.org.

For subscribers who are happy receiving
The Register in its weekly paper book format,
you do not have to do anything.

The Register will continue to be mailed
to you in hardcopy form.

Remember The Register is also
published weekly on the Association's website and
legal ads from it and from other county legal journals
are searchable online

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

"palegalads.org" is maintained by The Conference of County Legal Journals, to which
The Register is a proud member.



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
E
L
I
V
E
R** **TO:**

PERIODICAL PUBLICATION

*** Dated Material. Do Not Delay. Please Deliver Before Tuesday, September 3, 2024**