
CARBON COUNTY LAW JOURNAL

Thursday, July 27

Chairman Shulman, David B., Esq.

9:00 AM

1 Arbitration Benson, M. (Pavlack) v. Hersh, D. (Stafiuc) 17-0553
Ready

Chairman Levy, Paul John, Esq.

1:15 PM

2 Arbitration Plieth, H. (Srogoncik) v. Hutnick, J. (Linn) 16-0443
Ready

Friday, July 28

Chairman Diehl, Eileen M., Esq.

1:00 PM

1 Pre-Tr. Conf. Bokeko, J. (Marchalk) v. Bokeko, M.F. (Dyrda-Hatton) 14-0535
2 Pet./Comp. to DeHaven, C., Jr. (Rapa) v. Rolland, L.A. (Walbert) 15-2270
Mod. Cust.

2:00 PM

3 Pet./Comp. to Sabol, G.J., III (Yurchak) v. Burns, T.J. (Rapa) 15-0580
Mod. Cust.
4 Pet./Comp. to Garcia, C. (Pro Se) v. McHale, M. (Pro Se) 17-0348
Mod. Cust.

3:00 PM

5 Complnt./Pet. Cressley, J. (Pro Se) v. Becker, C. (Pro Se) 17-0905
for Cust.

ESTATE AND TRUST NOTICES

Notice is hereby given that, in the estates of the decedents set forth below, the Register of Wills has granted letters testamentary or of administration to the persons named. Notice is also hereby given of the existence of the trusts of the deceased settlors set forth below for whom no personal representatives have been appointed within 90 days of death. All persons having claims or demands against said estates or trusts are requested to make known the same, and all persons indebted to said estates or trusts are requested to make payment, without delay, to the executors or administrators or trustees or to their attorneys named below.

FIRST PUBLICATION

GEISSINGER, DANIEL F., JR.,
Dec'd.

Late of the Borough of Nesquehoning.

Executor: Daniel F. Geissing-
er, III, 150 Chestnut Drive,
Lehighton, PA 18235.

Attorney: William E. McDon-
ald, Esquire, 113 West Ridge
Street, P.O. Box 130, Lansford,
PA 18232.

SECOND PUBLICATION

DAGES, PHYLLIS D., Dec'd.

Late of the Borough of Lehigh-
ton.

Co-Executors: Susan E. Heise
and William C. Dages c/o
Robert A. Carpenter, Jr., Es-
quire, 200 North Monroe
Street, Media, PA 19063.

Attorney: Robert A. Carpenter,
Jr., Esquire, 200 North Monroe
Street, Media, PA 19063.

HALL, JOHN E., Dec'd. Late of
494 W. Sunset Road, Lehigh-
ton.

Executrix: Mary Ann K. Hall,
494 W. Sunset Road, Lehigh-
ton, PA 18235.

Attorneys: David B. Shulman,
Esquire, Shulman & Shabbick,

1935 Center Street, Northampton, PA 18067.

LUCAS, SYLVIA E. a/k/a SYLVIA LUCAS, Dec'd.

Late of the Borough of Palmyerton.

Executor: Robert M. Rausch, 809 North Street, Jim Thorpe, PA 18229.

Attorney: Michael S. Greek, Esquire, 42 East Patterson Street, Lansford, PA 18232.

O'DONNELL, SUSAN A. a/k/a SUSAN A. DIETER a/k/a SUSAN A. DIETER O'DONNELL, Dec'd.

Late of the Borough of Weatherly.

Executor: Robert W. O'Donnell, Sr., 498 Buck Mountain Road, Weatherly, PA 18255.

Attorney: William E. McDonald, Esquire, 113 West Ridge Street, P.O. Box 130, Lansford, PA 18232.

THEAR, LOUISE E. a/k/a LOUISE ELIZABETH THEAR, Dec'd.

Late of 824 North Street, Jim Thorpe.

Executor: Joseph R. Thear, Jr., 3826 Bush Creek Drive, Frederick, MD 21704-7845.

Attorneys: Gerald F. Strubinger, Jr., Esquire, Strubinger Law, P.C., 505 Delaware Avenue, P.O. Box 158, Palmyerton, PA 18071-0158.

THIRD PUBLICATION

WERNER, ANNABELLE A., Dec'd.

Late of 14 Birch St., Lehighton.

Executor: David L. Werner c/o Joseph V. Sebelin, Esquire, Sebelin Law Offices PC, 120 S. First St., Lehighton, PA 18235.

Attorneys: Joseph V. Sebelin, Esquire, Sebelin Law Offices PC, 120 S. First St., Lehighton, PA 18235.

REGISTER OF WILLS

GEISSINGER, DANIEL F., JR.; Nesquehoning, PA; Will; William E. McDonald, Esquire.

SERAFINI, ROBERT JOHN a/k/a ROBERT J. SERAFINI a/k/a ROBERT SERAFINI; Albrightsville, PA; Will; Thomas S. Nanovic, Esquire.

THOMAS, ROBERT, Jim Thorpe, PA; Admn.; Carole J. Walbert, Esquire.

July 21

SUITS BEGUN

The plaintiff's name appears first, followed by the name of the defendant, the case number, the nature of the suit, the name of the plaintiff's attorney, and the date the suit was filed.

ALTEMOSE, DAVID D.; Alexis Fuda; 17-1447; Custody; Pro Se; 07/13/17.

BEHNEY, MATTHEW W.; Milton Fosmire & Jessica Fosmire; 17-1445; Civil Action; Robert S. Frycklund, Esquire; 07/13/17.

CALIBER HOME LOANS INC.; Miguel Rosas, Jr.; 17-1390;

tion Department; 17-8448;
07/07/17; \$1,733.35
WILSON, SHERRI A.; Lehighton
Area School District; 17-1431;
07/12/17; \$3,572.45

July 21

—————
**LIMITED LIABILITY
COMPANY NOTICE**
—————

NOTICE IS HEREBY GIVEN
that a Certificate of Organization
for a Domestic Liability Com-
pany has been filed with the
Department of State of the Com-
monwealth of Pennsylvania, at
Harrisburg, Pennsylvania, on or
about June 30, 2017 for the pur-
pose of creating a Limited Liabil-
ity Company under the Limited
Liability Company Law of 1994,
P.L. 703, No. 106.

The name of the Limited Lia-
bility Company is:

CLAIR AND PAULINE BUCK
FAMILY LLC

David B. Shulman, Esquire
Shulman & Shabbick
1935 Center Street
Northampton, PA 18067

July 21

—————
**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE**
—————

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

—————
No. 17-0386

WELLS FARGO BANK, N.A.
s/b/m TO WACHOVIA
BANK, NATIONAL
ASSOCIATION
Plaintiff

vs.

ROBERT D. GARDNER, III, in
his capacity as Life Tenant
ROBIN M. GARDNER, in her
capacity as Life Tenant
JEFFREY R. HOFFMAN, ESQ.,
in his capacity as
Administrator of the Estate of
GEORGE J. TOKONITZ
GEORGE TOKONITZ, JR.,
in his capacity as Heir
of the Estate of
GEORGE J. TOKONITZ
UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS AND
ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST
FROM OR UNDER GEORGE J.
TOKONITZ, DECEASED
THE UNITED STATES OF
AMERICA c/o THE UNITED
STATES ATTORNEY
FOR THE MIDDLE
DISTRICT OF PA

Defendants

—————
NOTICE
—————

To: UNKNOWN HEIRS, SUC-
CESSORS, ASSIGNS AND
ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTER-
EST FROM OR UNDER
GEORGE J. TOKONITZ,
DECEASED

CARBON COUNTY LAW JOURNAL

You are hereby notified that on May 19, 2017, Plaintiff, WELLS FARGO BANK, N.A. s/b/m TO WACHOVIA BANK, NATIONAL ASSOCIATION, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of CARBON County, Pennsylvania, docketed to No. 17-0386. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 380 HAHNS DAIRY ROAD, PALMERTON, PA 18071-5422 whereupon your property would be sold by the Sheriff of CARBON County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE

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 NOTICE 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

101 W. Broad Street

Suite 513

Hazleton, PA 18201

Telephone (877) 515-7628

July 14, 21

CARBON COUNTY LAW JOURNAL

COMMON PLEAS OF CARBON COUNTY
SHERIFF'S SALE OF VALUABLE REAL ESTATE
Sheriff's Office, Courthouse Building, Jim Thorpe, PA

SHERIFF'S NOTICE: The Sheriff shall not be liable for loss or damage to the premises sold resulting from any cause whatsoever and makes no representation or warranty regarding the condition of the premises.

Notice is hereby given and directed to all parties in interest and claimants that a Schedule of Distribution will be filed by the Sheriff on August 21, 2017 and that distribution will be made in accordance with that Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ANTHONY C. HARVILLA
Sheriff, County of Carbon
www.carboncountysheriff.com
July 21, 28; Aug. 4

Sale of the real estate described below shall be held on Friday, August 11, 2017 at 11:00 a.m. at the Carbon County Courthouse.

SALE #1

Writ of Execution No.: 17-0201.

Property Address: 608 East Patterson Street, Lansford, PA 18232.

Location: Borough of Lansford.

Improvements: Residential dwelling.

Defendant: Gregory J. Sabo.

SALE #2

Writ of Execution No.: 17-0256.

Property Address: 82 East 2nd Street a/k/a 82 East Second Street, Lehighton, PA 18235-8920.

Location: Franklin.

Improvements: Residential dwelling.

Defendant: Nancy C. Rhyder, Individually and in Her Capacity as Executrix of the Estate of Josephine A. Rhyder a/k/a Josephine Rhyder.

SALE #3

Writ of Execution No.: 17-0279.

Property Address: 178 Thomas Lane, Albrightsville, PA 18210.

Location: Penn Forest.

Improvements: The improvements thereon being known as 66 Thomas Lane, Penn Forest, Pennsylvania 18210.

Defendants: Dennis T. O'Rourke, Cheryl O'Rourke.

SALE #4

Writ of Execution No.: 16-2463.

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Property Address: 239 West Ridge Street, Lansford, PA 18232-1113.

Location: Lansford.

Improvements: Residential dwelling.

Defendants: Jonathan Feisel, Ralston Hedrick.

SALE #5

Writ of Execution No.: 16-3024.

Property Address: 212 White Street, Weissport, PA 18235.

Location: Weissport.

Improvements: Residential dwelling.

Defendants: Russell C. Smith and Wendy L. Smith.

SALE #6

Writ of Execution No.: 15-1140.

Property Address: 488 Laurel Woods, Lake Harmony, PA 18624.

Location: Kidder.

Improvements: Unknown.

Defendant: Rochelle Polao.

SALE #7

Writ of Execution No.: 16-0012.

Property Address: 796 Edgemont Ave., Palmerton, PA 18071.

Location: Palmerton.

Improvements: Residential dwelling.

Defendants: Alex Halulko, Known Heir of Theresa M. Halulko, John Halulko, Known Heir of Theresa M. Halulko, Thomas Halulko, Known Heir of Theresa M. Halulko. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations

Claiming Right, Title or Interest from or under Theresa M. Halulko, William Witt, Known Heir of Theresa M. Halulko.

SALE #8

Writ of Execution No.: 16-0455.

Property Address: 411 East Railroad, Nesquehoning, PA 18240.

Location: Nesquehoning

Improvements: Unknown.

Defendants: Lewis M. Gullone, Jr. and Rachael J. Gullone.

SALE #9

Writ of Execution No.: 17-0547.

Property Address: 274 Indian Hill Road, Lehighton, PA 18235.

Location: Franklin.

Improvements: Unknown.

Defendant: Robert M. Rehnert.

SALE #10

Writ of Execution No.: 16-2474.

Property Address: 1 South Broadview Drive, Jim Thorpe, PA 18229.

Location: Jim Thorpe.

Improvements: Unknown.

Defendants: Dennis E. Hager and Marybeth Hager.

SALE #11

Writ of Execution No.: 15-3075.

Property Address: 4 Wargo Road a/k/a 95 Wargo Road, Jim Thorpe, PA 18229.

Location: Penn Forest.

Improvements: Residential dwelling.

Defendant: Florence Piemonte.

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SALE #12

Writ of Execution No.: 17-0599.

Property Address: 21 Split Rock Road a/k/a 50 Split Rock Road, Lake Harmony, PA 18624.

Location: Kidder.

Improvements: Residential dwelling.

Defendants: Sharon Williams, in Her Capacity as Executrix and Devisee of the Estate of James F. McDermott a/k/a James McDermott, Joann Tsounias, in Her Capacity as Devisee of the Estate of James F. McDermott a/k/a James McDermott, Donna Williams a/k/a Donna Eleftheriou, in Her Capacity as Devisee of the Estate of James F. McDermott a/k/a James McDermott.

DEEDS

The name of the grantor appears first, followed by name of grantee, location of premises, amount of consideration, and date of recording.

SNISKY, MILDRED G., Snerr, Pamela L., J. Thorpe, \$1.00, 12/22/16

HABLETT, WESLEY R., Hablett, Wesley R., Frankl., \$1.00, 12/22/16

MOYER, DEAN A., Majicorp LLC, Low. Tow., \$1.00, 12/23/16

LEONIDOV, LEONID, Leonidov, Sergey, Penn For., \$1.00, 12/23/16

PYSHER, BEVERLY M., Pysher, Joshua A., Low. Tow., \$1.00, 12/23/16

STEBER, JOSEPH, Kotch, Jennifer C., Packer, \$1.00, 12/23/16

TAX CLAIM BUREAU OF CARBON COUNTY, Land Trustings LLC, Penn For., \$962.50, 12/23/16

TAX CLAIM BUREAU OF CARBON COUNTY, Land Trustings LLC, Penn For., \$957.50, 12/23/16

TAX CLAIM BUREAU OF CARBON COUNTY, Land Trustings LLC, Penn For., \$886.17, 12/23/16

GRAFSTROM, ALBERT B., JR., Grafstrom, Lisamarie C., Penn For., \$175,000.00, 12/27/16

MONTGOMERY, LAVONNES., George, Delphin, Low. Tow., \$1.00, 12/27/16

BAYVIEW LOAN SERVICING LLC, Dreamer Investments LLC, Frankl., \$27,500.00, 12/27/16

REVOCABLE TRUST AGREEMENT, Alleva, Jeanne, Penn For., \$1.00, 12/27/16

BROSIUS, MATTHEW P., Jensen, Robert, Kidder, \$115,000.00, 12/27/16

SOUTHERN SPECIALTY PROPERTIES LLC, Murray, Dennis, Penn For., \$12,000.00, 12/27/16

WELLS FARGO BK. N.A., Castle 2016 LLC, Sum. Hill, \$501.00, 12/27/16

AVEDISSIAN BOLAND LLC, Bush, William S., Kidder, \$590,000.00, 12/27/16

SUPPLEE, JOHN P., Gwynne, Harry, Penn For., \$117,000.00, 12/27/16