
CARBON COUNTY LAW JOURNAL

Friday, May 4

Judge Serfass, Steven R., Hon.

9:00 AM

| | | | |
|---|-------------------------|---|---------|
| 1 | Complnt./Pet. for Cust. | Green, B.M. (Pro Se) v. Green, J.L. (Pro Se) | 18-1007 |
| 2 | PFA Hrg. | Nelson, M.A. (Rapa) v. Phillips, B. (Weaver) | 17-2396 |
| 3 | Pet. to Withdraw | Rosario, L. (Pro Se) v. Rosario, G., Jr. (Pro Se) | 18-0443 |

Judge Matika, Joseph J., Hon.

9:00 AM

| | | | |
|---|----------|--|---------|
| 4 | PFA Hrg. | Kuehner, T.L. (Rapa) v. Herman, D. (Pro Se) | 18-0811 |
| 5 | PFA Hrg. | Fisher, K.S. (Pro Se) v. Fisher, D.E. (Opthof) | 18-0886 |

Chairman Diehl, Eileen M., Esq.

8:30 AM

| | | | |
|---|-------------------------|--|---------|
| 6 | Complnt./Pet. for Cust. | Vandunk, J. (Masington) v. Vandunk, E.B. (Sebelin) | 18-0347 |
|---|-------------------------|--|---------|

1:00 PM

| | | | |
|---|---------------|--|---------|
| 7 | Pre-Tr. Conf. | Desai, G. (Masington) v. Desai, H. (Roberti) | 10-0747 |
|---|---------------|--|---------|

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
ANDREWS, WILLARD C.,

Dec'd.
Late of Mahoning Township.
Executor: Alan E. Andrews.

Attorney: Steven J. Hartz, Esquire, P.O. Box 3, Bowmantown, PA 18030.

FISHER, ROGER L., Dec'd.

Late of Lehighton.
Executor: Scott L. Fisher c/o Brian R. Ott, Esquire, Barley Snyder, 50 North Fifth Street, Second Floor, P.O. Box 942, Reading, PA 19603-0942.
Attorneys: Brian R. Ott, Esquire, Barley Snyder LLP, 50 North Fifth Street, Second Floor, P.O. Box 942, Reading, PA 19603-0942.

HAYDT, CARLIN A., Dec'd.

Late of the Borough of Palmerton.
Executrix: Nancy B. Haydt, 1001 Coal Street, Lehighton, PA 18235.
Attorney: William E. McDonald, Esquire, 113 West Ridge Street, P.O. Box 130, Lansford, PA 18232.

KOVALICK, FRANCIS B., SR., Dec'd.

Late of Beaver Meadows.

Executrix: Mary Frances Appel.

Attorneys: Susan M. Sernak-Martinelli, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201.

SECOND PUBLICATION

BAYER, MARION D., Dec'd.

Late of the Borough of Lehigh-ton.

Administrator: Stephen J. Bayer c/o Nanovic Law Offices, 57 Broadway, P.O. Box 359, Jim Thorpe, PA 18229.

Attorneys: James R. Nanovic, Esquire, Nanovic Law Offices, 57 Broadway, P.O. Box 359, Jim Thorpe, PA 18229-0359.

COGAN, DENNIS J., Dec'd.

Late of the Township of Towamensing.

Executrix: Carol A. Cogan, 505 Kennetta Lane, Palmerton, PA 18071.

Attorneys: James A. Wimmer, Esquire, Philip & Wimmer, 419 Delaware Avenue, P.O. Box 157, Palmerton, PA 18071.

KETROW, EDWARD W., Dec'd.

Late of Carbon County.

Administratrix: Betty L. Ketrow, 286-105 Lower Nis Hollow Drive, Lehigh-ton, PA 18235.

Attorneys: Latisha Bernard Schuenemann, Esquire, Leisawitz, Heller, Abramowitch, Phillips, P.C., 2755 Century Boulevard, Wyomissing, PA 19610.

KIESEWETTER, ROBERT, Dec'd.

Late of Lehigh-ton.

Executor: William P. Kiese-wetter, 729 Sampson Ave., Alpha, NJ 08865.

Attorney: Adam R. Weaver, Esquire, 1407 Blakeslee Blvd. Dr. E., Lehigh-ton, PA 18235.

McARDLE, DONALD P. a/k/a DONALD McARDLE, Dec'd.

Late of Lehigh-ton.

Administrator: Roderick C. Hawley, 348 N. 4th Street, Lehigh-ton, PA 18235.

Attorneys: Roberti & Roberti, LLC, 56 Broadway, P.O. Box 29, Jim Thorpe, PA 18229.

WHITEMAN, ROBERT A., JR. a/k/a ROBERT A. WHITE-MAN, Dec'd.

Late of Mahoning Township.

Executors: Lorraine Muniz, 3740 Forest Inn Road, Palmer-ton, PA 18071 and Randy J. Whiteman, 593 Lower Nis Hollow Drive, Lehigh-ton, PA 18235.

Attorney: Holly A. Heintzel-man, Esquire, 192 South First Street, Lehigh-ton, PA 18235, (610) 377-3331.

ZIMMERMAN, DALE A., Dec'd.

Late of Lehigh-ton.

Executrix: Trell Schleicher, 1569 Dinkey Rd., Lehigh-ton, PA 18235.

Attorney: Adam R. Weaver, Esquire, 1407 Blakeslee Blvd. Dr. E., Lehigh-ton, PA 18235.

THIRD PUBLICATION

ACKERSON, DOROTHY R.,

Dec'd.

Late of 223 Buck Mountain Road, Weatherly.

Personal Representative: Kaye Y. Reese c/o Thomas A. Capehart, Esquire, Gross McGinley, LLP, 33 South 7th Street, P.O. Box 4060, Allentown, PA 18105-4060.

Attorneys: Thomas A. Capehart, Esquire, Gross McGinley, LLP, 33 South 7th Street, P.O. Box 4060, Allentown, PA 18105-4060.

HUBER, LOUIS R. a/k/a LOUIS HUBER, Dec'd.

Late of the Borough of Jim Thorpe.

Executrix: Sarah Ann Huber, 20 West Eighth Street, Jim Thorpe, PA 18229.

Attorneys: Thomas S. Nanovic, Esquire, Nanovic Law Offices, 57 Broadway, P.O. Box 359, Jim Thorpe, PA 18229-0359.

STRUBLE, HENRY A. a/k/a HENRY STRUBLE, Dec'd.

Late of 4830 Interchange Road, Towamensing Township.

Personal Representative: Stephen Madden, Sr. c/o Thomas A. Capehart, Esquire, Gross McGinley, LLP, 33 South 7th Street, P.O. Box 4060, Allentown, PA 18105-4060.

Attorneys: Thomas A. Capehart, Esquire, Gross McGinley, LLP, 33 South 7th Street, P.O. Box 4060, Allentown, PA 18105-4060.

REGISTER OF WILLS

BERGER, MICHAEL JACK

a/k/a MICHAEL J. BERGER

a/k/a MICHAEL BERGER;

Lehigh, PA; Admn.; Kim

M. Gillen, Esquire.

ROMIG, JOYCE E.; Palmerton,

PA; Admn. DBN; Stephen W.

Wiener, Esquire (Lehigh County).

SCALES, JOANNE C.; Kidder

Township, PA; Will; Michael

J. Garfield, Esquire.

STAHLER, MARIE DOROTHEA;

Lehigh, PA; Admn.; John

R. Kantner, Esquire (Schuylkill County).

Apr. 27

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.

ALLY FINANCIAL INC.; Rodney A. Rider; 18-1091; Civil Action; Joel M. Flink, Esquire; 04/13/18.

BALLIET, MICHAEL; Danielle Balliet; 18-1152; Divorce; Nicholas J. Masington, III, Esquire; 04/19/18.

BANK OF AMERICA N.A.; Daniel T. Coll; 18-1124; Civil Action; Joel M. Flink, Esquire; 04/18/18.

BANK OF NEW YORK MEL- LON TRUST COMPANY NATIONAL ASSOCIATION f/k/a THE BANK OF NEW

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GRAVER, AUTUMN; Lehighton Area School District; 18-1111; 04/16/18; \$1,504.11

IHS1 LLC; Penn Forest Township; 18-1122; 04/17/18; \$425.75

McDEVITT, DANIEL C. & MICHELLE R.; United States Internal Revenue Service; 18-1105; 04/16/18; \$63,971.92

MONTELEONE, GEORGIA R., IND. & AS PRESIDENT OF SUNSET MOUNTAIN LLC; Commonwealth of Pennsylvania Department of Revenue; 18-1127; 04/18/18; \$1,775.75

PFEIFFER, RANDOLPH J.; Commonwealth of Pennsylvania Department of Revenue; 18-1128; 04/18/18; \$1,378.05

PORTER, DANIEL S.; Commonwealth of Pennsylvania Department of Revenue; 18-1125; 04/18/18; \$861.68

SIGLIN, ERIC B., TRUSTEE OF THE SIGLIN REVOCABLE TRUST; Borough of East Side; 18-1145; 04/19/18; \$1,716.87

SIMPLY SOMETHING LLC; Commonwealth of Pennsylvania Department of Revenue; 18-1130; 04/18/18; \$13,146.71

STOTT, BRADLY D.; Campton Funeral Home; 18-1108; 04/16/18; \$5,700.17

SWOYER, KATHLEEN JANE & VINCE VALENTINI; Panther Valley School District; 18-1094; 04/13/18; \$2,101.81

YANCHURA, JOHN M. & MARYELLEN ECKERT; Pan-

ther Valley School District; 18-1095; 04/13/18; \$3,818.94
Apr. 27

NOTICE OF SHERIFF'S SALE

IN THE COURT OF COMMON PLEAS OF CARBON COUNTY, PENNSYLVANIA

NO. 17-1717

WILMINGTON SAVINGS FUND SOCIETY, FSB d/b/a CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST

v.

YVONNE SALVATORE, in Her Capacity as Heir of JOSEPH T. SALVATORE, SR., Deceased, JOHN J. SALVATORE, in His Capacity as Heir of JOSEPH T. SALVATORE, SR., Deceased, JOSEPH T. SALVATORE, JR., in His Capacity as Heir of JOSEPH T. SALVATORE, SR., Deceased and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOSEPH T. SALVATORE, SR., DECEASED

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

CARBON COUNTY LAW JOURNAL

NOTICE TO: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOSEPH T. SALVATORE, SR., DECEASED

Being Premises: 2476 PAWNEE TRAIL a/k/a 106 PAWNEE TRAIL, ALBRIGHTSVILLE, PA 18210.

Being in PENN FOREST TOWNSHIP, County of CARBON, Commonwealth of Pennsylvania, 12A-51-MV2476.

Improvements consist of residential property.

Sold as the property of YVONNE SALVATORE, in Her Capacity as Heir of JOSEPH T. SALVATORE, SR., Deceased, JOHN J. SALVATORE, in His Capacity as Heir of JOSEPH T. SALVATORE, SR., Deceased, JOSEPH T. SALVATORE, JR., in His Capacity as Heir of JOSEPH T. SALVATORE, SR., Deceased and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOSEPH T. SALVATORE, SR., DECEASED.

Your house (real estate) at 2476 PAWNEE TRAIL a/k/a 106 PAWNEE TRAIL, ALBRIGHTSVILLE, PA 18210 is scheduled to be sold at the Sheriff's Sale on June 8, 2018 at 11:00 A.M. at the

CARBON County Courthouse, P.O. Box 147, Jim Thorpe, PA 18229 to enforce the Court Judgment of \$82,433.22 obtained by WILMINGTON SAVINGS FUND SOCIETY, FSB d/b/a CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST (the mortgagee) against the above premises.

PHELAN HALLINAN
DIAMOND & JONES, LLP
Attorneys for Plaintiff

Apr. 27

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE**

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

No. 18-0576

WELLS FARGO BANK, N.A.
Plaintiff

vs.

RALPH J. MASI
FRANCES E. MASI
Defendants

NOTICE

To: FRANCES E. MASI and
RALPH J. MASI

You are hereby notified that on January 30, 2018, Plaintiff, WELLS FARGO BANK, N.A.,

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. 18-0576. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at V1112 PENN FOREST TRAIL a/k/a 28 PENN FOREST TRAIL, ALBRIGHTSVILLE, PA 18210 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.

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NOTICE
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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 713
Hazleton, PA 18201
Telephone (877) 515-7628

Apr. 27

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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 May 20, 2018 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
Apr. 20, 27; May 4

Sale of the real estate described below shall be held on Thursday, May 10, 2018 at 11:00 a.m. at the Carbon County Courthouse.

SALE #2

Writ of Execution No.: 17-0710.

Property Address: 101 Center Avenue, Jim Thorpe, PA 18229.

Location: Borough of Jim Thorpe.

Improvements: Residential.

Defendant: Jacob Altif.

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SALE #3

Writ of Execution No.: 15-2433.

Property Address: 306 E. Bertsch Street, Lansford, PA 18232.

Location: Borough of Lansford.

Improvements: Residential dwelling.

Defendant: Wayne Bachert.

SALE #4

Writ of Execution No.: 17-0715.

Property Address: 2270 East Lizard Creek Road, Lehighton, PA 18235.

Location: East Penn Township.

Improvements: Residential dwelling.

Defendants: Angie N. Deesch and Erich D. Deesch.

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SALE #5

Writ of Execution No.: 17-2789.

Property Address: 149 Snyder Lane, Lehighton, PA 18235.

Location: East Penn Township.

Improvements: Residential dwelling.

Defendant: Rob R. Frisch.

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SALE #6

Writ of Execution No.: 18-0023.

Property Address: 210 Center Avenue, Jim Thorpe, PA 18229.

Location: Borough of Jim Thorpe.

Improvements: Residential dwelling.

Defendant: Kristy A. Kennedy.

—————
SALE #7

Writ of Execution No.: 12-1131.

Property Address: 264 South Third Street a/k/a 264 South 3rd Street, Lehighton, PA 18235.

Location: Borough of Lehighton.

Improvements: Residential dwelling.

Defendants: Robert L. Klotz, Jr. and Kelly M. Klotz.

—————
SALE #8

Writ of Execution No.: 17-2201.

Property Address: 135 Gap Road, Palmerton, PA 18071.

Location: Lower Towamensing Township.

Improvements: Residential dwelling.

Defendant: Matthew R. Lasher.

—————
SALE #9

Writ of Execution No.: 16-2052.

Property Address: 120 W. Abbott Street, Lansford, PA 18232.

Location: Borough of Lansford.

Improvements: Residential dwelling.

Defendant: Mary R. Leonzi.

—————
SALE #10

Writ of Execution No.: 16-1116.

Property Address: 402 East Patterson Street, Lansford, PA 18232.

Location: Borough of Lansford.

Improvements: Residential dwelling.

Defendants: Gerald S. Matika and Meredith Matika.

—————
SALE #11

Writ of Execution No.: 17-1929.

Property Address: 26 Leslie Lane a/k/a 794 Leslie Lane, Jim Thorpe, PA 18229.

Location: Penn Forest Township.

Improvements: Residential dwelling.

Defendant: Frank A. Pranzo, Jr.

—————
SALE #12

Writ of Execution No.: 15-1663.

Property Address: 9 Cedar Street, Nesquehoning, PA 18240.

Location: Borough of Nesquehoning.

Improvements: Residential dwelling.

Defendant: Kevin R. Shirley.

SALE #13

Writ of Execution No.: 17-2232.

Property Address: 234 4th Street a/k/a 234 Fourth Street, Weatherly, PA 18255-1415.

Location: Borough of Weatherly.

Improvements: Residential dwelling.

Defendant: Luke L. Timmons.

SALE #14

Writ of Execution No.: 15-3222.

Property Address: 1155 E. Catawissa Street, Nesquehoning, PA 18240.

Location: Borough of Nesquehoning.

Improvements: Residential dwelling.

Defendant: Debra Tristani.

SALE #15

Writ of Execution No.: 09-1386.

Property Address: 66 Laurel Woods Circle a/k/a Lot 28 Laurel Wood Road, Albrightsville, PA 18210.

Location: Penn Forest Township.

Improvements: Residential dwelling.

Defendants: Unknown Successor Executor of The Estate of Elizabeth Denenberg, Salvatore Deluca a/k/a Salvatore F. Deluca a/k/a Salvatore F. Deluca, Jr., in His Capacity as Devisee of The Estate of Elizabeth M.

Denenberg, Heather A. Deluca, in Her Capacity as Heir of Anthony Deluca, Deceased, Michelle Deluca, in Her Capacity as Heir of Anthony Deluca, Deceased, Anthony P. Deluca, Jr., in His Capacity as Heir of Anthony Deluca, Deceased, Kathleen M. Deluca, in Her Capacity as Heir of Anthony Deluca, Deceased, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Anthony Deluca, Deceased, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Pamela Feuer, Deceased.

MORTGAGES

The name of the mortgagor appears first, followed by mortgagee, location of property, amount of the mortgage, and date of recording.

GOSSMAN, LISA, Mortgage Electronic Registration Systems Inc., E. Penn, \$155,001.00, 01/04/18

LEGIDAKES, LEO J., Mortgage Electronic Registration Systems Inc., Penn For., \$159,000.00, 01/05/18

KAHALANI, YOEL, Mauch Chunk Trust Co., Kidder, \$70,000.00, 01/05/18

DENHAM, BRIAN S., Mauch Chunk Trust Co., Penn For., \$70,000.00, 01/05/18