

CARBON COUNTY LAW JOURNAL

38	Mgt. Conf.	DeVincent, P.L. (Williams) v. DeVincent, D.A., Sr. (Pro Se)	16-3587
39	Mgt. Conf.	Marth, L.D. (Kemmerer) v. Marth, G.F. (Pro Se)	17-0427
Chairman Diehl, Eileen M., Esq.			
1:00 PM			
40	Complnt./Pet. for Cust.	Zink, M. (Pro Se) v. Altemose, L. (Pro Se)	17-0711
41	Pet./Comp. to Mod. Cust.	Walters, D.M. (Merwine) v. Walters, B.S. (Cohen)	15-0980
2:00 PM			
42	Pet./Comp. to Mod. Cust.	Lutsko, C.M. (Pro Se) v. Valentini, J. (Pro Se)	16-0599
3:00 PM			
43	Pet./Comp. to	Valentini, J. (Pro Se) v. Valentini, V.J. (Pro Se)	06-0595

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

MERLUZZI, GORDON L., II a/k/a LES MERLUZZI, Dec'd.
 Late of the Borough of Lehigh-ton.
 Administrators: Kimberly M. Pudliner and Ryan P. Merluzzi 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.

SEDIVA, JOHN J., SR., Dec'd.
 Late of the Borough of Summit Hill.

Administratrix: Mary M. Sediva, 220 East White Street, Summit Hill, PA 18250.

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

WISSER, BEVERLY A. a/k/a BEVERLY WISSER, Dec'd.

Late of 418 4th Street, Palmer-ton.

Executrix: Heidi Waylen, 1058 Oakhurst Drive, Slatington, PA 18080.

Attorneys: Matthew G. Schnell, Esquire, Strubinger Law, P.C., 505 Delaware Avenue, P.O. Box 158, Palmer-ton, PA 18071-0158.

SECOND PUBLICATION

DOPIRA, SUSAN, Dec'd.

Late of the Borough of Summit Hill.

Executor: Daniel J. Dopira, 304 Twin Hill Drive, Lehigh-ton, PA 18235.

Attorney: Joseph J. Velitsky, Esquire, 49 East Ludlow Street, Summit Hill, PA 18250.

FAUST, HELEN, Dec'd.

Late of the Borough of Summit Hill.

Executors: Andrew Kokinda, 326 East Hazard Street, Summit Hill, PA 18250 and Barbara A. Boyle, 75 West White Bear Drive, Summit Hill, PA 18250.

Attorney: Joseph J. Velitsky, Esquire, 49 East Ludlow Street, Summit Hill, PA 18250.

KUNKLE, DOLORES J., Dec'd.

Late of Lehighton.

Executor: Mitchell T. Phifer a/k/a Mitchell Thomas Phifer c/o John O. Stover, Jr., Esquire, 537 Chestnut Street, Emmaus, PA 18049.

Attorney: John O. Stover, Jr., Esquire, 537 Chestnut Street, Emmaus, PA 18049.

LEIBY, EDWIN F., Dec'd.

Late of East Penn Township. Executor: Blaine Alan Leiby, 711 Princeton Avenue, Palmerton, PA 18071.

Attorneys: William G. Schwab, Esquire, Law Offices of William G. Schwab & Associates, 811 Blakeslee Blvd. Dr. East, P.O. Box 56, Lehighton, PA 18235, (610) 377-5200.

LIGNORE, RICHARD C., SR. a/k/a **RICHARD C. LIGNORE** a/k/a **RICHARD LIGNORE**, Dec'd.

Late of the Township of Kidder.

Executrix: Nicole Quevedo, P.O. Box 399, Albrightsville, PA 18210.

Attorney: Michael J. Garfield, Esquire, 2588 State Route 903, Suite 5, P.O. Box 609, Albrightsville, PA 18210, (570) 722-3839.

THIRD PUBLICATION

BOLLINGER, STANLEY A., Dec'd.

Late of Palmerton.

Executor: Richard F. German, Sr. c/o Steckel and Stopp LLC, 125 S. Walnut Street, Suite 210, Slatington, PA 18080.

Attorneys: Keith W. Strohl, Esquire, Steckel and Stopp, 125 S. Walnut Street, Suite 210, Slatington, PA 18080.

KAY, CATHLEEN, Dec'd.

Late of the Borough of Summit Hill.

Executrix: Patricia Tarricone, 182 Woodstream Lane, Oneonta, NY 13820.

Attorney: Joseph J. Velitsky, Esquire, 49 East Ludlow Street, Summit Hill, PA 18250.

WOHLMUTH, RUTH B. a/k/a RUTH WOHLMUTH, Dec'd.

Late of Albrightsville.

Executor: Alfred F. Wohlmuth, P.O. Box 1215, Albrightsville, PA 18210.

Attorney: Gregory L. Mousseau, Esquire, 331 Center Street, Jim Thorpe, PA 18229.

REGISTER OF WILLS

DOPIRA, SUSAN; Summit Hill, PA; Will/Codicil; Joseph J. Velitsky, Esquire.

WBNA LLC; Panther Valley School District; 17-1858; 08/21/17; \$1,338.16

ZAMMITO, KRISTIN; Capital One Bank USA N.A.; 17-1844; 08/21/17; \$3,910.90

ZUBER, RONALD W.; Lehigh-ton Area School District; 17-1900; 08/22/17; \$1,367.08

Sept. 1

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE**

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

No. 17-0836

M&T Bank,
Plaintiff

vs.

Kathy Batchler, Solely in Her Capacity as Heir of Michael R. Ridgick, Sr., Deceased, the Unknown Heirs of Michael R. Ridgick, Sr., Deceased, Brandon Ridgick, Solely in His Capacity as Heir of Michael R. Ridgick, Sr., Deceased, Kyle Ridgick, Solely in His Capacity as Heir of Michael R. Ridgick, Sr., Deceased and Michael Ridgick, Jr., Solely in His Capacity as Heir of Michael R. Ridgick, Sr., Deceased, Mortgagor and Real Owner,
Defendants

To: The Unknown Heirs of Michael R. Ridgick, Sr., Deceased, Mortgagor and Real Owner, Defendant(s), whose last known address is 17 Puyallup Trail, Albrightsville, PA 18210

This firm is a debt collector and we are attempting to collect a debt owed to our client. Any information obtained from you will be used for the purpose of collecting the debt. You are hereby notified that Plaintiff, M&T Bank, has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Carbon County, PA, docketed to No. 17-0836, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 17 Puyallup Trail f/k/a 2697 Puyallup Trail, Albrightsville, PA 18210, whereupon your property will be sold by the Sheriff of Carbon County. Notice: You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after the Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judg-

ment may be entered against you by the Court without further notice for any money claimed in the Complaint for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, 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 St.

Ste. 713

Hazleton, PA 18201

(877) 953-4250

- or -

Carbon County Lawyer Referral

811 Blakeslee Blvd. Dr. East

Ste. 130

Lehighton, PA 18235

(610) 379-4950

MICHAEL T. McKEEVER,
ESQUIRE

KML LAW GROUP, P.C.

Attys. for Plaintiff

Mellon Independence
Center

701 Market St.

Ste. 5000

Philadelphia, PA 19106-
1532

(215) 627-1322

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE**

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

No. 17-1245

Lakeview Loan Servicing, LLC,
Plaintiff

vs.

Geraldine Johnson and
Wellington S. Johnson,
Mortgagors and Real Owners,
Defendants

To: Wellington S. Johnson, Mort-
gagor and Real Owner, Defen-
dant whose last known ad-
dress is 382 Towamensing
Trail, Albrightsville, PA 18210

This firm is a debt collector and we are attempting to collect a debt owed to our client. Any information obtained from you will be used for the purpose of collecting the debt. You are hereby notified that Plaintiff, Lakeview Loan Servicing, LLC, has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Carbon County, PA, docketed to No. 17-1245, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 382 Towamensing Trail, Albrightsville, PA 18210, whereupon your property will be sold

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by the Sheriff of Carbon County. Notice: You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after the Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, 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 St.
Ste. 713
Hazleton, PA 18201
(877) 953-4250

- or -

Carbon County Lawyer Referral
811 Blakeslee Blvd. Dr. East
Ste. 130
Lehighton, PA 18235
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MICHAEL T. McKEEVER,
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KML LAW GROUP, P.C.
Attys. for Plaintiff
Mellon Independence
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Sept. 1

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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 September 18, 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
Aug. 18, 25; Sept. 1

Sale of the real estate described below shall be held on Friday, September 8, 2017 at 11:00 a.m. at the Carbon County Courthouse.

SALE #1

Writ of Execution No.: 14-1604.

Property Address: 37 W. Rhume Street, Nesquehoning, PA 18240.

Location: Nesquehoning.

Improvements: Duplex.

Defendant: Connie Arthur.

—————
SALE #2

Writ of Execution No.: 16-0981.

Property Address: 60 Talbot Lane, Albrightsville, PA 18210.

Location: Penn Forest.

Improvements: Residential dwelling.

Defendants: Gerald B. Shier and Dawn L. Shier.

SALE #3

Writ of Execution No.: 17-1024.

Property Address: 239 Carbon Street, Lehighton, PA 18235.

Location: Lehighton.

Improvements: Residential dwelling.

Defendant: Ronald J. Leikel, Jr.

—————
SALE #4

Writ of Execution No.: 16-0154.

Property Address: 517 Rock Spring Court, Lake Harmony, PA 18624.

Location: Kidder.

Improvements: Residential dwelling.

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Defendants: Brian K. McCormick and Tara L. McCormick.

—————
SALE #5

Writ of Execution No.: 17-0419.

Property Address: 22 Tunnel Street, Lansford, PA 18232.

Location: Lansford.

Improvements: Residential dwelling.

Defendant: Matthew G. DeHart a/k/a Matthew DeHart.

—————
SALE #6

Writ of Execution No.: 16-1001.

Property Address: 375 Lehigh Avenue, Palmerton, PA 18071-1809.

Location: Palmerton.

Improvements: Residential dwelling.

Defendants: Jillian Kuntzman a/k/a Jillian M. Kuntzman and Troy Kuntzman.

—————
SALE #7

Writ of Execution No.: 16-2985.

Property Address: 203 Birchwood Drive, Lehighton, PA 18235.

Location: Mahoning.

Improvements: Unknown.

Defendant: Robert Kugler a/k/a Robert S. Kugler.

—————
SALE #8

Writ of Execution No.: 17-0703.

Property Address: 609 Northshore Drive a/k/a 88 North Shore Drive, Albrightsville, PA 18210.

Location: Penn Forest.

Improvements: Unknown.

Defendant: Karl S. Hoffman.

—————
SALE #9

Writ of Execution No.: 16-3381.

Property Address: 41 Willow Drive a/k/a 103 Willow Drive, Jim Thorpe, PA 18229.

Location: Penn Forest.

Improvements: Residential dwelling.

Defendants: Toby N. George and Pamela George.

—————
SALE #10

Writ of Execution No.: 17-0677.

Property Address: 20 East 3rd Street a/k/a 20 East Third Street, Jim Thorpe, PA 18229-2306.

Location: Jim Thorpe.

Improvements: Residential dwelling.

Defendant: Charlene Calhoun.

—————
SALE #11

Writ of Execution No.: 16-0776.

Property Address: 23 Deer View Drive a/k/a 1428 Deer View Drive, Jim Thorpe, PA 18229.

Location: Penn Forest.

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Improvements: Residential dwelling.

Defendant: Ross M. Acker.

SALE #12

Writ of Execution No.: 17-0811.

Property Address: 24 Tamaqua Street a/k/a 22-24 Tamaqua Street, Beaver Meadows, PA 18216.

Location: Beaver Meadows.

Improvements: Residential dwelling.

Defendants: Jerome Grega, in His Capacity as Co-Executor and Devisee of the Estate of Teresa Sackette a/k/a Terry Sackette, Joseph Grega, in His Capacity as Co-Executor and Devisee of the Estate of Teresa Sackette a/k/a Terry Sackette.

MORTGAGES

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

NICOLOUDIS, TRUDY A., Mortgage Electronic Registration Systems Inc., J. Thorpe, \$156,500.00, 01/23/17

SHIFFERT, KENNETH D., Branch Banking and Trust Co., Kidder, \$170,000.00, 01/24/17

SHIFFERT, KENNETH D., Branch Banking and Trust Co., Kidder, \$25,000.00, 01/24/17

BUCKLEY, ALAN J., Mortgage Electronic Registration Systems Inc., Kidder, \$104,800.00, 01/24/17

KNOCK, MATTHEW A., Mortgage Electronic Registration Systems Inc., Packer, \$306,-839.00, 01/24/17

LINCOLN VENTURES ONE LLC, First Commonwealth Federal Credit Union, Palmrtn., \$376,000.00, 01/24/17

MURRAY, JOHN S., III, PSECU, Penn For., \$62,945.69, 01/24/17

BRINKER, DAWN S., Mortgage Electronic Registration Systems Inc., Palmrtn., \$128,-001.00, 01/24/17

KUNTZ, DOUGLAS J., Allentown Federal Credit Union, Tow. Twp., \$75,000.00, 01/24/17

LEHIGHTON OUTDOOR CENTER LLC, Community Bk. N.A., Lehighon, \$1,053,750.00, 01/24/17

LEHIGHTON OUTDOOR CENTER LLC, Community Bk. N.A., Lehighon, \$843,000.00, 01/24/17

COOPER, GIOVANI D., Mortgage Electronic Registration Systems Inc., J. Thorpe, \$143,-434.00, 01/24/17

TASCHLER, BERNARD L., Community Bk. N.A., Mahoning, \$35,000.00, 01/25/17

WATTS, STEVEN DOUGLAS, Mortgage Electronic Registration Systems Inc., Penn For., \$85,678.00, 01/25/17