

# CARBON COUNTY LAW JOURNAL

Publication Number (ISSN 0090-8789)

The Official Legal Newspaper for Carbon County

Containing Decisions Rendered, Legal Notices, Advertisements

in the 56th Judicial District

ROGER N. NANOVIC, President Judge

STEVEN R. SERFASS, Judge

JOSEPH J. MATIKA, Judge

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Vol. XXIII

Jim Thorpe, PA, Friday, July 30, 2021

No. 83

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## COURT CALENDAR

### Week of August 2

Court Calendar Submitted: July 21, 2021

For updates and revisions check courthouse webpage:

[www.carboncourts.com](http://www.carboncourts.com)

### Criminal

**Judge Matika, Joseph J., Hon.**

**Monday, August 2**

10:00 AM

1 Jury Tr. Com. v. Jones, B.R. (Hatton, Unassigned) 17-0614

**Friday, August 6**

1:15 PM

2 Bench Tr. Com. v. Bishop, M.J. (Hatton, Wiltrout) 20-0362

3 Bench Tr. Com. v. Baez, F.A. (Hatton, Levy) 18-1363

**Judge Nanovic, Roger N., II, Hon.**

**Monday, August 2**

10:00 AM

4 Jury Tr. Com. v. Rostocki, J.J. (Miller, Schnell) 18-0769

5 Jury Tr. Com. v. Greenzweig, D.G. (Greek, Unassigned) 19-1371

6 Jury Tr. Com. v. Blum, G.A. (Frycklund, Mottola) 19-0296

7 Jury Tr. Com. v. Hettler, J.D. (Greek, Unassigned) 15-0650

8 Jury Tr. Com. v. Rider, R. (Hatton, Knight) 21-0400

**Friday, August 6**

1:15 PM

9 Bench Tr. Com. v. Josiah, C. (Greek, Mottola) 20-1035

10 Bench Tr. Com. v. Hill, B.R. (Hatton, Mottola) 19-0603

**Judge Serfass, Steven R., Hon.**

**Monday, August 2**

10:00 AM

11 Jury Tr. Com. v. Glaze, J. (Gazo, Wiltrout) 18-1005

**Friday, August 6**

1:15 PM

12 Bench Tr. Com. v. Mason, R.W. (Frycklund, Unassigned) 21-0234

13 Bench Tr. Com. v. Winslow, R.W., Jr. (Greek, Rapa) 16-0450

**Probation Officer Wall, Tammy**

**Monday, August 2**

9:00 AM

14 Hrg. Com. v. Hunsicker, T. (Miller, Wiltrout) 20-0278

15 Hrg. Com. v. Hargreaves, S. (Frycklund, Unassigned) 20-1052

**Thursday, August 5**

9:00 AM

16 Hrg. Com. v. Schum, B. (Greek, Tarpey) 17-1599

17 Hrg. Com. v. Behler, W.L. (Gazo, Unassigned) 18-0998

18 Hrg. Com. v. Behler, W.L. (Gazo, Unassigned) 20-1025

19 Hrg. Com. v. Behler, W.L. (Perilli, Unassigned) 19-1030

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20	Hrg.	Com. v. Maiden, S.M.	(Miller, Unassigned)	19-0259
21	Hrg.	Com. v. Maiden, S.M.	(Perilli, Unassigned)	19-1322
22	Hrg.	Com. v. Walck, R.	(Frycklund, Unassigned)	18-1138
23	Hrg.	Com. v. Walck, R.	(Frycklund, Unassigned)	19-0638
24	Hrg.	Com. v. Walck, R.L.	(Frycklund, Unassigned)	19-0874
25	Hrg.	Com. v. Walck, R.L.	(Perilli, Unassigned)	19-0892
26	Hrg.	Com. v. Walck, R.	(Hatton, Unassigned)	19-0687
27	Hrg.	Com. v. Walck, R.L.	(Greek, Unassigned)	20-0310
28	Hrg.	Com. v. Dillman, R.K.	(Gazo, Weaver)	20-0882
29	Hrg.	Com. v. Wasylwiw, J.	(Gazo, Mousseau)	17-1426

### Civil

**Tuesday, August 3**

**Chairman Nanovic, Thomas S., Esq.**

9:00 AM

1	Arbitration Ready	Lehigh Valley Properties Inc. (Bailey) v. Lyon Sales Mangers. & Auctionee. (Shoemaker)	19-2457
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1:15 PM

2	Arbitration Ready	United Guaranty Commercial Ins. (Muhlenberg) v. Stehle, A. (Pro Se)	19-0078
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**Thursday, August 5**

**Chairman Diehl, Eileen M., Esq.**

8:30 AM

1	Complnt./Pet. for Cust.	Brader-Sims, T. (Masington) v. Huxel, A. (Rudas)	21-0784
2	Pet./Comp. to Mod. Cust.	Zawoiski, J. (Stehle) v. Shupp, L. (Belanger)	17-0304

9:30 AM

3	Pre-Tr. Conf.	Bongo, S. (Sebelin) v. Bongo, J. (Gaumer)	20-1517
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Sheri A. Ryan, Managing Editor

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## CARBON COUNTY LAW JOURNAL

4	Pet./Comp. to Mod. Cust.	Nealis, C.A., Sr. (Pro Se) v. Zinck, T.A. (Pro Se)	21-0958
10:30 AM			
5	Pet./Comp. to Mod. Cust.	Loy, F. (Rapa) v. Loy, M.S., Jr. (Masington)	19-3405
6	Cust. Count in Complnt.	Smale, E.S., II (Holman) v. Smale, A.M. (Stehle)	21-1415
11:30 AM			
7	Pet./Comp. to Mod. Cust.	Breiner, J.F. (Pro Se) v. Breiner, B.A. (Pro Se)	15-0537
8	Pet./Comp. to Mod. Cust.	Rocha, J.M. (Shabbick) v. Rocha, A. (Gillen)	20-2273
1:00 PM			
9	Pet./Comp. to Mod. Cust.	Hunadi, M.S. (Kemmerer) v. Hunadi, D.S. (Sebelin)	20-2214
<b>Friday, August 6</b>			
<b>Judge Nanovic, Roger N., II, Hon.</b>			
9:00 AM			
1	PFA Hrg.	McNatt, H.W. (Yurchak) v. McNatt, H.L. (Pro Se)	21-0372
2	PFA Hrg.	DeMarco, K. (Pro Se) v. Tomasovich, D. (Pro Se)	21-1307
<b>Chairman Nanovic, Thomas S., Esq.</b>			
1:15 PM			
3	Arbitration Ready	Cavalry SPV I LLC (Apothaker) v. Marinari, G.A. (Pro Se)	20-2404
<b>Judge Matika, Joseph J., Hon.</b>			
9:00 AM			
4	PFA Hrg.	Kinsella, M. (Weaver) v. Lupachyk, Y. (Pro Se)	21-1321
<b>Chairman Weaver, Adam R., Esq.</b>			
9:00 AM			
5	Arbitration Ready	Portfolio Recovery Associates (Polas) v. Thomson, R. (Rapa)	20-0477
6	Arbitration Ready	Portfolio Recovery Associates (Volk) v. White, J.L. (Filer)	20-1552

### 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

**AKER, DIANE S., Dec'd.**

Late of 628 W. Oak Lane, Kidder Township.

Executrix: Aleasha Hayes, 855 N. Park Road, Apt. O-301, Wyomissing, PA 19610.

Attorney: David S. Sobotka, Esquire, 519 Walnut Street, Reading, PA 19601.

**DeMARCO, DOMINIC D. a/k/a DOMINIC DeMARCO a/k/a DOMINIC DeMARCO, JR., Dec'd.**

Late of Lansford.

Executrix: Carol A. Binder c/o Joseph J. Velitsky, Esquire, Velitsky & Frycklund, 49 East

Ludlow Street, Summit Hill, PA 18250.

Attorneys: Joseph J. Velitsky, Esquire, Velitsky & Frycklund, 49 East Ludlow Street, Summit Hill, PA 18250.

**HAHN, BRUCE E., Dec'd.**

Late of Lower Towamensing Township.

Administrator: Robert G. Hahn, Jr., 1745 Hazelwood Road, Palmerton, PA 18071.

Attorneys: Jenny Y.C. Cheng, Esquire, Cheng Law Offices, P.C., 430 Delaware Avenue, P.O. Box 195, Palmerton, PA 18071.

**KEHS, RICHARD G., SR. a/k/a RICHARD GLENN KEHS, SR. a/k/a RICHARD G. KEHS a/k/a RICHARD KEHS, Dec'd.**

Late of Franklin Township.

Executrix: Barbara A. Eichlin c/o Grim, Biehn & Thatcher, P.O. Box 215, Perkasio, PA 18944-0215.

Attorneys: Gregory E. Grim, Esquire, Grim, Biehn & Thatcher, 104 S. Sixth St., P.O. Box 215, Perkasio, PA 18944-0215.

**MILLER, DOROTHY E. a/k/a DOROTHY MILLER, Dec'd.**

Late of Summit Hill.

Executor: Raymond L. Miller c/o Joseph J. Velitsky, Esquire, Velitsky & Frycklund, 49 East Ludlow Street, Summit Hill, PA 18250.

Attorneys: Joseph J. Velitsky, Esquire, Velitsky & Frycklund, 49 East Ludlow Street, Summit Hill, PA 18250.

**REDSHAW, ROBERT W., Dec'd.**

Late of Lower Towamensing Township.

Executor: Glenn R. Redshaw c/o Eric R. Strauss, Esquire, Worth, Magee & Fisher, P.C., 1163 Interchange Road, Suite C, Lehighton, PA 18235.

Attorneys: Eric R. Strauss, Esquire, Worth, Magee & Fisher, P.C., 1163 Interchange Road, Suite C, Lehighton, PA 18235.

**REHRIG, FAYE I., Dec'd.**

Late of Weissport Borough.

Co-Executors: Darlene F. Walk a/k/a Darlene F. Rehrig and Delroy M. Rehrig c/o David B. Shulman, Esquire, Shulman Law Office PC, 419 Delaware Avenue, P.O. Box 157, Palmerton, PA 18071.

Attorneys: David B. Shulman, Esquire, Shulman Law Office PC, 419 Delaware Avenue, P.O. Box 157, Palmerton, PA 18071.

**SMITH, DONALD J., JR., Dec'd.**

Late of Carbon County.

Administrator: Donald J. Smith, III, 117 Buckhill Road, Albrightsville, PA 18210.

Attorney: Connie J. Merwine, Esquire, 501 New Brodheads-ville Blvd. N., Brodheads-ville, PA 18322.

**STEETS, KRISTINA M., Dec'd.**

Late of 455 Acorn Drive, Lehigh- ton.

Administratrix: Linda Anne Crisanti, 455 Acorn Drive, Lehigh- ton, PA 18235.

Attorney: Mark E. Combi, Esquire, P.O. Box 476, Jim Thorpe, PA 18229.

**SECOND PUBLICATION**

**BALLIET, VALERIE E. a/k/a**

**VALERIE BALLIET**, dec'd.

Late of 208 W. Hazard St., Summit Hill.

Executor: Chad Robert Balliet, 25 N. 5th St., Emmaus, PA 18049.

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

**PARSONS, ROBERT A., JR.,**

dec'd.

Late of East Penn Township.

Executrix: MaryAnn Parsons c/o Eric R. Strauss, Esquire, Worth, Magee & Fisher, P.C., 1163 Interchange Road, Suite C, Lehighton, PA 18235.

Attorneys: Eric R. Strauss, Esquire, Worth, Magee & Fisher, P.C., 1163 Interchange Road, Suite C, Lehighton, PA 18235.

**SERAFINO, ANTHONY J., JR.**

**a/k/a ANTHONY J. SERAFINO**

**a/k/a ANTHONY SERAFINO**, dec'd.

Late of 154 Savannah Lane, Lehighton.

Administratrix: Jacqueline O. Serafino, 154 Savannah Lane, Lehighton, PA 18235.

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

**WILLIAMS, JEAN a/k/a JEAN**

**A. WILLIAMS**, dec'd.

Late of Summit Hill.

Executrix: Denise Carlton c/o Joseph J. Velitsky, Esquire, Velitsky & Frycklund, 49 East Ludlow Street, Summit Hill, PA 18250.

Attorneys: Joseph J. Velitsky, Esquire, Velitsky & Frycklund, 49 East Ludlow Street, Summit Hill, PA 18250.

**THIRD PUBLICATION**

**FORCINITO, RICHARD PER-**

**RY, SR.**, Dec'd.

Late of Penn Forest Twp.

Executor: Richard P. Forcinito, Jr. c/o Samuel T. Swansen, Esquire, 510 Twp. Line Rd., Ste. 150, Blue Bell, PA 19422.

Attorneys: Samuel T. Swansen, Esquire, Samuel T. Swansen, PC, 510 Twp. Line Rd., Ste. 150, Blue Bell, PA 19422.

**GALAVAGE, FRANCIS E., SR.,**

Dec'd.

Late of the Borough of Beaver Meadows.

Administrator: Francis E. Galavage, Jr., 1946 High Park Manor, Pottsville, PA 17901.

Attorneys: James C. Bohorad, Esquire, Marshall, Bohorad, Thornburg, Price & Champion, P.C., 1940 West Norwegian Street, P.O. Box 1280, Pottsville, PA 17901.

**SZOKE, ANNA S.**, Dec'd.

Late of Palmerton.

Executrix: Sandra Schaeffer a/k/a Sandra L. Schaeffer, 127 South Second Street, Lehighton, PA 18235.

Attorney: Holly A. Heintzelman, Esquire, 192 South First Street, Lehighton, PA 18235, (610) 377-3331.

**WILCOX, MATTHEW RYAN,**  
Dec'd.

Late of Penn Forest Township. Administrators: John J. Wilcox, III and Nancy M. Wilcox c/o Michael D. Rogers, Esquire, 63 West River Street, Wilkes-Barre, PA 18702.

Attorney: Michael D. Rogers, Esquire, 63 West River Street, Wilkes-Barre, PA 18702.

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**REGISTER OF WILLS**

**CAMPTON, ANNE.**; Palmerton, PA; Will; Joshua Shulman, Esquire.

**DeMARCO, DOMINIC D.** a/k/a DOMINIC DeMARCO a/k/a DOMINIC DeMARCO, JR.; Lansford, PA; Will; Joseph J. Velitsky, Esquire.

**DILLON, PETER** a/k/a PETER A. DILLON; Jim Thorpe, PA; Will; Jason Rapa, Esquire.

**ENDRES, SANDRA S.**; Bowmantown, PA; Will; Jenny Y.C. Cheng, Esquire.

**KUHN, ETHEL M.**; Palmerton, PA; Will; Attorney: n/a.

**MILLER, DOROTHY E.** a/k/a DOROTHY MILLER; Summit Hill, PA; Will; Joseph J. Velitsky, Esquire.

July 30

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**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.

**BANK OF AMERICA N.A.**; Cristian M. Linares; 21-1592; Civil Action; Bryan J. Polas, Esquire; 07/21/21.

**BANK OF AMERICA N.A.**; Brandon K. Troxell; 21-1591; Civil Action; Bryan J. Polas, Esquire; 07/21/21.

**CAVALRY SPV I INC. AS ASSIGNEE OF CITIBANK N.A.**; Jason V. Piccerillo; 21-1556; Civil Action; John B. Claffey, Esquire; 07/19/21.

**CAVALRY SPV I LLC AS ASSIGNEE OF CITIBANK N.A.**; Charles G. Bender; 21-1590; Civil Action; David J. Apothaker, Esquire; 07/21/21.

**CITIBANK N.A.**; Richard L. Bower; 21-1547; Civil Action; Russell Axelrod, Esquire; 07/16/21.

**CITIBANK N.A.**; Richard L. Bower; 21-1548; Civil Action; Russell Axelrod, Esquire; 07/16/21.

**DALRYMPLE, LINDSEY**; Joel Stewart; 21-1541; Protect/Abuse; Pro Se; 07/16/21.

**DISCOVER BANK**; Commonwealth of Pennsylvania Department of Transportation; 21-1544; Civil Action; Rashma K. Dhanda, Esquire; 07/16/21.

**FAENZA, THEODORE J.**; Commonwealth of Pennsylvania Department of Transportation; 21-1553; License Appeal; Pro Se; 07/19/21.

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- FIRST NORTHERN BANK & TRUST CO.; Jasmine Homes LLC; 21-1565; Mortgage Foreclosure; James T. Shoemaker, Esquire; 07/20/21.
- HOSIER, TYLER MATTHEW; Commonwealth of Pennsylvania Department of Transportation; 21-1536; License Appeal; Matthew J. Rapa, Esquire; 07/14/21.
- HUGHES, APRIL LYNN; William Hill, Jr.; 21-1545; Custody; Pro Se; 07/16/21.
- KINSELLA, JACQUELYN; Casey Greenly; 21-1540; Custody; Nicholas Quinn, Esquire; 07/16/21.
- LAKESIDE RENTALS STR LLC; Anthony Antonelli & Barbara Antonelli; 21-1537; Civil Action; Fintan H. McHugh, Esquire; 07/14/21.
- LANASFORD FAMILY ASSOCIATES; Taneehia Frasier; 21-1595; DJ Appeal; Pro Se; 07/22/21.
- LEH-SHAFFER, ALLYSON JEANNE; Charles David Shaffer; 21-1549; Divorce; Pro Se; 07/19/21.
- LEMON, HENRIETTA; Aaron Grover; 21-1566; Protect/Abuse; Pro Se; 07/20/21.
- MARTONICK, THOMAS J.; Britney E. Paulshock; 21-1594; Custody; Jane Sebelin, Esquire; 07/21/21.
- MELVIN, PATRICIA; Brandon Parramore; 21-1564; Protect/Abuse; Pro Se; 07/20/21.
- OSWALD, PHILLIP R.; Stacey Ann Oswald; 21-1555; Divorce; Pro Se; 07/19/21.
- PANASIUK, JOHN; Marian Panasiuk; 21-1551; Protect/Abuse; Pro Se; 07/19/21.
- PORTFOLIO RECOVERY ASSOCIATES LLC; Nicholas Csaszar; 21-1552; Civil Action; Carrie Gerding, Esquire; 07/19/21.
- RIMSKY, JOHN T.; Samantha Camerlin & David Camerlin; 21-1539; Civil Action; Gerald F. Strubinger, Jr., Esquire; 07/15/21.
- RUFF, HEATHER; Shawn Kennedy; 21-1593; Protect/Abuse; Pro Se; 07/21/21.
- SAMOK, SARA; Nicholas Samok; 21-1554; Custody; Pro Se; 07/19/21.
- SEXTON, COREY; Commonwealth of Pennsylvania Department of Transportation; 21-1543; License Appeal; Pro Se; 07/16/21.
- THOMAS, JOAN obo A.P. (M.); Luis Perez; 21-1567; Protect/Abuse; Pro Se; 07/20/21.
- U.S. BANK TRUST AS TRUSTEE OF THE AMERICAN HOMEOWNER ET AL.; Leroy E. Schoch, Wilbur Schoch, CFNA Receivables et al.; 21-1558; Mortgage Foreclosure; Robert P. Wendt, Esquire; 07/19/21.
- WEREDYK, ROBIN; Eric Weredyk; 21-1542; Protect/Abuse; Pro Se; 07/16/21.
- WITT, COLLEEN; Stephen Witt; 21-1568; Custody; Jennifer Lynn Rapa, Esquire; 07/21/21.

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- ZHELEZNAYA, ANASTASIA; Rashid Akmanov; 21-1557; Divorce; Brandie J. Belanger, Esquire; 07/19/21.
- ZHELEZNY FAMILY TRUST IRREVOCABLE INTER VIVOS TRUST; Rashid Akmanov; 21-1550; Ejectment; Jason R. Costanzo, Esquire; 07/19/21.
- July 30
- 
- JUDGMENT INDEX REPORT**
- The information contained herein is listed in the following order: (1) party against whom judgment was entered; (2) party for whom judgment was entered; (3) docket number; (4) date of entry; and (5) amount. Subsequent entries and filings, including appeals and satisfactions, may not be reported herein and may affect the lein status of any entry.
- BARILE, JOHN & NORA T. BARILE; Franklin Township; 21-1570; 07/21/21; \$920.59
- BRYFOGLE, GREGORY S. & SUSAN M. OWELL; Franklin Township; 21-1576; 07/21/21; \$932.78
- C&D TROUT PONDS; Franklin Township; 21-1571; 07/21/21; \$1,116.17
- ELLIS, IRENE A.; Midland Credit Management Inc.; 21-1559; 07/19/21; \$1,425.02
- GAYDULA, DAVID RUSSELL; Franklin Township; 21-1572; 07/21/21; \$920.59
- GEORGE, JOANN; Midland Credit Management Inc.; 21-1561; 07/19/21; \$1,640.35
- GREEN, SUSIE; Franklin Township; 21-1573; 07/21/21; \$919.42
- HEARN, STEPHEN; Franklin Township; 21-1574; 07/21/21; \$1,040.15
- HILLEGAS, COURTNEY M.; Midland Credit Management Inc.; 21-1582; 07/21/21; \$2,100.88
- KREISHER, CHRISTINE L.; Franklin Township; 21-1585; 07/21/21; \$1,341.78
- MARTIN, SAMMY; Midland Credit Management Inc.; 21-1586; 07/21/21; \$1,664.83
- MILKOWICH, MICHAEL M., SUZANNE S. MILKOWICH; Summit Hill Borough; 21-1589; 07/21/21; \$1,030.97
- MILLER, GARY R., WANDA L. MILLER; Franklin Township; 21-1575; 07/21/21; \$825.21
- MURRAY, DANIEL; Midland Funding LLC; 21-1584; 07/21/21; \$1,922.42
- PARSONS, JAMES; Borough of Lehighon; 21-1563; 07/20/21; \$1,039.08
- PELO, ASHLEY D.; Summit Hill Borough; 21-1588; 07/21/21; \$1,083.32
- PRUCHNIK, DARIUSZ W. & HEIDI L. STAMM; Franklin Township; 21-1577; 07/21/21; \$920.59
- RICHARDSON, MICHAEL, THERESA RICHARDSON; Summit Hill Borough; 21-1587; 07/21/21; \$877.13



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SERFASS, MARK & AMY SERFASS; Franklin Township; 21-1578; 07/21/21; \$935.72

SIMPSON, CIARRA; HOP Energy LLC; 21-1562; 07/19/21; \$674.93

SMITH, DELORES J.; Franklin Township; 21-1580; 07/21/21; \$951.21

SONNTAG, MITCHELL; Midland Credit Management Inc.; 21-1583; 07/21/21; \$3,350.84

TAMBURELLO, HELEN; Midland Credit Management Inc.; 21-1560; 07/19/21; \$2,673.29

TROXEL, BRANDON & ALISON SPELLMAN; Franklin Township; 21-1579; 07/21/21; \$932.78

WHITEMAN, TODD; Franklin Township; 21-1581; 07/21/21; \$989.11

July 30

**CHANGE OF NAME  
NOTICE (MINOR)**

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

NO. 21-0597

NOTICE IS HEREBY GIVEN that on June 25, 2021, the Amended Petition of, Tracy Kenion, on behalf of, Ryver Rose Markley, a minor for a Change of Name has been filed in the above-named Court, praying for a decree to

change the name of the minor child from Ryver Rose Markley to Ryver Rose Kenion-Markley. The Court has fixed Thursday, September 30, 2021 at 9:00 a.m. in Courtroom No. 2, at the Carbon County Courthouse, Jim Thorpe, Pennsylvania, as the date and place for the hearing of the Petition. All persons interested in the proposed change of name may appear and show cause, if any they have, why the prayer of the Petitioner should not be granted.

MEGAN M. MICHAEL,  
ESQUIRE

Attorney I.D. No. 208193

WALLITSCH &

IACOBELLI, L.L.P.

Attorneys for Petitioner  
Roma Corporate Center  
1605 N. Cedar Crest  
Boulevard  
Suite 516  
Allentown, PA 18104  
(610) 434-5441

July 30

CARBON COUNTY LAW JOURNAL

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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 August 23, 2021 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 23, 30; Aug. 6

**Sale of the real estate shall be held on Friday, August 13, 2021 at 10:00 a.m. at the Carbon County Courthouse.**

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**SALE #1**

Writ of Execution No.: 21-0756.

Property Address: 61 Club Lane, Lehighton, PA 18235.

Location: Township of East Penn.

Improvements: Commercial property.

Defendant: East Penn Sporting Club, Inc. a/k/a East Penn Sporting Club.

**SALE #2**

Writ of Execution No.: 19-2319.

Property Address: 5 Kilmer Trail a/k/a 5 Kilmer Trail, Albrightsville, PA 18210.

Location: Penn Forest Township.

Improvements: Residential dwelling.

Defendant: Donald Hudson.

**SALE #3**

Writ of Execution No.: 20-1288.

Property Address: 11 Potomac Lane f/k/a 1069 Potomac Street, Albrightsville, PA 18210.

Location: Township of Penn Forest.

Improvements: Residential dwelling.

Defendants: The Unknown Heirs of Alois Perz, Deceased and Nancy Murtha, Solely in Her Capacity As Heir of Alois Perz, Deceased.

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**DEEDS**

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

JENTSCH, DONALD C., Professional Home Services Contracting LLC, Penn For., \$6,900.00, 02/04/21

LAW, MICHAEL B., Matulewicz, Justin J., Kidder, \$124,000.00, 02/04/21

MANOLE, FRANK J., Kinsella, Monica, Penn For., \$343,500.00, 02/04/21

CARUSO, DARCY L., Schafer, Kyle S., Lehighton, \$1.00, 02/04/21

MURPHY, KAREN, Murphy, Michael, Kidder, \$1.00, 02/05/21

MILLSPAUGH, JAMES, Lee, Silvia, Kidder, \$395,000.00, 02/05/21

SIMS, CHRISTINE A., Walser, Robert Gerhard, Penn For., \$230,000.00, 02/05/21

MULLIGAN, WILLIAM J., JR., Lazos, Alexander, Kidder, \$54,000.00, 02/05/21

ALLEN, JERRI A., Ehmann, Stephen, Kidder, \$4,000.00, 02/05/21

DONOVAN PROPERTIES LLC, Sky Properties LLC, Kidder, \$120,000.00, 02/05/21

HUTSKO, JOSEPH, Cutler, Ivan D., Penn For., \$1.00, 02/05/21

BUCHERT, RICHARD K., Buchert, Richard K., Tow. Twp., \$1.00, 02/05/21

YERGER, GARY GLENN, Yeger, Gary Glenn, Low. Tow., \$1.00, 02/05/21

GARNER, WENDY L., Selser, John F., Jr., Palmrtn., \$145,000.00, 02/05/21

LIN, QIAO, Slack, Dominique Star, Penn For., \$124,900.00, 02/05/21

ADLER, ADRIANE J., Sheji, Agim, Sum. Hill, \$25,000.00, 02/05/21

TORO, FELIX, JR., Outwater, William, Penn For., \$226,500.00, 02/05/21

SHARPE, GERALD R., JR., Reich, Steven, Kidder, \$1,000,000.00, 02/05/21

FMB BARNEY LLC, Gavalis, Eric, Palmrtn., \$135,000.00, 02/08/21

HERTKORN, DONALD R., Hertkorn, Timothy M., Kidder, \$1.00, 02/08/21

YEUNG, YANKIN, Abhrev LLC, Palmrtn., \$90,000.00, 02/08/21

STEPHEN HEITNER LIVING TRUST AGREEMENT, Coldwell, Scott, Kidder, \$107,000.00, 02/08/21

SKORINKO, GEORGE, Mihalik, Peter, Palmrtn., \$84,804.00, 02/08/21

MELE, PATRICIA, Ostrom, Michael J., Penn For., \$8,000.00, 02/08/21

WEINBLATT, IRWIN MARK, Mailliard, Andreana, Penn For., \$101,000.00, 02/08/21



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**PERIODICAL PUBLICATION**

\* Dated Material. Do Not Delay. Please Deliver Before Monday, August 2, 2021