

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

Vol. XXIV Jim Thorpe, PA, Friday, October 28, 2022 No. 43

COURT CALENDAR

Week of October 31

Court Calendar Submitted: October 19

For updates and revisions check courthouse webpage:

www.carboncourts.com

Criminal

Chairman Greek, Michael, Esq.

Friday, November 4

9:00 AM

1	Formal Arraignment	Com. v. Delong, B.	(Miller, Aaroe)	22-0737
2	Formal Arraignment	Com. v. Reyes Luzon, J.	(Miller, Unassigned)	22-0741
3	Formal Arraignment	Com. v. Eremus, J.N.	(Miller, Burdett)	22-0739
4	Formal Arraignment	Com. v. Lafey, C.T.	(Miller, Burdett)	22-0742
5	Formal Arraignment	Com. v. Kunkle, A.M.	(Miller, Unassigned)	22-0735

10:00 AM

6	Formal Arraignment	Com. v. Williams, T.M.	(Perilli, Rapa)	22-0696
7	Formal Arraignment	Com. v. Sebelin, J.E.	(Perilli, Wilttrout)	22-0695
8	Formal Arraignment	Com. v. Fogel, B.C.	(Hatton, Unassigned)	22-0705

11:00 AM

9	Formal Arraignment	Com. v. Seagle, E.T.	(Gazo, Velandar)	22-0726
10	Formal Arraignment	Com. v. Gibbs-Buss, M.J.	(Perilli, Unassigned)	22-0756

Judge Nanovic, Roger N., II, Hon.

Monday, October 31

9:00 AM

11	Adjudication Hrg.	Restricted Case Caption	(Connors)	22-0049
12	Adjudication Hrg.	Restricted Case Caption	(Connors)	22-0050
13	Delinquency Placement Rev.	Restricted Case Caption	(Connors)	22-0012
14	Delinquency Placement Rev.	Restricted Case Caption	(Connors)	22-0013
15	Adjudication Hrg.	Restricted Case Caption	(Weaver)	22-0051

CARBON COUNTY LAW JOURNAL

16	Delinquency Placement Rev.	Restricted Case Caption	(Quinn)	20-0028
17	Delinquency Disp. Rev. Hrg.	Restricted Case Caption	(Collins)	22-0006
18	Delinquency Disp. Rev. Hrg.	Restricted Case Caption	(Connors)	20-0016
19	Delinquency Placement Rev.	Restricted Case Caption	(Beck)	21-0030
20	Adjudication Hrg.	Restricted Case Caption	(Connors)	22-0029
21	Adjudication Hrg.	Restricted Case Caption	(Connors)	22-0011
22	Delinquency Disp. Rev. Hrg.	Restricted Case Caption	(Connors)	19-0037
Tuesday, November 1				
10:00 AM				
23	Omnibus Pre-Tr. Mot.	Com. v. Margle, C.L.	(Hatton, Gillen)	22-0177
24	Pet. Amend Sentence	Com. v. Steidinger, C.	(Miller, Weaver)	21-1133
25	Pet. Amend Sentence	Com. v. Steidinger, C.	(Miller, Weaver)	21-1134
26	Pet. Reduce Bail	Com. v. Wensel, B.M.	(Gazo, Riegel)	20-0033
27	Pet. Reduce Bail	Com. v. Wensel, B.M.	(Gazo, Riegel)	20-0033
28	Pet. Reduce Bail	Com. v. Wensel, B.M.	(Gazo, Riegel)	20-0033
29	Pet. Reduce Bail	Com. v. Wensel, B.M.	(Gazo, Riegel)	20-0033
30	Pet. Amend Sentence	Com. v. Steidinger, C.	(Miller, Weaver)	21-1133

Published by the Carbon County Bar Association, Inc.

Sheri A. Ryan, Managing Editor

Carbon County Law Journal Publication No. (ISSN 00908789) is published each Friday for \$60.00 per year or \$1.15 per copy by the Carbon County Bar Association, Inc., 811 Blakeslee Blvd. Drive East, Suite 130, Lehighton, PA 18235. Periodical postage is paid at Lehighton, PA and additional mailing offices. **All notices to be published Friday must be received by the previous Friday and must be pre-paid. Information on pricing can be found at <http://www.carbonbar.org/Carbon-County-Law-Journal.html> or by calling (610) 379-4950.** ALL INFORMATION CONTAINED HEREIN IS RECEIVED FROM THE RESPECTIVE OFFICES OF THE CARBON COUNTY COURT HOUSE. NO WARRANTY IS MADE AS TO RELIABILITY AND THIS BOOKLET IS NOT INTENDED AS A SUBSTITUTE FOR A SEARCH OF THE COURT HOUSE RECORDS.

POSTMASTER: Send all communications and address changes to:

Carbon County Law Journal, 811 Blakeslee Blvd. Drive East, Suite 130, Lehighton, PA 18235.

Printed by
Clare Printing

206 So. Keystone Ave., Sayre, PA 18840

CARBON COUNTY LAW JOURNAL

1:15 PM			
6	Pet. to Approve Settlmnt.	Gruber, G.R., Executrix (Rambo) v. Mahoning Valley Convalescent H. (Stefanski)	21-1134
7	Pet. for Contmpt.	Pierno, D. (Frycklund) v. Luna Minaya, R.M. (Pro Se)	21-1103
8	Pet. for Change of Name	Meyers, D. (Pro Se) v.	22-1002
Chairman Smith, Debra A., Esq.			
10:30 AM			
9	Complnt./Pet. for Cust.	Mackes, B.A. (Pro Se) v. Bauder, N.A. (Pro Se)	22-1259
11:30 AM			
10	Pet./Comp. to Mod. Cust.	Miller, B. (Stafiuc) v. Geary, M. (Kemmerer)	17-0792
11	Pet./Comp. to Mod. Cust.	Crozier, S. (Pro Se) v. Lawrence, C. (Pro Se)	20-2075
1:00 PM			
12	Pre-Tr. Conf.	Stewart, T.M. (Schnell) v. Stewart, K.G. (Frycklund)	20-1417

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 DELPERO, JOSEPH GREGORY, Dec'd.

Late of 100 E. Front Street, Lansford.

Administratrix: Michelle Delpero, 100 E. Front Street, Lansford, PA 18232.

Attorney: Jane S. Sebelin, Esquire, 120 S. First St., Lehighton, PA 18235.

FESTA, JERRY, JR. a/k/a JERRY FESTA, Dec'd.

Late of Nesquehoning.

Administratrix: Maria Pappas c/o Jerry R. Knafo, Esquire, 2740 Nazareth Rd., Easton, PA 18045.

Attorneys: Jerry R. Knafo, Esquire, Knafo Law Offices, LLC, 2740 Nazareth Rd., Easton, PA 18045.

KUNKEL, BEVERLY JAYNE, Dec'd.

Late of 319 Third Street, Weatherly.

Administrator: Mark Kunkel, 319 Third Street, Weatherly, PA 18255.

Attorney: Jane S. Sebelin, Esquire, 120 S. First St., Lehighton, PA 18235.

SECOND PUBLICATION

HENRY, PAULETTE C., Dec'd.

Late of Towamensing.

Executrices: Lori A. Henry and Karen L. Kroboth c/o William W. Matz, Jr., Esquire,

211 W. Broad Street, Bethlehem, PA 18018-5517.

Attorney: William W. Matz, Jr., Esquire, 211 W. Broad Street, Bethlehem, PA 18018-5517.

MOWERY, ROSEANN D., Dec'd.

Late of 198 Cheyenne Lane, Lehighton.

Executor: Neal James Mowery.

Attorneys: Sebelin & Sebelin, P.C., 301 South 3rd Street, Lehighton, PA 18235.

RODENBACH, PATRICIA A. a/k/a PATRICIA ANN RODENBACH a/k/a PATRICIA RODENBACH, Dec'd.

Late of Lehighton.

Executor: Edward S. Rodenbach, 440 Acorn Drive, Lehighton, PA 18235.

Attorneys: Keith R. Pavlack, Esquire, Pavlack Law Offices, P.C., 1415 Blakeslee Blvd. Dr. E, Lehighton, PA 18235.

THIRD PUBLICATION

ACE, SHAREN S. a/k/a SHAREN ACE, Dec'd.

Late of 361 N. 9th Street, Lehighton.

Personal Representatives: Ethan E. Ace and Ryan L. Ace c/o James A. Ritter, Esquire, 111 E. Harrison St., Suite 2, Emmaus, PA 18049-2916.

Attorney: James A. Ritter, Esquire, 111 E. Harrison Street, Suite 2, Emmaus, PA 18049-2916.

CAIRNS, NANCY, Dec'd.

Late of Jim Thorpe.

Executrix: Donna Donahue c/o Kelly C. Jamison, Esquire, P.O. Box 2257, Albrightsville, PA 18210.

Attorney: Kelly C. Jamison, Esquire, P.O. Box 2257, Albrightsville, PA 18210, (570) 657-5959.

HOFFMAN, SHELBY K., Dec'd.

Late of Jim Thorpe.

Executor: Richard D. Hoffman.

Attorneys: Travis C. Petty, Esquire, Law Offices of Grieco & Petty, LLC, 120 W. Front Street, Berwick, PA 18603.

JENSEN, ETHEL K., Dec'd.

Late of the Borough of Palmerton.

Executor: Steven A. Jensen, 435 Harvard Avenue, Palmerton, PA 18071.

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

REGISTER OF WILLS

BERGER, TRISHA A. a/k/a TRISHA A. WOLBACH a/k/a TRISHA ANN WOLBACH a/k/a TRISH WOLBACH; Palmerton, PA; Testamentary; Angela M. Stehle, Esquire.

COSGROVE, DOLORES C.; Albrightsville, PA; Testamentary; Eric Strauss, Esquire (Lehigh County).

CARBON COUNTY LAW JOURNAL

- DELPERO, JOSEPH GREGORY; Lansford, PA; Admn.; Jane S. Sebelin, Esquire.
- DWYER, ROBERT W.; Palmer-ton, PA; Testamentary; Holly Heintzelman, Esquire.
- IVANITCH, JOHN DENNIS; Albrightsville, PA; Testamen-tary; Anthony Roberti, Es-quire.
- JAROSZEWSKI, MAUREEN T.; Lehigh-ton, PA; Admn.; Mi-chelle McCurdy, Esquire (Phil-adelphia County).
- MITCHELL, JACQUELYN A. a/k/a JACQUELYN ANN MITCHELL; Lansford, PA; Testamentary; Matthew Schnell, Esquire.
- VANDENBORD, ANN S.; Jim Thorpe, PA; Testamentary; Jane F. Engler, Esquire.
- WILLIAMS, ROSEMARY A.; Lansford, PA; Admn.; Attor-ney: n/a.
- CAVALRY SPV I LLC; Scott D. Eroh; 22-1927; Civil Action; David J. Apothaker, Esquire; 10/17/22.
- CAVALRY SPV I LLC; Matthew K. Webber; 22-1925; Civil Ac-tion; David J. Apothaker, Es-quire; 10/17/22.
- CKS PRIME INVESTMENTS LLC; Dawn Gower; 22-1908; Civil Action; Joel M. Flink, Esquire; 10/14/22.
- DURISHIN, MARY JEANNE; Matthew S. Durishin; 22-1909; Divorce; Jennifer Lynn Rapa, Esquire; 10/14/22.
- FRACE, THEODORE; Nicole Frace; 22-1982; Protect/Abuse; Pro Se; 10/19/22.
- FRANK, VERNICA; Richard Beers, III; 22-1903; Protect/ Abuse; Pro Se; 10/13/22.
- HOUTZ, REBECCA obo E.E. (M.); Kristian Carwell; 22-1945; PFSVI; Pro Se; 10/18/22.
- HOUTZ, REBECCA obo T.E. (M.); Kristian Carwell; 22-1944; PFSVI; Pro Se; 10/18/22.
- JAEGER, HEATHER; James J. Jaeger; 22-1943; Divorce; Ger-gory Lee Mousseau, Esquire; 10/17/22.
- KOONS, KEVIN CARL; Jason Carl Koons; 22-1955; Protect/ Abuse; Pro Se; 10/19/22.
- LABELL, TIFFANY; Luis Lam-boy; 22-1950; Protect/Abuse; Pro Se; 10/18/22.
- LEMIEUX, NICOLE; Michael Piragnoli; 22-1910; Custody; Arley L. Kemmer, Esquire; 10/14/22.
- CAVALRY SPV I LLC; Kendra K. Ehrich; 22-1924; Civil Action; David J. Apothaker, Esquire; 10/17/22.

Oct. 28

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.

- ABRAMS, FELICIA M.; Melissa A. Abrams; 22-1953; Divorce; Angela M. Stehle, Esquire; 10/19/22.
- CAVALRY SPV I LLC; Kendra K. Ehrich; 22-1924; Civil Action; David J. Apothaker, Esquire; 10/17/22.

CARBON COUNTY LAW JOURNAL

- ment Inc. as Assignee of Panther Valley School District; 22-1964; 10/19/22; \$913.90
- MONTANYE, TRACY; Borough of Lansford; 22-1959; 10/19/22; \$2,117.61
- MURPHY, PATRICE D., ANTHONY JARRETT; Public Asset Management Inc. as Assignee of Panther Valley School District; 22-1966; 10/19/22; \$1,403.16
- PAGAN, GENESIS MARIE; Carbon County Clerk of Courts Office; 22-7266; 10/18/22; \$160.10
- PERSON, CHRISTOPHER ALLEN; Carbon County Clerk of Courts Office; 22-7271; 10/18/22; \$2,663.70
- RADOCHA, MICHAEL J., JR.; Borough of Nesquehoning; 22-1936; 10/17/22; \$985.54
- RONALD SPIEGEL LLC; Public Asset Management Inc. as Assignee of Panther Valley School District; 22-1975; 10/19/22; \$743.86
- RONALD SPIEGEL LLC; Public Asset Management Inc. as Assignee of Panther Valley School District; 22-1976; 10/19/22; \$743.86
- ROSFELDER, DANIELLO; Carbon County Clerk of Courts Office; 22-7272; 10/18/22; \$2,412.57
- ROSSI, KIMBERLY ANNE; Public Asset Management Inc. as Assignee of Panther Valley School District; 22-1965; 10/19/22; \$1,027.70
- ROSSI, KIMBERLY ANNE; Public Asset Management Inc. as Assignee of Panther Valley School District; 22-1967; 10/19/22; \$984.59
- SHELLENBERGER, JAKE A.; Carbon County Clerk of Courts Office; 22-7267; 10/18/22; \$2,213.18
- SHEPHERDSON, NATALIE; Credit Corp Solutions Inc.; 22-1923; 10/17/22; \$1,403.29
- ST. JEAN, JON E., EXECUTRIX OF THE ESATE OF MICHAEL R. WHITFORD; Lehigh Area School District; 22-1938; 10/17/22; \$2,142.84
- STEFFANIDES, CATHERINE; Public Asset Management Inc. as Assignee of Panther Valley School District; 22-1929; 10/17/22; \$1,192.06
- SUSKO, KATHRYN E.; Public Asset Management Inc. as Assignee of Panther Valley School District; 22-1957; 10/19/22; \$1,270.72
- YAINDL, BRUCE; Carbon County Clerk of Courts Office; 22-7265; 10/14/22; \$663.67

Oct. 28

LEGAL NOTICE

ORDER OF COURT: NO. 22-1904

AND NOW, this 21st day of October, 2022, the foregoing Amended Consolidated Return of the Tax Sales of the Director of the Tax Claim Bureau of Carbon

County relating to sales of real estate by said Bureau for unpaid taxes levied for the year 2020, held on September 26, 2022, under the provisions of the Real Estate Tax Sale Law, 72 P.S. §5860.101 et seq., as amended, having been duly presented in open Court, and it appearing to the Court that such sales have been regularly conducted according to the provisions of said Real Estate Tax Sale Law, the said Return and the sales so made are confirmed nisi and, in case no objections or exceptions are filed to any said sales within thirty (30) days after the date hereof, a decree of absolute confirmation shall be entered as of course by the Prothonotary, provided that proof of publication of the notice as required by 72 P.S. §5860.607 relating to the within confirmation nisi, published once in the Carbon County Law Journal, and once in another newspaper of general circulation published in the County of Carbon within ten (10) days after the within confirmation nisi, shall be filed with the Prothonotary.

Reneé Roberts, Director
Carbon County
Tax Claim Bureau
County Administration
Building
P.O. Box 37
Jim Thorpe, PA 18229-0037

Oct. 28

NOTICE

IN THE COURT OF COMMON
PLEAS OF CARBON
COUNTY, PENNSYLVANIA
CIVIL DIVISION

No.: 19-0839

**NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY**

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

Plaintiff

v.

THE EUGENE E. SMITH
REVOCABLE LIVING TRUST
DATED MAY 18, 2007;
DELORES J. SMITH,
INDIVIDUALLY AND IN HER
CAPACITY AS SUCCESSOR
TRUSTEE OF THE EUGENE E.
SMITH REVOCABLE LIVING
TRUST DATED MAY 18, 2007;
UNKNOWN BENEFICIARIES
OF THE EUGENE E. SMITH
REVOCABLE LIVING TRUST
DATED MAY 18, 2007

Defendant(s)

NOTICE TO: Unknown Benefi-
ciaries of the Eugene E. Smith
Revocable Living Trust Dated
May 18, 2007

Being Premises: 517 FAIRY-
LAND RD., Lehighton, PA
18235.

CARBON COUNTY LAW JOURNAL

Being in FRANKLIN TOWNSHIP, County of CARBON, Commonwealth of Pennsylvania, 70D-11-58.

Improvements consist of residential property.

Sold as the property of Eugene E. Smith.

Your house (real estate) at 517 FAIRYLAND RD., Lehighton, PA 18235 is scheduled to be sold at the Sheriff's Sale on December 14, 2022 at 10:00 A.M., at the PA-

CARBON, [HTTPS://WWW.BID4ASSETS.COM/CARBON-PASHERIFFSALES](https://www.bid4assets.com/carbon-pasheriffsales), to enforce the Court Judgment of \$24,786.87 obtained by, WELLS FARGO BANK, N.A. s/b/m TO WACHOVIA BANK, NATIONAL ASSOCIATION (the mortgagee), against the above premises.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff
(844) 856-6646

Oct. 28

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 November 21, 2022 and that distribution will be made in accordance with that Schedule unless exceptions are filed thereto within ten (10) days thereafter.

DANIEL ZEIGLER

Acting Sheriff, County of Carbon
www.carboncountysheriff.com
Oct. 21, 28; Nov. 4

Sale of the real estate shall be held on Wednesday, November 9, 2022 at 10:00 a.m. online at www.bid4assets.com.

SALE #1

Writ of Execution No.: 19-1742.

Property Address: 225 Stock Street, Nesquehoning, PA 18240.

Location: Borough of Nesquehoning.

Improvements: Residential property.

Defendant: Broadway Properties, LLC.

SALE #2

Writ of Execution No.: 20-0337.

Property Address: 650 Lafayette Avenue, Palmerton, PA 18071.

Location: Borough of Palmer-ton.

Improvements: Residential property.

Defendants: Natasha Garger and Steven Thorne.

SALE #3

Writ of Execution No.: 21-0800.

Property Address: 159 Main Street, Parryville, PA 18244.

Location: Borough of Parryville.

Improvements: Residential single family.

Defendant: Cassandra Handwerk.

SALE #4

Writ of Execution No.: 21-2069.

Property Address: 226 S. 1st Street, Lehigh-ton, PA 18235.

Location: Borough of Lehigh-ton.

CARBON COUNTY LAW JOURNAL

Improvements: Commercial
Property.

Defendant: Douglas P. Jujan.

SALE #5

Writ of Execution No.: 22-
1250.

Property Address: 320 North
Street, Jim Thorpe, PA 18229.

Location: Borough of Jim
Thorpe.

Improvements: Residential
property.

Defendants: Christopher Pat-
rick Quaye and Jacqueline Kath-
leen Quaye.

DEEDS

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

DIAZ, ELLEN N., Diaz, Ellen N.,
Mahoning, \$1.00, 03/03/22

GRODZKI, GRZEGORZ, Chau,
Sau Man, Kidder, \$479,900.00,
03/03/22

O'BRIEN, JOHN R., Aviles, Gar-
ry, Penn For., \$163,000.00, 03/
03/22

SCHWEITZER, LUTHER F.,
Brett, Arthur R., Low. Tow.,
\$1.00, 03/03/22

HCF PROPERTIES LLC, Blocks
373 LLC, Nesq., \$40,000.00, 03/
03/22

WASIELAK, JACEK, Scott, Ralph
R., Penn For., \$503,000.00, 03/
03/22

BREITEGAM, ESTHER S., Breit-
egam, Esther S., Lansfd., \$1.00,
03/03/22

DUSHECK, DONALD H., Dobbs,
Nathan Bradley, Frankl., \$155,-
000.00, 03/03/22

REHRIG, TIMOTHY R., RSK
Flipper LLC, Weisspt., \$1.00,
03/04/22

SPRINGER, ALICE I., Heckman,
Gregory A., Tow. Twp., \$20,-
000.00, 03/04/22

GRIFFITHS, BRUCE, JR., Bogin,
Neil, Sum. Hill, \$82,500.00, 03/
04/22

SCHNECK, MELINDA M.,
Straile, Ashley, Palmrtn., \$200,-
000.00, 03/04/22

SZOKE, PENNI L., 44 Mauch
Chunk Street LLC, Lehighton,
\$190,000.00, 03/04/22

FDI REAL ESTATE LLC, Home
Investead LLC, Lansfd., \$1.00,
03/04/22

MOYER, CONSTANCE L., Cann,
Roger D., Mahoning, \$1.00,
03/04/22

LEITH, ANGELIQUE, Leith,
Kathryn Teresa Virginia,
Lansfd., \$1.00, 03/04/22

KAN, JEMMY J., Turney, Iris A.,
Penn For., \$3,000.00, 03/04/22

DAVIS, PAUL L., SR., Davis, Paul
L., Sr., Penn For., \$1.00, 03/
04/22

WATTO, JILLIAN M., Cormier,
Alex, Frankl., \$1.00, 03/07/22

JONES, RAY A., Pietruszka, Sla-
womir, Penn For., \$242,000.00,
03/07/22