## 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 DAVIS, SUZANNE a/k/a SU-

ZANNE L. DAVIS, Dec'd.

Late of the Borough of Summit Hill.

Co-Executors: Kevin O'Brien, 47th Avenue, Nesquehoning, PA 18240 and Thomas P. Davis.

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

# GALLAGHER, MARY M., Dec'd.

Late of the Borough of Lansford.

Executor: Paul J. Duke, 206 East Bertsch Street, Lansford, PA 18232. Attorney: William E. McDonald, Esquire, 113 West Ridge Street, P.O. Box 130, Lansford, PA 18232.

# MARCZYK, JOHN W. a/k/a JOHN MARCZYK, Dec'd.

Late of the Borough of Nesquehoning.

Executrix: Mary Kathryn Berlinger, 190 Milford Warren Glen Rd., Milford, NJ 08848. Attorney: Michael S. Greek,

Esquire, 42 East Patterson Street, Lansford, PA 18232.

# **VITANZA, KATHLEEN,** Dec'd. Late of Albrightsville.

Administrator: Kristopher J. Kalaf c/o Timothy B. Fisher, II, Esquire, Fisher & Fisher Law Offices, LLC, 525 Main Street, P.O. Box 396, Gouldsboro, PA 18424.

Attorneys: Timothy B. Fisher, II, Esquire, Fisher & Fisher Law Offices, LLC, 525 Main Street, P.O. Box 396, Gouldsboro, PA 18424.

## ZEISER, MILDRED A., Dec'd.

Late of Jim Thorpe.

Executrix: Nancy A. Bott, 824 Center Street, Jim Thorpe, PA 18229.

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

SECOND PUBLICATION BRONKO, ROSE MARIE a/k/a ROSEMARIE BRONKO a/k/a ROSE M. BRONKO a/k/a ROSE BRONKO, Dec'd. Late of the Borough of Jim Thorpe. Executor: David Gillespie, 2710 West Oaks Blvd., Pearland, TX 77584.

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

### **GREEN, FAITH M.,** Dec'd.

Late of Mahoning Township. Administrator: Roy S. Walck a/k/a Roy Walck 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.

## MUCHMORE, DORENDA A., Dec'd.

Late of the Township of Towamensing.

Executor: Gregory F. Muchmore, 14 Fay Circle, Port Matilda, PA 16870.

Attorneys: Jenny Y.C. Cheng, Esquire, Cheng Law Offices, P.C., 314 Delaware Avenue, P.O. Box 195, Palmerton, PA 18071.

## PAUFF, RAYMOND L., Dec'd.

Late of Lansford Borough. Executrix: Holly J. Ocker, 28 Jones Street, Lansford, PA 18232.

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

### THIRD PUBLICATION

### ELSASSER, BETTY, Dec'd.

Late of Lower Towamensing Township.

Executor: Randy Kreimoyer, 845 Hahns Dairy Road, Palmerton, PA 18071.

Attorneys: Michael L. Ozalas, Esquire, Ozalas & McKinley, 47 Broadway, Jim Thorpe, PA 18229.

### MERTZ, EDNA M., Dec'd.

Late of the Borough of Lehighton.

Executor: Dennis S. Mertz, 309 Edgemont Avenue, Palmerton, PA 18071.

Attorneys: Michael L. Ozalas, Esquire, Ozalas & McKinley, 47 Broadway, Jim Thorpe, PA 18229.

# **VATHIS, MARGARET,** Dec'd. Late of Franklin Township.

Executor: Edward Finney c/o James R. Nanovic, Esquire, 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.

#### REGISTER OF WILLS

BAYERN, LOIS P.; Lehighton, PA; Will; William G. Schwab, Esquire.

GALLAGHER, MARY M.; Lansford, PA; Will; William E. Mc-Donald, Esquire.

- MARCZYK, JOHN W. a/k/a JOHN MARCZYK; Nesquehoning, PA; Will; Michael S. Greek, Esquire.
- REICHSTADTER, KARL R.; Lehighton, PA; Will; Matthew G. Schnell, Esquire.
- TOTANI, NICHOLAS J., SR. a/k/a NICHOLAS J. TOTANI; Nesquehoning, PA; Will; Michael S. Greek, Esquire.
- WALCK, JOYCE L.; Lehighton, PA; Admn.; Jeremy Z. Mittman, Esquire (Lycoming County).

May 10

#### **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.

- AMERICAN EXPRESS NATIONAL BANK; Russell Fletcher a/k/a Russell S. Fletcher; 19-0822; DJ Appeal; Pro Se; 04/26/19.
- AUDETT, JOHN; Stephanie Audett; 19-0823; Custody; Nicholas J. Masington, III, Esquire; 04/26/19.
- BARCLAYS BANK DELA-WARE; William P. Hetherington; 19-0861; Civil Action; Frederic I. Weinberg, Esquire; 05/01/19.
- BERGER, BRIANN M.; Melissa A. York; 19-0838; Protect/ Abuse; Pro Se; 04/26/19.

- BLOSE, TRICIA; Ryan Blose; 19-0870; Divorce; Jennifer Lynn Rapa, Esquire; 05/02/19.
- GRIGG, MELANIE JEAN; Cassandra Ann Krausse; 19-0862; Protect/Abuse; Pro Se; 05/01/19.
- HAHN, CHRISTIANNA; Seth Hahn; 19-0863; Divorce; Jane Sebelin, Esquire; 05/01/19.
- HARTRANFT, ALISSA; Thomas Hauser; 19-0866; Custody; Pro Se; 05/02/19.
- KACSUR, DEREK G.; Michelle M. Doyle; 19-0864; Protect/ Abuse; Pro Se; 05/01/19.
- LAKEVIEW LOAN SERVICING LLC; Lorene Bittenbender, Christopher Miller, Jonmarie Miller; 19-0824; Mortgage Foreclosure; Jessica N. Manis, Esquire; 04/29/19.
- LOY, FRANCA; Michael S. Loy, Jr.; 19-0859; Divorce; Jennifer Lynn Rapa, Esquire; 04/30/19.
- MILLER, AMANDA R.; David G. Miller; 19-0855; Divorce; Pro Se; 04/30/19.
- NATIONWIDE GENERAL IN-SURANCE COMPANY AS SUBROGEE OF ROBERT DAVIS; John Gera General Contracting; 19-0840; Civil Action; John P. Encarnacion, Esquire; 04/30/19.
- PARLIMAN, WILLIAM, JR.; Lindsey Newhard; 19-0841; Custody; Cynthia S. Yurchak, Esquire; 04/30/19.
- PENNYMAC LOAN SERVICES LLC; Matthew W. Searfoss;

SABOL, KENNETH; Borough of Lansford; 19-0849; 04/30/19; \$853.50

SOWERS, ELLEN; Midland Funding LLC; 19-0836; 04/ 29/19; \$1,246.95

SYTNIK, CHESTER; United States Internal Revenue Service; 19-0868; 05/02/19; \$7,103.25

TABER-MILLER, DIANE D.; Commonwealth of Pennsylvania Department of Revenue; 19-0826; 04/29/19; \$3,705.27 YOSTYS AUTO SERVICE INC.; Commonwealth of Pennsylvania Department of Revenue; 19-0833; 04/29/19; \$2,468.47 May 10

#### **PUBLIC NOTICE**

### NOTICE OF CONFIRMATION OF FIDUCIARIES' ACCOUNTS

To all claimants, beneficiaries, heirs, next-of-kin, and all other parties in interest:

NOTICE IS HEREBY GIVEN that the following named fiduciaries of the respective estates designated below have filed their Accounts and Statements of Proposed Distribution in the office of the Register of Wills in and for the County of Carbon, Pennsylvania, and the same will be presented to the Orphans' Court Division, Courtroom No. 1,

Carbon County Courthouse, Jim Thorpe, Pennsylvania, on June 3, 2019 for confirmation. All objections must be filed in writing in the office of the Clerk of Orphans' Court Division, Court of Common Pleas, Jim Thorpe, Pennsylvania, prior to the foregoing stated date and time:

ESTATE; Fiduciary; Attorney JOSEPH R. O'NEILL, SR. a/k/a JOSEPH R. O'NEILL a/k/a JOSEPH RICHARD O'NEILL, SR., Dec'd.; Joseph R. O'Neill, Jr., Administrator; Jeffrey S. Nowak, Esq.

MAHLON S. KEMMERER, Dec'd.; John L. Kemmerer, III, Arthur Williams, III and Eric Macy, Trustees; John L. Kemmerer, III, Arthur Williams, III and Eric Macy, Trustees.

SUSAN A. O'DONNELL a/k/a SUSAN A. DIETER a/k/a SUSAN A. DIETER O'DONNELL a/k/a SUSAN O'DONNELL, Dec'd.; Robert W. O'Donnell, Sr., Executor; William E. McDonald, Esq.

GNADEN HUETTEN CEMETERY (LOT CARE FUND); Mary M. Hunsicker, Secretary/ Treasurer; Cynthia A. Dyrda-Hatton, Esq.

WALTER JURCZAK a/k/a WALTER VLADIMIR JURCZAK a/k/a VLADIMIR WALTER JURCZAK a/k/a VLADIMIR JURCZAK a/k/a VLADIMIR W. JURCZAK a/k/a WLADIMIR JURCZAK, Dec'd.; Lorena B. Jurczak, Administratrix; Thomas S. Nanovic, Esq.

HAROLD R. TURNER, Dec'd.; Leslie L. Turner, Executor; Jason M. Rapa, Esq.

JEAN A. PAPAY

Register of Wills & Clerk of Orphans' Court Carbon County, PA May 10, 17

## NOTICE OF ACTION IN MORTGAGE FORECLOSURE

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

Term No. 18-2771

ACTION OF MORTGAGE FORECLOSURE

NATIONSTAR MORTGAGE LLC d/b/a MR. COOPER Plaintiff

vs.

The Unknown Heirs of
Patricia A. Suda, Chris Suda
Solely in His Capacity as Heir
of Patricia A. Suda, Steven
Suda Solely in His Capacity as
Heir of Patricia A. Suda,
ROBERT J. SUDA and
Robert Suda, Jr. Solely in His
Capacity as Heir of Patricia A.
Suda, Mortgagor
and Real Owner
Defendants

The Unknown Heirs of Patricia A. Suda, and Robert Suda, Jr.

Solely in His Capacity as Heir of Patricia A. Suda, MORTAGORS AND REAL OWNER, DEFENDANTS whose last known address is 93 Tanglewood Drive f/k/a 727 Tanglewood Drive, 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 NATIONSTAR MORT-GAGE LLC d/b/a MR. COO-PER, has 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. 18-2771 wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 93 Tanglewood Drive f/k/a 727 Tanglewood Drive, Albrightsville, PA 18210 whereupon your property will be sold by the Sheriff of Carbon.

### 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 West Broad Street Suite 713 Hazleton, PA 18201 1-877-953-4250 - or -

Carbon County Lawyer Referral 811 Blakeslee Blvd. Dr. East Suite 130 Lehighton, PA 18235 (610) 379-4950 MICHAEL T. McKEEVER, **ESQUIRE** KML LAW GROUP, P.C. Attorneys for Plaintiff **BNY** Independence Center 701 Market Street Suite 5000 Philadelphia, PA 19106-1532 (215) 627-1322

May 10

#### NOTICE OF SHERIFF'S SALE

IN THE COURT OF COMMON PLEAS OF CARBON COUNTY, PENNSYLVANIA

NO. 18-2496

VS.
GERALD G. PALMIERI, JR.
and EVA M. PALMIERI

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

NOTICE TO: EVA M. PALMIERI and GERALD G. PALMIERI, JR. a/k/a GERALD G. PAL-MIERI

Being Premises: 13 SHENAN-DOA ROAD, ALBRIGHTS-VILLE, PA 18210. Being in PENN FOREST TOWNSHIP, County of CAR-BON, Commonwealth of Pennsylvania, 12A-51-FP1123.

Improvements consist of residential property.

Sold as the property of GER-ALD G. PALMIERI, JR. and EVA M. PALMIERI.

Your house (real estate) at 13 SHENANDOA ROAD, AL-BRIGHTSVILLE, PA 18210 is scheduled to be sold at the Sheriff's Sale on July 12, 2019 at 11:00 A.M., at the CARBON County Courthouse, P.O. Box 147, Jim Thorpe, PA 18229, to enforce the Court Judgment of \$128,337.84 obtained by, DITECH FINANCIAL LLC (the mortgagee), against the above premises.

PHELAN HALLINAN DIAMOND & JONES, LLP Attorneys for Plaintiff

May 10

#### NOTICE

COURT OF COMMON PLEAS
CIVIL DIVISION
CARBON COUNTY

NO.: 18-3761

Nationstar Mortgage LLC d/b/a Mr. Cooper

**PLAINTIFF** 

vs.

Joseph Carney, known heir of Donna M. Carney, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or under Donna M. Carney, Deceased DEFENDANTS

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

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or under Donna M. Carney, Deceased, 229 Unionville Road, Jim Thorpe, PA 18229

Your house (real estate) at: 229 Unionville Road, Jim Thorpe, PA 18229, 65-51-A6.03 is scheduled to be sold at Sheriff's Sale on June 14, 2019 at: Carbon County Sheriff's Office, 4 Broadway, P.O. Box 147, Jim Thorpe, PA 18229 at 11:00 A.M. to enforce the court judgment of \$113,961.53 obtained by Nationstar Mortgage LLC d/b/a Mr. Cooper against you.

NOTICE OF OWNER'S RIGHTS YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be cancelled if you pay back to Nationstar Mortgage LLC d/b/a Mr. Cooper the

amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: (610) 278-6800.

- 2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
- You may be able to stop the sale through other legal proceedings.
- 4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two of how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE

- 5. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (610) 278-6800.
- 6. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
- 7. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale.

To find out if this has happened you may call (570) 325-2821.

- 8. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
- 9. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
- 10. You may be entitled to a share of the money, which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than thirty days after the Sheriff Sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule.
- 11. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale.

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 LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

### CARBON COUNTY LAW JOURNAL

Carbon County Lawyer Referral Service North Penn Legal Services 101 W. Broad Street

Ste. 713 Hazleton, PA 18201

(877) 953-4250

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

ALL THAT CERTAIN tract of land located on the South side of Legislative Route 13019 passing through Unionville, and situate in the Township or Penn Forest, Carbon County, Pennsylvania, and bounded and described according to a survey made September 2, 1961, by W.E. Bleckley, Reg, E., as follows:

Beginning at an iron pin, said pin being the Northwest corner of land of Victor Helmer and wife, and located on the South shoulder of Legislative Route 13019; thence said road and land of Robert Beer, a/k/a Richard Beer, North 84 degrees 30' East 115.30 feet to an iron pin; thence along land of Victor Helmer and wife South 00 degrees 30' East 335.40 feet to an iron pin; thence along land of Victor Helmer and wife South 84 degrees 30' West 115.30 feet to an iron pin; thence along land of the Strohl Estate North 00 degrees, 30' West 335.40 feet to the place of beginning.

Containing 0.887 Acres. BEING KNOWN AS: 229 Unionville Road, Jim Thorpe, PA 18229.

BEING TAX PARCEL NO. 65-51-A6.03.

BEING the same premises in which Robert J. Carney and Donna M. Carney, husband and wife, by deed dated 06/27/1994 and recorded 07/14/1994 in the Office of the Recorder of Deeds, in and for the County of Carbon, Commonwealth of Pennsylvania, in Deed Book 574, Page 571, granted and conveyed unto Robert J. Carney and Donna M. Carney, husband and wife. AND THE SAID Robert J. Carney passed away on or about August 6, 2012 thereby vesting title solely unto Donna M. Carney by operation of law. AND THE SAID Donna M. Carney passed away on or about April 11, 2018, thereby vesting title of the property unto Joseph Carney, known heir of Donna M. Carney, deceased, and any unknown heirs, successors or assigns of Donna M. Carney, deceased.

CHRISTOPHER A. DeNARDO, ESQUIRE PA I.D. NO. 78447 KRISTEN D. LITTLE, ESQUIRE PA I.D. NO. 79992 KEVIN S. FRANKEL, ESQUIRE PA I.D. NO. 318323 NICOLE B. LaBLETTA, ESQUIRE PA I.D. NO. 202194 LESLIE J. RASE, ESQUIRE PA I.D. NO. 58365 ALISON H. TULIO, ESQUIRE PA I.D. NO. 87075 KATHERINE M. WOLF, ESQUIRE PA I.D. NO. 314307 SHAPIRO & DeNARDO, LLC

> 3600 Horizon Drive Suite 150 King of Prussia, PA 19406 Telephone: (610) 278-6800

> > May 10

#### **MORTGAGES**

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

- BARTHOLOMEW, SCOTT J., Mortgage Electronic Registration Systems Inc., Palmrtn., \$110,000.00, 02/13/19
- SNYDER, PAUL T., Live Well Financial Inc., Frankl., \$585,-000.00, 02/13/19
- SNYDER, PAUL T., Commissioner of Housing and Urban Development, Frankl., \$585,-000.00, 02/13/19
- HURYLOVICH, JOSEPH D., Mortgage Electronic Registration Systems Inc., Penn For., \$161,310.00, 02/13/19

- MOON, DIANE E., Utilities Employees Credit Union, Packer, \$56,506.63, 02/14/19
- BOBST, KELLY A., Mortgage America Inc., Lehighton, \$127,645.00, 02/14/19
- BOBST, KELLY A., Pennsylvania Housing Finance Agency, Lehighton, \$5,200.00, 02/14/ 19
- RESSLER, GEORGE T., III, Mortgage Electronic Registration Systems Inc., Palmrtn., \$135,-009.00, 02/15/19
- ZAWALY, LARRY J., American Advisors Group, Palmrtn., \$174,907.50, 02/15/19
- ZAWALY, LARRY J., Commissioner of Housing and Urban Development, Palmrtn., \$174,-907.50, 02/15/19
- LIVEWELL EMPOWERMENT LLC, Mauch Chunk Trust Co., J. Thorpe, \$25,500.00, 02/19/ 19
- MULLIGAN, EUGENE J., Mauch Chunk Trust Co., J. Thorpe, \$25,500.00, 02/19/19
- LAKE HARMONY VOLUN-TEER FIRE CO., Mauch Chunk Trust Co., Kidder, \$250,000.00, 02/19/19
- BEERS, KEVIN E., First Northern Bk. and Trust Co., E. Penn, \$35,000.00, 02/19/19
- REX, MICHAEL C., First Northern Bk. and Trust Co., Low. Tow., \$105,000.00, 02/19/19
- STEIGERWALT, CONNI S., PNC Bk. Ntl. Assn., Lehighton, \$110,000.00, 02/19/19