

CARBON COUNTY LAW JOURNAL

Friday, October 16

Judge Serfass, Steven R., Hon.

9:00 AM

1	Prot. from Abuse Pet.	Castiglioni, C. (Killino) v. Castiglioni, D. (Pro Se)	24-FC-2113
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Friday, October 16

Judge Nanovic, Roger N., II, Hon.

1:15 PM

1	Pet.	Allem, S. (Killino) v. Allem, M. (Stehle)	24-FC-0287
2	Pet. for Special Relief	Allem, S. (Killino) v. Allem, M. (Stehle)	24-FC-0287

Friday, October 16

Judge Serfass, Steven R., Hon.

1:15 PM

1	Pet. for Contmpt.	Garcia, N.S. (Pro Se) v. Valentin, A.M. (Pro Se)	26-FC-0901
2	Pet. for Contmpt.	Borger, J. (Kemmerer) v. Borger, J. (Pro Se)	23-FC-0724
3	Pet. for Contmpt.	Borger, J. (Kemmerer) v. Borger, J. (Pro Se)	23-FC-0724

Monday, October 12—Courthouse closed for Columbus Day

Thursday, October 15—10:00 AM—NON-SUPPORT HEARINGS—Judge Matika

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
BOBOWSKI, WALTER, Dec'd.
Late of the Township of Banks.

Executrix: Carol A. Bobowski,
15 West Cherry St., P.O. Box
207, Tresckow, PA 18254.

Attorneys: Frank J. Skokoski,
Esquire, Skokoski & DeCosmo,
P.C., 165 Susquehanna
Boulevard, West Hazleton, PA
18202.

GLEDHILL, CLIFFORD A.,
Dec'd.

Late of the Borough of Jim
Thorpe.

Executor: James M. Boston c/o
Nanovic Law Offices, 57
Broadway, P.O. Box 359, Jim
Thorpe, PA 18229.

Attorneys: Nanovic Law Of-
fices, 57 Broadway, P.O. Box
359, Jim Thorpe, PA 18229.

PERRY, SANDRA LOUISE
HUNSICKER a/k/a SANDRA
LOUISE HUNSICKER and
SANDRA LOUISE PERRY,
Dec'd.

Late of Jim Thorpe.

Administrator: Ronald E. Perry c/o Nanovic Law Offices, 57 Broadway, P.O. Box 359, Jim Thorpe, PA 18229.

Attorneys: Megan A. Nanovic, Esquire, Nanovic Law Offices, 57 Broadway, P.O. Box 359, Jim Thorpe, PA 18229.

STROHL, DAVID E., Dec'd.

Late of Palmerton Borough.

Executrix: Delores M. Strohl.

Attorney: Steven J. Hartz, Esquire, P.O. Box 3, Bowmanstown, PA 18030, (610) 504-3520.

SECOND PUBLICATION

DELMAN, STEPHEN T., JR., Dec'd.

Late of Weatherly.

Executor: Stephen T. Delman, III.

Attorneys: Susan Sernak-Martinelli, Esquire, Law Office of Susan Sernak-Martinelli, 199 North Church Street, Hazleton, PA 18201.

GEORGE, WILLIAM H. a/k/a WILLIAM GEORGE, Dec'd.

Late of Aquashicola.

Executrix: Jane George.

Attorneys: Raymond C. Rinaldi, II, Esquire, Rinaldi & Poveromo, P.C., P.O. Box 826, Scranton, PA 18501.

HAWLEY, RODERICK C., Dec'd.

Late of Lehighton.

Administratrix: Milissa C. Knappenberger, 626 Center Avenue, Jim Thorpe, PA 18229.

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

THIRD PUBLICATION

CONLEY, MICHAEL JOHN a/k/a MICHAEL J. CONLEY and MICHAEL CONLEY, Dec'd.

Late of Jim Thorpe.

Executrix: Amanda M. Graziano 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.

DI BELLA, ANTHONY M., Dec'd.

Late of Lehighton.

Administratrix: Olivia Di Bella, 415 N. Hanover St., Carlisle, PA 17013.

EVERETT, PATRICIA L., Dec'd.

Late of Lehighton.

Executors: Steve L. Everett, 97 Mahoning Heights Road, Lehighton, PA 18235 and Autumn N. Abelovsky, 501 North Tenth Street, Lehighton, PA 18235.

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

FIGUEROA, RENE, JR., Dec'd.

Late of Lansford.

Administrator: Yanitza Figueroa, 217 1/2 West Kline Avenue, Lansford, PA 18232.

Attorneys: Gregory S. Shields, Esquire, Mills Legal, 107 Chesley Drive, Suite 5A, Media, PA 19063.

FOLK, RICHARD J., Dec'd.

Late of 1000 Evergreen Ave., Weatherly.

Executor: John P. Folk, 502 Blandon Rd., Fleetwood, PA 19522.

Attorneys: Amanda O'Driscoll, Esquire, Sher & Associates, P.C., 15019 Kutztown Road, Kutztown, PA 19530.

McBRIDE, THOMAS EDWARD a/k/a THOMAS E. McBRIDE and THOMAS McBRIDE, Dec'd.

Late of Jim Thorpe.

Executrix: Betty L. McBride, 802 Center Street, Jim Thorpe, PA 18229.

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

MEHLIG, KENNETH W., Dec'd.

Late of Weatherly.

Executor: Kenneth B. Mehlig.

Attorneys: Susan Sernak-Martinelli, Esquire, Law Office of Susan Sernak-Martinelli, 199 North Church Street, Hazleton, PA 18201.

REGISTER of WILLS

CARDINELLA, DEBORAH W. a/k/a DEBORAH CARDINELLA; Lehigh, PA; Testamentary; Jason M. Rapa, Esquire.

KUSKO, RONALD J. a/k/a RONALD KUSKO; Nesquehoning, PA; Testamentary; Keith W. Strohl, Esquire.

STEWART, TERRY L.; Lehigh, PA; Testamentary; Jenny Y.C. Cheng, Esquire.

Oct. 9

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 NA; David Vollmer; 26-CV-2460; Debt Collection; Jonathan P. Cawley, Esquire; 09/28/26.

BRUDER, SHARI; Jordan Draw; 26-FC-2434; Protection From Abuse; Pro Se; 09/24/26.

CARD, BREANNA; Corey Fox; 26-FC-2453; Protection From Abuse; Pro Se; 09/25/26.

CLICK N CLOSE, INC.; Kyle Yandrisovitz; 26-CV-2435; Mortgage Foreclosure; Eric Rochkind, Esquire; 09/24/26.

COHEN, HOWARD J.; Cassie Moyer, Kierstan Moyer, Pennsylvania Development & Management Corporation; 26-CV-2432; Tort; Keith R. Pavlack, Esquire; 09/24/26.

DESRUISSEAU, ASHLEY; Shane Weidman; 26-FC-2433; Protection From Abuse; Pro Se; 09/24/26.

CARBON COUNTY LAW JOURNAL

SARTI, JOSEPH; Carbon County Clerk of Courts Office; 26-BOC-7953; 09/28/26; \$1,782.87

SELLARE, JESSICA M.; Panther Valley School District, Public Asset Management; 26-CV-2466; 05/29/26; \$5,174.34

SHIFFERT, DAVID; Carbon County Clerk of Courts Office; 26-BOC-7955; 09/28/26; \$1,805.90

SNYDER, TROY, JR; Carbon County Clerk of Courts Office; 26-BOC-7969; 09/28/26; \$1,781.74

THO,AS, JOURNEY; Carbon County Clerk of Courts Office; 26-BOC-7963; 09/28/26; \$1,624.78

TROXELL, CLAIR F., DIANA T. TROXELL; Lehigh Area School District; 26-CV-2449; 09/25/26; \$967.01

TRUBILLA, NICOLAS; Carbon County Clerk of Courts Office; 26-BOC-7956; 09/28/26; \$1,349.97

TRUBILLA, NICOLAS; Carbon County Clerk of Courts Office; 26-BOC-7957; 09/28/26; \$749.97

TURNER, EMILY A.; Capital One NA; 26-CV-2437; 09/25/26; \$2,189.31

VANORDEN, GLENN, SHEILA VANORDEN; Panther Valley School District, Public Asset Management; 26-CV-2462; 09/28/26; \$1,453.70

WEIKEL, JENNIFER L., SCOTT REESE; Borough of Lansford; 26-CV-2447; 09/25/26; \$443.60

WEIL, KEITH; Borough of Lansford; 26-CV-2444; 09/25/26; \$1,084.41

WEIL, KEITH; Panther Valley School District, Public Asset Management; 26-CV-2442; 09/25/26; \$1,003.76

WILLIA,S, TERRY; LVNV Funding LLC; 26-CV-2459; 09/28/26; \$879.26

XIEL INVEST LLC; Panther Valley School District, Public Asset Management; 26-CV-2461; 09/28/26; \$1,308.28

YOCHUM, JOSHUA; Carbon County Clerk of Courts Office; 26-BOC-7970; 09/28/26; \$2,696.39

FORGAY, RICHARD E.; Capital One NA; 26-CV-2436; 09/25/26; \$4,093.24

Oct. 9

COURT OF COMMON PLEAS CARBON COUNTY, PA CIVIL ACTION—LAW

NO. 25-CV-2447

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

TOWD POINT MORTGAGE
TRUST 2019-1, U.S. BANK
NATIONAL ASSOCIATION,
AS INDENTURE TRUSTEE
Plaintiff

v.

ROBERT A. ROUDI; et al.
Defendants

COMPLAINT IN
MORTGAGE FORECLOSURE

To: PATRICK W. ROUDI, IN HIS
CAPACITY AS HEIR OF EILEEN P. ROUDI and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS, CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EILEEN P. ROUDI Defendant(s), 103 MANSI DR., ALBRIGHTSVILLE, PA 18210

You are hereby notified that Plaintiff, TOWD POINT MORTGAGE TRUST 2019-1, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, 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. 25-CV-2447, seeking to foreclose the mortgage secured on your property located, 103 MANSI DR., ALBRIGHTSVILLE, PA 18210.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, by entering a written ap-

pearance 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 or 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, 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 THE 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
Hazelton, PA 18201
(877) 953-4250
M. TROY FREEDMAN,
ESQUIRE
ID NO. 85165

ROBERTSON, ANSCHUTZ,
SCHNEID, CRANE &
PARTNERS, PLLC
Attorneys For Plaintiff
A Florida professional
limited liability company
133 Gaither Drive
Suite F
Mt. Laurel, NJ 08054
(855) 225-6906

Oct. 9

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

IN THE COURT OF COMMON
PLEAS OF CARBON
COUNTY, PENNSYLVANIA

No.: 26-CV-1108

CITIZENS BANK, N.A.
Plaintiff
v.

RICHARD H. GREENE, IN HIS
CAPACITY AS HEIR OF
RUTH D. DORAN,
DECEASED; UNKNOWN
HEIRS, SUCCESSORS,
ASSIGNS, AND ALL
PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST
FROM OR UNDER RUTH D.
DORAN, DECEASED
Defendant(s)

NOTICE TO: UNKNOWN
HEIRS, SUCCESSORS, AS-
SIGNS, AND ALL PERSONS,

FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE
OR INTEREST FROM OR
UNDER RUTH D. DORAN,
DECEASED

Being Premises: 58 Upper
Laurel Creek Rd. f/k/a 1 Upper
Laurel Creek Rd., Albrightsville,
PA 18210.

Being in TOWNSHIP OF
SOUTH KIDDER, County of
CARBON, Commonwealth of
Pennsylvania, 21-21-A10.14.

Improvements consist of resi-
dential property.

Sold as the property of Ray-
mond J. Doran and Ruth D.
Doran.

Your house (real estate) at 58
Upper Laurel Creek Rd. f/k/a 1
Upper Laurel Creek Rd., Al-
brightsville, PA 18210 is sched-
uled to be sold at the Sheriff's
Sale on November 11, 2026 at
10:00 A.M., at the CARBON
COUNTY COURTHOUSE, 4
BROADWAY, JIM THORPE, PA
18229, to enforce the Court Judg-
ment of \$19,962.04 obtained by,
CITIZENS BANK, N.A. (the
mortgagee), against the above
premises.

North Penn Legal Services
101 W. Broad Street
Ste. 713
Hazleton, PA 18201
Telephone: (877) 953-4250
Fax: (570) 455-3625
- or -

Carbon County Bar Association
Lawyer Referral
73 W. Broadway
Jim Thorpe, PA 18229

CARBON COUNTY LAW JOURNAL

Telephone: (610) 379-4950
Fax: (610) 379-4952
BROCK & SCOTT, PLLC
Attorneys for Plaintiff
(844) 856-6646

Oct. 9

**NOTICE OF NON-PROFIT
INCORPORATION**

NOTICE IS HEREBY GIVEN
that Articles of Incorporation
were filed with the Department
of State of the Commonwealth of
Pennsylvania at Harrisburg, PA,
for the purpose of incorporating

a nonprofit corporation under the
PA Nonprofit Corporation Law
of 1988. The purpose for which it
has been organized is to promote
wellness, physical fitness, youth
development, vocational training,
and related activities. The name
of the corporation is:

BREAKER CITY INITIATIVE

Michael S. Horvath, II
Esquire

Gross McGinley, LLP

33 South 7th Street

P.O. Box 4060

Allentown, PA 18105-4060

(610) 820-5450

Oct. 9

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 October 26, 2026 and that distribution will be made in accordance with that Schedule unless exceptions are filed thereto within ten (10) days thereafter.

DANIEL ZEIGLER
Sheriff, County of Carbon
www.carboncountysheriff.com
Sept. 25; Oct. 2, 9

Sale of the real estate shall be held on Wednesday, October 14, 2026 at 10:00 a.m. online at www.bid4assets.com.

SALE #1

Writ of Execution No.: 21-2958.

Property Address: 340 1/2 W. Kline Avenue, Lansford, PA 18232.

Location: Borough of Lansford.

Improvements: Single family.

Defendant: Advanced Consulting, Inc.

SALE #2

Writ of Execution No.: 22-0073.

Property Address: 311 W. Patterson Street, Lansford, PA 18232.

Location: Borough of Lansford.

Improvements: Single family.

Defendant: Advanced Consulting, Inc.

SALE #3

Writ of Execution No.: 23-CV-1581.

Property Address: 316 Fairview Street, Lehighton, PA 18235.

Location: Township of Franklin.

Improvements: Single family.

Defendant: Kathleen A. Bartunek.

SALE #4

Writ of Execution No.: 22-1961.

Property Address: 2562 Blakeslee Blvd. Drive E., Lehighton, PA 18235.

Location: Mahoning Township.

Improvements: Single family.

Defendant: Calogero Carlino.

CARBON COUNTY LAW JOURNAL

SALE #5

Writ of Execution No.: 22-1979.

Property Address: 31 Park Avenue, Nesquehoning, PA 18240.

Location: Borough of Nesquehoning.

Improvements: Single family.
Defendant: Maryellen Eckert.

SALE #6

Writ of Execution No.: 24-CV-1784.

Property Address: 256 E. Bertsch Street, Lansford, PA 18232.

Location: Borough of Lansford.

Improvements: Single family.
Defendant: Juan Justin Escalante.

SALE #7

Writ of Execution No.: 24-CV-2923.

Property Address: 113 E. Railroad Street, Nesquehoning, PA 18240.

Location: Borough of Nesquehoning.

Improvements: Single family.
Defendants: Ronald E. Hawk, Susan L. Hawk & Amy S. Rahn.

SALE #8

Writ of Execution No.: 25-CV-2260.

Property Address: 29 Weaver Lane, Lehighton, PA 18235.

Location: East Penn Township.

Improvements: Single family.
Defendants: Ronald E. Hawk & Susan L. Hawk.

SALE #9

Writ of Execution No.: 25-CV-0786.

Property Address: 2-4-6 E. Patterson Street, Lansford, PA 18232.

Location: Borough of Lansford.

Improvements: Single family.
Defendant: Christopher Laughlin.

SALE #10

Writ of Execution No.: 23-CV-2653.

Property Address: 201 N. Hazard Street, Nesquehoning, PA 18240.

Location: Borough of Nesquehoning.

Improvements: Single family.
Defendant: Joanne M. Maurer.

SALE #11

Writ of Execution No.: 21-2134.

Property Address: 1008 Center Street, Jim Thorpe, PA 18229.

Location: Borough of Jim Thorpe.

Improvements: Multi-family.
Defendant: Nancy A. Murphy.

SALE #12

Writ of Execution No.: 25-CV-0893.

Property Address: 47 Wargo Road, Jim Thorpe, PA 18229.

Location: Penn Forest Township.

Improvements: Residential property.

Defendants: Lonnie Nuttall, in his Capacity as Heir of Mary Nuttall; Debra Nuttall, in her Capacity as Heir of Mary Nuttall; Jennifer Guzman, in her Capacity as Heir of Mary Nuttall; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations, Claiming Right Title or Interest from or under Mary Nuttall.

SALE #13

Writ of Execution No.: 20-2619.

Property Address: 112 W. Rhume Street, Nesquehoning, PA 18240.

Location: Borough of Nesquehoning.

Improvements: Single family.

Defendant: Robert J. Pisko.

SALE #14

Writ of Execution No.: 25-CV-1602.

Property Address: Forest Street, Lehighton, PA 18235 (Parcel #26-56-A32).

Location: Towamensing Township.

Improvements: Pole barn-metal 4 sides.

Defendant: Poconos Property Partners, LLC; Thomas Strafford; Kiptum Ketchum & Louis Carr.

SALE #15

Writ of Execution No.: 26-CV-1092.

Property Address: 27 Yellow Run Road, Jim Thorpe, PA 18229.

Location: Penn Forest Township.

Improvements: Single family.

Defendants: Erin B. Vose a/k/a Erin Vose & Kevin L. Hertzog.

DEEDS

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

EVANS, DUANE, Ahner, Jack Conrad, Lansfd., \$3,500.00, 02/02/26

YOUNG, ERIC B., Young, Arnold S., Palmrtn., \$1.00, 02/02/26

HUTTA, FRANCIS J., Myers, Rosemarie, Lansfd., \$120,000.00, 02/02/26

SCHAD, ANNA, FPS Redevelopments LLC, Sum. Hill, \$1.00, 02/02/26

HAHN, GEORGE A., Pizarro, Ivan, Lehighton, \$300,000.00, 02/02/26

EVERETT, SCOTT M., Thew, Michael, Parryvl., \$305,000.00, 02/02/26

PKR ENTERPRISE LLC, Johnson, Grant, Mahoning, \$114,000.00, 02/02/26

SUSQUEHANNA RIVER RENTALS LLC, Stoltzfus, Michael James, Lansfd., \$300,000.00, 02/02/26