

**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**

**HRUSKA, PAUL J. a/k/a GUS HRUSKA, Dec'd.**

Late of Lansford.

Administratrix: Geraldine Lotwick 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.

**LOCKARD, MAE E. a/k/a MAE LOCKARD, Dec'd.**

Late of 732 Lincoln Avenue, Bowmanstown.

Executor: Chester D. Lockard a/k/a Chester Lockard, 732 Lincoln Avenue, P.O. Box 396, Bowmanstown, PA 18030.

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

**SMYRL, JOHN M. a/k/a JOHN MICHAEL SMYRL a/k/a JOHN SMYRL, Dec'd.**

Late of Audenreid, Hazle Township.

Administratrix: Krista Smyrl. Attorneys: Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202.

**SOLT, MILTON D., SR., Dec'd.**

Late of the Borough of Bowmanstown.

Executor: Milton D. Solt, Jr., P.O. Box 319, Bowmanstown, PA 18030.

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

**SECOND PUBLICATION**

**MAYOR, MARIAN DOROTHEA, Dec'd.**

Late of Jim Thorpe.

Executor: Russell R. Mayor c/o Eric James Filer, Esquire, P.O. Box 56, Lehighton, PA 18235.

Attorney: Eric James Filer, Esquire, P.O. Box 56, Lehighton, PA 18235.

**SKWIERZ, CHRISTINE M. a/k/a CHRISTINE SKWIERZ, Dec'd.**

Late of the Village of Trescow.

Executor: Jeffrey J. Skwierz, 53 Hamilton Street, West Wyoming, PA 18644.

Attorney: Cynthia S. Yurchak, Esquire, 121 Carbon Street, P.O. Box 49, Weatherly, PA 18255.

**THIRD PUBLICATION**

**GUTOSKY, WILLIAM J.**, Dec'd.

Late of Tresckow.

Executrix: Janice S. Defranco.

Attorneys: Joseph R. Baranko, Jr., Esquire, The Slusser Law Firm, 1620 N. Church Street, Suite 1, Hazleton, PA 18202.

**LAULETTA, ANGELO JOHN**

**a/k/a ANGELO J. LAULETTA a/k/a ANGELO LAULETTA**, Dec'd.

Late of Nesquehoning.

Personal Representative: Rose Lauletta.

Attorneys: Joseph S. Toczydlowski, Jr., Esquire, Toczydlowski Law Office, 723 North Main Street, Archbald, PA 18403.

**SEDIVA, JOSEPH M. a/k/a JOSEPH SEDIVA**, Dec'd.

Late of Lansford.

Administratrix: Martha Sediva 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.

**SNYDER, JOEL R., SR. a/k/a JOEL R. SNYDER a/k/a JOEL RICHARD SNYDER a/k/a JOEL SNYDER**, Dec'd.

Late of Palmerton.

Administrator: Joel R. Snyder, II, 228 West Patterson Street, Lansford, PA 18232.

Attorneys: Angela M. Stehle, Esquire, Law Office of Shabick & Stehle, 533 Delaware Avenue, Palmerton, PA 18071.

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**REGISTER OF WILLS**

**GAROFALO, ELISSA**; Lehigh-ton, PA; Testamentary; Ryan P. Campbell, Esquire (Lackawanna County).

**GURLING, CAROL M.**; Albrightsville, PA; Testamentary; Attorney: n/a.

**HRUSKA, PAUL J. a/k/a GUS HRUSKA**; Lansford, PA; Admn.; Joseph Velitsky, Esquire.

**MOONEY, MICHAEL SCOTT a/k/a MICHAEL MOONEY**; Albrightsville, PA; Admn.; Robert T. Yurchak, Esquire.

**REHR, RICHARD D. a/k/a RICHARD REHR**; Lehigh-ton, PA; Matthew G. Schnell, Esquire.

Mar. 24

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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.

CARBON COUNTY LAW JOURNAL

MOSER, LOGAN; Carbon County Clerk of Courts Office; 23-6175; 03/14/23; \$4,619.87

PARKER, ROBERT BAILEY; Carbon County Clerk of Courts Office; 23-6173; 03/14/23; \$5,825.24

PARSONS, SHAUN ANDREW; Carbon County Clerk of Courts Office; 23-6167; 03/10/23; \$667.00

POSHEFKO, SHAINA MARIE; Carbon County Clerk of Courts Office; 23-6172; 03/14/23; \$2,043.40

RAMOS, DANIEL, JR.; Carbon County Clerk of Courts Office; 23-6166; 03/10/23; \$566.00

RUTCOSKY, RICHARD W.; Capital One Bank; 23-0411; 03/15/23; \$2,572.19

WASNOWIC, JAMAYAH STATINA; Carbon County Clerk of Courts Office; 23-6165; 03/09/23; \$2,014.68

WERNER, GLEN; Carbon County Clerk of Courts Office; 23-6171; 03/13/23; \$528.38

Mar. 24

**NOTICE OF ORGANIZATION**

NOTICE IS HEREBY GIVEN that a Certificate of Organization for a Domestic Limited Liability Company has been filed with the Corporation Bureau of the Pennsylvania Department of State on or about February 1, 2023, for the purpose of creating a limited li-

ability company pursuant to the provisions of the Pennsylvania Limited Liability Company Law of 1994, 15 Pa. C.S.A. §8901 et seq. The name of the limited liability company is:

BOLLINGER

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

Mar. 24

**NOTICE**

COURT OF COMMON PLEAS  
CIVIL DIVISION  
CARBON COUNTY

NO.: 22-1837

U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-MLN1  
PLAINTIFF

vs.

John I. Velez and Debra Velez  
DEFENDANTS

To: the Defendants, Debra Velez  
TAKE NOTICE THAT THE Plaintiff, U.S. Bank National As-

CARBON COUNTY LAW JOURNAL

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sociation, as Trustee, successor in interest to Bank of America, National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-MLN1 has filed an action Mortgage Foreclosure, as captioned above.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defense or objections with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE 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 INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL

SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Carbon County Lawyer  
Referral Service  
North Penn Legal Services  
101 W. Broad Street  
Ste. 713  
Hazleton, PA 18201  
CHRISTOPHER A.  
DeNARDO  
PA I.D. No. 78447  
ELIZABETH L. WASSALL  
PA I.D. No. 77788  
LESLIE J. RASE  
PA I.D. No. 58365  
SAMANTHA GABLE  
PA I.D. No. 320695  
HEATHER RILOFF  
PA I.D. No. 309906  
KEVIN T. TONCZYCZYN  
PA I.D. No. 332616  
LORRAINE GAZZARA  
DOYLE  
PA I.D. No. 34576  
LOGS LEGAL GROUP LLP  
3600 Horizon Drive  
Suite 150  
King of Prussia, PA 19406  
Telephone: (610) 278-6800  
E-mail: pahelp@logs.com

Mar. 24

NOTICE

COURT OF COMMON PLEAS  
CIVIL DIVISION  
CARBON COUNTY

NO.: 22-1276

Nationstar Mortgage LLC  
PLAINTIFF

CARBON COUNTY LAW JOURNAL

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vs.

William Dunkelberger, III,  
known Heir of William  
Dunkelberger, deceased;  
Denise Dunkelberger, known  
Heir of William Dunkelberger,  
deceased; Stephanie Barron,  
known Heir of William  
Dunkelberger, deceased;  
Annette B. Tenisci, known Heir  
of William Dunkelberger,  
deceased; and Unknown Heirs,  
Successors, Assigns and All  
Persons, Firms or Associations  
Claiming Right, Title or Interest  
from or under William  
Dunkelberger, deceased

DEFENDANTS

NOTICE

To: the Defendants, Unknown  
Heirs, Successors, Assigns  
and All Persons, Firms or As-  
sociations Claiming Right,  
Title or Interest from or under  
William Dunkelberger, de-  
ceased

TAKE NOTICE THAT THE  
Plaintiff, Nationstar Mortgage  
LLC has filed an action Mortgage  
Foreclosure, as captioned above.

If you wish to defend, you  
must enter a written appearance  
personally or by attorney and file  
your defense or objections with  
the court. 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

without further notice for the  
relief requested by the plaintiff.  
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or other rights important to you.

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Mar. 24

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 April 24, 2023 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  
Mar. 24, 31; Apr. 7

**Sale of the real estate shall be held on Wednesday, April 12, 2023 at 10:00 a.m. online at [www.bid4assets.com](http://www.bid4assets.com).**

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**SALE #1**

Writ of Execution No.: 20-0072.

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

Location: Borough of Parryville.

Improvements : Residential dwelling.

Defendant: Cassandra Handwerk.

—————  
**SALE #2**

Writ of Execution No.: 22-2156.

Property Address: 6, 8 & 10 Center Street, Lansford, PA 18232.

Location: Lansford Borough.

Improvements: Residential dwelling.

Defendants: Mary M. McLaughlin and Sharon R. Schwimer.

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**SALE #3**

Writ of Execution No.: 22-2379.

Property Address: 134 East Ludlow Street, Summit Hill, PA 18250.

Location: Brough of Summit Hill.

Improvements: Residential property.

Defendant: David Sommers.

—————  
**SALE #4**

Writ of Execution No.: 22-2487.

Property Address: 141 Center Street, Jim Thorpe, PA 18229.

## CARBON COUNTY LAW JOURNAL

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Location: Borough of Jim Thorpe.

Improvements: Residential property.

Defendants: Joseph W. Woodward and Sara Lukasevich.

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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.

BALZANO, RALPH, Keller, Jason M., Penn For., \$1.00, 04/12/22

PERRY, JACLYN, McGirr, Leon, Kidder, \$240,000.00, 04/12/22

HAMMEL, MARK J., Mazzagatti, Michael S., Kidder, \$255,000.00, 04/12/22

BASCIANI, ANNA M., Guizzetti, Victor A., Kidder, \$1.00, 04/12/22

BASCIANI, ANNA M., Guizzetti, Victor A., Penn For., \$1.00, 04/12/22

SHERIFF OF CARBON COUNTY, Moyer Construction LLC, Penn For., \$92,000.00, 04/12/22

SMITH, JAMES P., Smith, James P., Frankl., \$1.00, 04/12/22

McDEVITT, DANIEL C., Kale, Roger, Penn For., \$505,000.00, 04/12/22

SCHWAB PROPERTIES LLC, J Flags Family LLC, Mahoning, \$1,000,000.00, 04/12/22

SCHAFFER, JESSICA AMBER, Schaffer, Jeremiah, Frankl., \$1.00, 04/12/22

CONNOLLY, JAMES G., Lefkoe, Barbara G., Penn For., \$250,000.00, 04/13/22

PROPERTY MANAGEMENT OF PENNSYLVANIA INC., O'Donnell, Jacob, Sum. Hill, \$85,000.00, 04/13/22

CUMMINS, MARK W., Cummins, Mark W., J. Thorpe, \$1.00, 04/13/22

BRINDISI, JAMES, Western Pocono Sportsman Assn., Penn For., \$2,000.00, 04/13/22

GIBBS, BRIAN, Taylor, Shellee, Kidder, \$385,000.00, 04/13/22

HAMMEL, MATTHEW, Ross, Michael, Leighton, \$65,000.00, 04/13/22

LAKE HARMONY VILLAGE LLC, Reflections at Lake Harmony LLC, Kidder, \$650,000.00, 04/13/22

TYROL, FRANCIS J., III, Reflections at Lake Harmony LLC, Kidder, \$150,000.00, 04/13/22

JELLEYMAN, JOAN, Vazquez, Jaime, Jr., J. Thorpe, \$125,000.00, 04/13/22

GREAT POCONO HOMES LLC, Gilliar, Michael D., Sr., Penn For., \$1.00, 04/13/22

DENNIS, JAMES L., Jones, Jamie L., Penn For., \$1.00, 04/14/22

DENNIS, JAMES L., Jones, Jamie L., Penn For., \$1.00, 04/14/22

ANNABEL, ANNETTE L., Annabel, Annette L., Beavr. Mdw., \$1.00, 04/14/22

HALL, RAMONA M., Burdo, Hal J., Nesq., \$1.00, 04/14/22