

CARBON COUNTY LAW JOURNAL

2	Protection from Abuse Pet.	Eckhart, T.E. (Pro Se) v. Eckhart, T.A. (Pro Se)	24-FC-1790
3	Protection from Abuse Pet.	Novotnak, G.L. (Rapa) v. Novotnak, A. (Pro Se)	24-FC-2631

Friday, January 10

Judge Serfass, Steven R., Hon.

9:00 AM

1	Protection from Abuse Pet.	Forstein, A. (Bohenek) v. Lovett, A.A. (Pro Se)	24-FC-0777
2	Protection from Abuse Pet.	Holtzman, A. (Sebelin) v. Holtzman, D. (Kemmerer)	24-FC-2094
3	Protection from Abuse Pet.	Holtzman, A. (Sebelin) v. Holtzman, D. (Kemmerer)	24-FC-1940
4	Protection from Abuse Pet.	Castiglioni, C. (Killino) v. Castiglioni, D. (Pro Se)	24-FC-2113
5	Pet. for PFSVI	Maliko, N. (Gillen) v. Whaley, E. (Pro Se)	23-FC-1364
6	Mot.	Maliko, N. (Gillen) v. Whaley, E. (Pro Se)	23-FC-1364
7	Protection from Abuse Pet.	Creasey, T. (Kemmerer) v. Creasey, A.N. (Pro Se)	24-FC-2285

Friday, January 10

Judge Nanovic, Roger N., II, Hon.

1:15 PM

1	Appeal from Arbitration	Citibank N.A. (Lipinski) v. Mondero, C. (Yurchak)	22-1232
2	Appeal from Arbitration	Kalson, W. (Riegel) v. 443 Auto Sales (Sebelin)	22-0987

Friday, January 10

Judge Matika, Joseph J., Hon.

1:15 PM

1	Appeal from Arbitration	Goldman Sachs Bank USA (Strand) v. Chase, C. (Yurckak)	23-0019
2	Appeal from Arbitration	Ryan Claim Service Inc. (Gaspar) v. Dougherty, K. (Pro Se)	24-CV-1038

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
BALLIET, GLADYS A., Dec'd.
 Late of 357 Chapel Drive, Lehighton.
 Executrices: Cheryl A. Laub, 25 Mantzville Road, Tamqua, PA 18252 and Elaine A. Lebo, 2 Spectrum Court, Milton, DE 19968.

Attorneys: Kim M. Gillen, Esquire, The Law Office of Kim M. Gillen, P.C., 613 Blakeslee Boulevard Dr. E., Suite 103, Lehighton, PA 18235.

COOPER, KEVON C., Dec'd.

Late of Lansford City.

Administratrix: Patricia Demeza c/o Bess M. Collier, Esquire, 820 Homestead Rd., Jenkintown, PA 19046.

Attorneys: Bess M. Collier, Esquire, Feldman & Feldman, LLP, 820 Homestead Rd., Jenkintown, PA 19046.

DEISCHER, SCOTT A., Dec'd.

Late of Lehighton.

Executor: Jonathan Noll c/o The Roth Law Firm, P.O. Box 4355, Allentown, PA 18105.

Attorneys: Larry R. Roth, Esquire, The Roth Law Firm, P.O. Box 4355, Allentown, PA 18105.

DOPIRA, DANIEL a/k/a DANIEL J. DOPIRA, Dec'd.

Late of Lehighton, Mahoning Township.

Executor: Brandon D. Dopira 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.

HERTZOG, CARLA a/k/a CARLA K. HERTZOG, Dec'd.

Late of Lansford.

Executor: Robert Liefeld Hertzog 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.

HOLLAND, EMILY a/k/a EMILY R. HOLLAND, Dec'd.

Late of Jim Thorpe.

Executors: Gordon L. Holland, Jr. and Mark S. Holland.

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

JOHNSON, REBECCA S., Dec'd.

Late of Weissport.

Administrator: Thomas C. Krell, 105 Pine Cove Court, Lehighton, PA 18235.

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

MUFFLEY, LINDA LOU, Dec'd.

Late of Lehighton.

Administrator: Clarence Q. Muffley c/o Daniella A. Horn, Esquire, 1 Roberts Ave., Glenside, PA 19038.

Attorneys: Daniella A. Horn, Esquire, Klenk Law, LLC, 1 Roberts Ave., Glenside, PA 19038.

SMITH, DANIEL D., Dec'd.

Late of the Borough of Palmerton.

Executrix: Brenda J. Mull, 350 South Market Street, Elizabethtown, PA 17022.

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

SECOND PUBLICATION

BRODE, JOAN A., dec'd.

Late of Coaldale.

Executrix: Janet M. Brode 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

DIXON, MIRIAM E., Dec'd.

Late of Carbon County.

Executors: Kenneth A. Dixon and Leslie Dixon, 4380 Little Gap Road, Kunkletown, PA 18058.

Attorney: E. Keller Kline, III, Esquire, 731 W. Turner St., Allentown, PA 18102.

PRZASNYSKI, ANTHONY JOSEPH, SR. a/k/a ANTHONY J. PRZASNYSKI, Dec'd.

Late of Lehighton.

Executors: John Francis Przasnyski, David John Przasnyski and Anthony J. Przasnyski, Jr. a/k/a Anthony J. Przasnyski.

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

ROTH, ANNA MARIE, Dec'd.

Late of the Borough of Nesquehoning.

Executrix: Lou Ann Williams, 365 Nothstein Road, Lehigh-ton, PA 18235.

Attorneys: Jason M. Rapa, Esquire, Rapa Law Office, P.C., 141 South First Street, Lehighton, PA 19235.

SMITH, THOMAS, Dec'd.

Late of Bowmanstown.

Executrix: Sara V. Smith, 645 East White Street, POB 284, Bowmanstown, PA 18030.

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

STRITZ, GEORGE W., Dec'd.

Late of Weatherly.

Executrix: Mary A. Lazar.

Attorneys: Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201.

SVEDA, MICHAEL A., Dec'd.

Late of Albrightsville.

Executrix: Lori Ann Sveda 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.

REGISTER OF WILLS

ADAMS, ANDREW JOHN
a/k/a ANDREW J. ADAMS;
Jim Thorpe, PA; Testamentary;
James R. Nanovic, Esquire.

- LEIBENSPERGER, WILLARD J., JR. a/k/a WILLARD J. LEIBENSPERGER; Weatherly, PA; Testamentary; Michael L. Ozalas, Esquire.
- ROOS, ROBERT R.; Jim Thorpe, PA; Testamentary; Megan A. Nanovic, Esquire.
- RYAN, EILEEN A. a/k/a EILEEN A. BRADY; Weatherly, PA; Admn.; John P. Rodgers, Esquire.

Jan. 3

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; Jesse Roldan, Jesse Roldan, Portfolio Management Inc.; 24-CV-2869; Debt Collection; Jordan W. Felzer, Esquire; 12/23/24.
- BANK OF AMERICA; Ryan George; 24-CV-2862; Debt Collection; Joel M. Flink, Esquire; 12/23/24.
- BEACON SALES ACQUISITION INC.; Sandra Hinkle, Amanda Hinkle, Nathan Hinkle, Acris LLC, Ventra LLC; 24-CV-2842; Tort; Steven J. Adams; 12/19/24.
- BRUNO-AYALA, LUIS; Rose Soler; 24-FC-2835; Protection From Abuse; Pro Se; 12/18/24.
- CAPITAL ONE N.A.; Angelica Rodriguez; 24-CV-2851; MDJ Appeal—Debt Collection; Robert L. Baroska, III, Esquire; 12/20/24.
- CAVALRY SPV I, LLC; Gary Salasky; 24-CV-2860; Debt Collection; David J. Apothaker, Esquire; 12/23/24.
- CITIBANK N.A.; Christopher Wakefield; 24-CV-2/49; Debt Collection; Michael J. Dougherty, Esquire; 12/20/24.
- DONNER, SUSAN; Robert Donner; 24-FC-2883; Divorce; Pro Se; 12/23/24.
- FIRST NATIONAL BANK OF OMAHA; Aimee Carriere; 24-CV-2840; Debt Collection; Brad Defontes, Esquire; 12/19/24.
- HILLERMAN, ROBERT; Tammy Hillerman; 24-FC-2844; Divorce; Pro Se; 12/19/24.
- INGRASSIA, REGINA; Michael Ingrassia; Protection From Abuse; 24-CV-2884; Pro Se; 12/23/24.
- M&T BANK; Cory Benninger, Jennifer Ruffenach; 24-CV-2834; Mortgage Foreclosure; Geraldine M. Linn, Esquire; 12/18/24.
- MCLP ASSET COMPANY, INC.; Gary Bonser, Deeann Bonser; 24-CV-2843; Mortgage Foreclosure; William E. Miller, Esquire; 12/19/24.
- NEBULA HOLDING A LLC; Melissa Malatak; 24-CV-2887; MDJ Appeal, Landlord Tenant; Pro Se; 12/23/24.

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 January 20, 2025 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
Dec. 20, 27; Jan. 3

Sale of the real estate shall be held on Wednesday, January 8, 2025 at 10:00 a.m. online at www.bid4assets.com.

SALE #1

Writ of Execution No.: 20-2606.

Property Address: 135 Forest Drive, Palmerton, PA 18071.

Location: Township of Lower Towamensing.

Improvements: Single family.

Defendants: Gary Barkanic and Christine R. Barkanic.

SALE #2

Writ of Execution No.: 14-1546.

Property Address: 337 E. Water Street, Lansford, PA 18232.

Location: Borough of Lansford.

Improvements: Twin (half-double) 2-story frame.

Defendant: Dianne Hajcak a/k/a Dianne M. Walck, Executrix of the Estate of John P. Hajcak.

SALE #3

Writ of Execution No.: 21-0925.

Property Address: 22 Tunnel Street, Lansford, PA 18232.

Location: Borough of Lansford.

Improvements: Single family.

Defendant: Kobi Klingensmith.

SALE #4

Writ of Execution No.: 19-3431.

Property Address: 805 E. Ridge Street, Lansford, PA 18232.

Location: Borough of Lansford.

Improvements: Single family.

Defendant: Mark E. Marouchoc.

SALE #5

Writ of Execution No.: 21-0485.

Property Address: 631 E. Patterson Street, Lansford, PA 18232.

Location: Borough of Lansford.

Improvements: Single family.

Defendant: Steven McEvoy.

SALE #6

Writ of Execution No.: 22-1544.

Property Address: 313 W. Water Street, Lansford, PA 18232.

Location: Borough of Lansford.

Improvements: Single family.

Defendant: Donna Jean Merwarth.

SALE #7

Writ of Execution No.: 22-1964.

Property Address: 338 E. White Street, Summit Hill, PA 18250.

Location: Borough of Summit Hill.

Improvements: Single family.

Defendants: Bernard James Middleton, Jr. and Tina L. Middleton.

SALE #8

Writ of Execution No.: 24-CV-0235.

Property Address: 80 Lafayette Trail, Lehighton, PA 18235.

Location: Township of Towamensing.

Improvements: Single family home.

Defendants: Paul Minnichbach and Sunie Minnichbach.

SALE #9

Writ of Execution No.: 24-CV-1117.

Property Address: 1945 Hickory Road, Palmerton, PA 18071.

Location: Towamensing Township.

Improvements: Single family home.

Defendant: David P. Wetzel.

SALE #10

Writ of Execution No.: 22-0171.

Property Address: 114 E. Bertsch Street, Lansford, PA 18232.

Location: Borough of Lansford.

Improvements: Single family.

Defendants: Melissa Annette Wolfhawk and Joseph John Greig.

DEEDS

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