

CARBON COUNTY LAW JOURNAL

1:15 PM			
6	Non-Jury Tr.	Lake Harmony Group (Anders) v. Wainwright, T.E. (Nanovic)	17-0473
7	Pet. to Intervene	Sabol, D.J. (Greek) v. Sabol, J.K. (Beltrami)	10-0237
Chairman, Diehl, Eileen M., Esq.			
8:30 AM			
8	Complnt./Pet. for Cust.	Jensen, H. (Rapa) v. Nothstein, J. (Pro Se)	18-2823
9	Pet./Comp. to Mod. Cust.	Meserve, T.R. (Pro Se) v. Meserve, C.A. (Pro Se)	17-0680
9:30 AM			
10	Complnt./Pet. for Cust.	Allesch, J. (Holman) v. Fernandez, M. (Pro Se)	18-2834
11	Pet./Comp. to Mod. Cust.	Klein, C. (Day) v. Derr, A. (DeSanto)	17-2347
10:30 AM			
12	Pre-Tr. Conf.	Sherry, L. (Michael) v. Sherry, K. (Mobilio)	18-1156
13	Pet./Comp. to Mod. Cust.	Hess, J.N. (Casari) v. Pieper, V.J. (Aaroe)	13-1555
11:30 AM			
14	Pre-Tr. Conf.	Burger, T.A. (Spitale) v. Burger, R.L. (Dyrda-Hatton)	17-1494
15	Pet./Comp. to Mod. Cust.	Troxell, J. (Pro Se) v. Fratesi, D. (Pro Se)	17-0281
1:00 PM			
16	Complnt./Pet. for Cust.	Kozel, D.R. (Pro Se) v. Kulsa, D. (Yurchak)	18-2305

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 GARRETT, EMERSON A., JR. a/k/a EMERSON A. GARRETT, Dec'd.

Late of the Borough of Summit Hill.

Administrator: William P. Garrett, 55 East White Street, Summit Hill, PA 18250.

Attorney: Joseph J. Velitsky, Esquire, 49 East Ludlow Street, Summit Hill, PA 18250.

LAKATAS, WILLIAM, JR., Dec'd.

Late of the Borough of Lansford.

Administratrix: Judith V. Fulmer, 48 Walton Street, Alexandria Bay, NY 13607.

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

WAGNER, DEBORAH L., Dec'd.
Late of 62 Oak Court, Nesquehoning.

Administrator: Jeffrey L. Wagner, 42 Oak Court, Nesquehoning, PA 18240.

Attorneys: Alexa S. Antanavage, Esquire, Antanavage Farbiarz, PLLC, 64 North Fourth Street, Hamburg, PA 19526.

SECOND PUBLICATION

ECKHART, LATIMER J. a/k/a LATIMER J. D. ECKHART, JR. a/k/a LATIMER ECKHART, Dec'd.

Late of 672 Columbia Avenue, Palmerton.

Co-Executors: Hal C. Eckhart, 672 Columbia Avenue, Palmerton, PA 18071 and Faye E. Rentschler, 2314 Meadowbrook Drive, Schnecksville, PA 18078.

Attorneys: David B. Shulman, Esquire, Shulman & Shabbick, 1935 Center Street, Northampton, PA 18067.

NOTHSTEIN, JERRY M., Dec'd.
Late of the Township of Franklin.

Executrix: Cindy L. Nothstein, 110 Circle Drive, Lehighton, PA 18235.

Attorneys: Jason M. Rapa, Esquire, Rapa Law Office, P. C., 141 South First Street, Lehighton, PA 18235.

PESOCK, DEBRA J., Dec'd.

Late of Lehighton.

Executor: Ray H. Haldeman 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.

THIRD PUBLICATION

POSACKI, ROMAN J., Dec'd.

Late of the Borough of Lansford.

Executors: Andrew K. Posacki a/k/a Andrzej K. Posacki, 9370 McCarthy Wood Court, Burke, VA 22015 and Aristides B. Zawycky, 8947 Fairfield Street, Philadelphia, PA 19152.

Attorney: Joseph J. Velitsky, Esquire, 49 East Ludlow Street, Summit Hill, PA 18250.

REGISTER OF WILLS

CHRISTMAN, ARLENE HELEN a/k/a **ARLENE H. CHRISTMAN**; Lehighton, PA; Will; Angela M. Stehle, Esquire.

GLEOCKLER, YVONNE M.; Lehighton, PA; Will; Holly Heintzelman, Esquire.

JONES, BETTY J.; Lehighton, PA; Will; Holly Heintzelman, Esquire.

LAKATAS, WILLIAM, JR.; Nesquehoning, PA; Admn.; Michael Greek, Esquire.

SOLT, CLARK G.; Palmerton, PA; Admn.; Matthew Schnell, Esquire.

VAVRA, ALFRED P. a/k/a ALFRED VAVRA; Lansford, PA; Will; Charles W. Stopp, Esquire.

Oct. 26

CARBON COUNTY LAW JOURNAL

WALSH, THOMAS J., SAUNDRA J. WALSH; Jim Thorpe Area School District; 18-2908; 10/16/18; \$2,286.40
WEIGMAN, DANIEL J.; Jim Thorpe Area School District; 18-2952; 10/17/18; \$3,563.08
WENZELBERGER, ERIC T.; Jim Thorpe Area School District; 18-2964; 10/17/18; \$1,337.99
WENZELBERGER, ERIC T.; Jim Thorpe Area School District; 18-2965; 10/17/18; \$1,828.60
WESTERFER, BRYAN J., ANNA MARIE WESTERFER; Jim Thorpe Area School District; 18-2983; 10/18/18; \$2,226.68
WHILDIN, CRYSTAL; Borough of Nesquehoning; 18-2930; 10/16/18; \$1,545.70
WHITE, ADRIENNE; Commonwealth of Pennsylvania Department of Revenue; 18-2880; 10/12/18; \$1,710.18

Oct. 26

LEGAL NOTICE

ORDER OF COURT:
NO. 18-2998

AND NOW, this October 18, 2018, foregoing 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 2016, held on September 21, 2018, under the provisions of the

Act of Assembly approved July 7, 1947, 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 Act of Assembly, 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 general notice as required by said Act of Assembly relating to the within confirmation nisi, and 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
Courthouse Annex
P.O. Box 37
Jim Thorpe, PA 18229-0037

Oct. 26

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

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

CARBON COUNTY LAW JOURNAL

No. 18-1894

Specialized Loan Servicing LLC
Plaintiff

vs.

Unknown Heirs, Successors,
Assigns and All Persons, Firms
or Associations Claiming Right,
Title or Interest From or Under
Blaine W. Farber, deceased and
Rachael Parisi, Known Heir of
Blaine W. Farber, deceased
Defendant(s)

To: the Defendant(s), Unknown
Heirs, Successors, Assigns
and All Persons, Firms or As-
sociations Claiming Right,
Title or Interest From or Un-
der Blaine W. Farber, de-
ceased and Rachael Parisi,
Known Heir of Blaine W.
Farber, deceased

TAKE NOTICE THAT THE
Plaintiff, Specialized Loan Ser-
vicing LLC has filed an action
Mortgage Foreclosure, as cap-
tioned above.

NOTICE

IF YOU WISH TO DEFEND,
YOU MUST ENTER A WRIT-
TEN APPEARANCE PERSON-
ALLY OR BY ATTORNEY AND
FILE YOUR DEFENSES 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. YOU MAY LOSE
MONEY OR PROPERTY OR
OTHER RIGHTS IMPORTANT
TO YOU. YOU SHOULD TAKE
THIS NOTICE TO YOUR LAW-
YER AT ONCE. IF YOU DO
NOT HAVE A LAWYER GO TO
OR TELEPHONE THE OFFICE
SET FORTH BELOW. THIS OF-
FICE 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 ELIGI-
BLE PERSONS AT A REDUCED
FEE OR NO FEE.

Carbon County Lawyer
Referral Service/
North Penn Legal Services
101 W. Broad St.
Ste. 713

Hazleton, PA 18201
CHRISTOPHER A.
DeNARDO, ESQUIRE
KRISTEN D. LITTLE,
ESQUIRE
KEVIN S. FRANKEL,
ESQUIRE
SAMANTHA GABLE,
ESQUIRE
LESLIE J. RASE, ESQUIRE
ALISON H. TULIO,
ESQUIRE
KATHERINE M. WOLF,
ESQUIRE

SHAPIRO & DeNARDO,
LLC
Attys. for Plaintiff
3600 Horizon Dr.
Ste. 150
King of Prussia, PA 19406
(610) 278-6800

Oct. 26

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE**

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

No. 18-1934

NATIONSTAR MORTGAGE
LLC d/b/a CHAMPION
MORTGAGE COMPANY
Plaintiff

vs.

GRACE ANN KOCHA, in her
capacity as Heir of EDWARD
KOCHA, Deceased; EDWARD
S. KOCHA, in his capacity as
Heir of EDWARD KOCHA,
Deceased; KELLY MACHALIK,
in her capacity as Heir of
EDWARD KOCHA, Deceased;
LIZZY McAVOY, in her
capacity as Heir of EDWARD
KOCHA, Deceased; MARY
DILLON, in her capacity as
Heir of EDWARD KOCHA,
Deceased; UNKNOWN
HEIRS, SUCCESSORS,
ASSIGNS AND ALL
PERSONS, FIRMS OR

ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST
FROM OR UNDER EDWARD
KOCHA, DECEASED
Defendants

NOTICE

To: UNKNOWN HEIRS, SUC-
CESSORS, ASSIGNS AND
ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST
FROM OR UNDER EDWARD
KOCHA, DECEASED

You are hereby notified that
on July 16, 2018, Plaintiff, NA-
TIONSTAR MORTGAGE LLC
d/b/a CHAMPION MORT-
GAGE COMPANY, filed a Mort-
gage Foreclosure Complaint
endorsed with a Notice to De-
fend, against you in the Court of
Common Pleas of CARBON
County, Pennsylvania, docketed
to No. 18-1934. Wherein Plaintiff
seeks to foreclose on the mort-
gage secured on your property
located at 72 WEST RHUME
STREET a/k/a 72 RHUME
STREET, NESQUEHONING, PA
18240-1210 whereupon your
property would be sold by the
Sheriff of CARBON County.

You are hereby notified to
plead to the above referenced
Complaint on or before 20 days
from the date of this publication
or a Judgment will be entered
against you.

NOTICE

CARBON COUNTY LAW JOURNAL

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing 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.

North Penn Legal Services

101 W. Broad Street

Suite 713

Hazleton, PA 18201

Telephone (877) 953-4250

Fax (570) 455-3625

- or -

Carbon County Lawyer Referral

811 Blakeslee Blvd. Dr. E.

Suite 130

Lehighton, PA 18235

Telephone (610) 379-4950

Fax (610) 379-4952

Oct. 26

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 19, 2018 and that distribution will be made in accordance with that Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ANTHONY C. HARVILLA
Sheriff, County of Carbon
www.carboncountysheriff.com
Oct. 19, 26; Nov. 2

Sale of the real estate described below shall be held on Friday, November 9, 2018 at 11:00 a.m. at the Carbon County Courthouse.

SALE #1

Writ of Execution No.: 18-2007.

Property Address: 378 Mill Road, Lehigh, PA 18235.

Location: Mahoning Township.

Improvements: Residential dwelling.

Defendant: Robert F. Allen.

SALE #2

Writ of Execution No.: 18-1309.

Property Address: 61 Wolf Way a/k/a 328 Mountain Drive a/k/a 328B Mountain Drive, White Haven, PA 18661.

Location: Township of Kinderhook.

Improvements: Residential dwelling.

Defendants: Susan A. Allen and Robert J. Willits.

SALE #3

Writ of Execution No.: 18-1422.

Property Address: 195 Main Street, Parryville, PA 18244.

Location: Borough of Parryville.

Improvements: Residential dwelling.

Defendants: Daniel O. Dailey and Denise M. Dailey.

SALE #4

Writ of Execution No.: 16-1945.

Property Address: 31-33 W. Railroad Street, Nesquehoning, PA 18240.

Location: Borough of Nesquehoning.

Improvements: Two-story frame (conventional).

Defendants: Richard K. Ellis and Amy Ellis.

SALE #5

Writ of Execution No.: 18-1859.

Property Address: 737 Lincoln Avenue, Palmerton, PA 18071.

Location: Borough of Bowmanstown.

Improvements: Residential dwelling.

Defendant: Carl F. Goerlitz.

SALE #6

Writ of Execution No.: 18-1860.

Property Address: 2197 Church Road a/k/a 99 Church Road, Jim Thorpe, PA 18229.

Location: Penn Forest Township.

Improvements: Residential dwelling.

Defendants: Richard E. Grant and Lysa M. Grant a/k/a Lisa M. Grant.

SALE #7

Writ of Execution No.: 17-1086.

Property Address: 100 Twin Flower Circle, Kunkletown, PA 18058-2554.

Location: Towamensing Township.

Improvements: Residential dwelling.

Defendant: Matthew J. Higgins, Jr.

SALE #8

Writ of Execution No.: 17-1725.

Property Address: 144 W. Abbott Street, Lansford, PA 18232.

Location: Borough of Lansford.

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

Defendant: Michelle Lucas.

SALE #9

Writ of Execution No.: 18-1329.

Property Address: 41 Park Avenue, Summit Hill, PA 18250.

Location: Borough of Summit Hill.

Improvements: Residential dwelling.

Defendant: Robert Oosterbaan a/k/a Robert L. Oosterbaan.

SALE #10

Writ of Execution No.: 18-1141.

Property Address: 108 Avenue A, Palmerton, PA 18071.

Location: Borough of Palmerton.

Improvements: Residential dwelling.

Defendant: Gary L. Reph.

SALE #11

Writ of Execution No.: 18-1830.

Property Address: 352 S. Second Street, Lehighton, PA 18235.

Location: Borough of Lehighton.

CARBON COUNTY LAW JOURNAL

Improvements: Residential dwelling.

Defendant: Diane J. Schuette.

SALE #12

Writ of Execution No.: 18-1420.

Property Address: 12 East Columbus Avenue, Nesquehoning, PA 18235.

Location: Borough of Nesquehoning.

Improvements: Residential dwelling.

Defendants: Anita L. Straubinger a/k/a Anita Straubinger and Keith R. Straubinger a/k/a Keith Straubinger.

DEEDS

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

FEDERAL NTL. MORT. ASSN.,
Bachert, Louanne, Lansfd.,
\$17,500.00, 04/04/18

GREEN, ROD E., Callahan,
Carolyn A., Palmrtn., \$185,-
000.00, 04/04/18

JIM THORPE NEIGHBOR-
HOOD BK., Shoenberger, Ja-
son Lyle, Lansfd., \$55,000.00,
04/04/18

LECHLEITNER, RODNEY S.,
Lechleitner, Rodney S., Nesq.,
\$1.00, 04/04/18

CARON ASSOCIATES LLC,
Samimm LLC, Low. Tow.,
\$1.00, 04/04/18

GILBERT, RONALD F., Samimm
LLC, Low. Tow., \$1.00, 04/
04/18

SECRETARY OF HOUSING &
URBAN DEVELOPMENT,
Czerwinski, Jerzy, Penn For.,
\$38,000.00, 04/05/18

SECRETARY OF VETERANS
AFFAIRS, Maciejewski, Jad-
wiga, Kidder, \$85,000.00,
04/05/18

TAX CLAIM BUREAU OF CAR-
BON COUNTY, Bennett, Jo-
seph J., Lansfd., \$1.00, 04/
05/18

BENNETT, JOSEPH J., Lansford
Palace LLC, Lansfd., \$1.00,
04/05/18

TAX CLAIM BUREAU OF CAR-
BON COUNTY, Dishman,
Karen Michele, Penn For.,
\$689.00, 04/05/18

TBB REALTY LLC, Terry, Mi-
cheal, Palmrtn., \$136,900.00,
04/06/18

BOJKO, NATALIE L., Haydt,
Lyle M., Tow. Twp., \$169,000-
.00, 04/09/18

SMITH, NATHAN B., Bojko,
John, Low. Tow., \$1.00, 04/
09/18

KOVACS, ROBERT J., Sensenig,
Matthew T., Nesq., \$122,000-
.00, 04/09/18

FISHER, VESTA B., Fisher,
Charles R., Penn For., \$1.00,
04/09/18

YURCHAK, GEORGE, Yurchak,
Robert T., Nesq., \$5,000.00,
04/09/18

CYPRESS STREET REALTY
LLC, MB Cypress Real Estate