

CARBON COUNTY LAW JOURNAL

Publication Number (ISSN 0090-8789)

The Official Legal Newspaper for Carbon County

Containing Decisions Rendered, Legal Notices, Advertisements
in the 56th Judicial District

ROGER N. NANOVIC, President Judge

STEVEN R. SERFASS, Judge

JOSEPH J. MATIKA, Judge

Vol. XXIV Jim Thorpe, PA, Friday, February 3, 2023 No. 57

COURT CALENDAR

Week of February 6

Court Calendar Submitted: January 25

For updates and revisions check courthouse webpage:

www.carboncourts.com

Criminal

Judge Matika, Joseph J., Hon.

Monday, February 6

9:00 AM

1	Jury Tr.	Com. v. Terruta, C.P.	(Gazo, Wiltrout)	21-1168
2	Jury Tr.	Com. v. Terruta, C.P.	(Hatton, Wiltrout)	20-0914
3	Jury Tr.	Com. v. Mumich, M.A.	(Gazo, Levy)	20-0155

Friday, February 10

1:15 PM

4	Bench Tr.	Com. v. Heil, L.M.	(Rapa, Kemmerer)	20-0633
5	Bench Tr.	Com. v. Heil, L.M.	(Rapa, Kemmerer)	20-0944
6	Bench Tr.	Com. v. Hartranft, T.C.	(Hatton, Sebelin)	20-0908

Judge Nanovic, Roger N., II, Hon.

Monday, February 6

9:00 AM

7	Jury Tr.	Com. v. Kipp, C.	(Gazo, Marr)	17-1627
8	Jury Tr.	Com. v. Rodweller, R.C.	(Greek, Collins)	20-0333

Friday, February 10

1:15 PM

9	Bench Tr.	Com. v. Vasilyeva, M.	(Hatton, Unassigned)	14-1181
10	Bench Tr.	Com. v. Vasilyeva, M.	(Hatton, Unassigned)	14-1191

Judge Serfass, Steven R., Hon.

Monday, February 6

9:00 AM

11	Jury Tr.	Com. v. Stubits, J.M.	(Greek, Gillen)	20-0740
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Friday, February 10

1:15 PM

12	Bench Tr.	Com. v. Smith, D.J.C.	(Gazo, Wiltrout)	22-0304
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Probation Officer Wall, Tammy

Monday, February 6

9:00 AM

13	Hrg.	Com. v. Kudla, D.J.	(Frycklund, Beck)	22-0028
14	Hrg.	Com. v. Lewis, J.E.	(Miller, Rapa)	21-0751
15	Hrg.	Com. v. Samler, J.M.	(Gazo, Olexa)	21-0047
16	Hrg.	Com. v. Green, H.W.	(Greek, Wiltrout)	18-0471
17	Hrg.	Com. v. Walderon, D.M.	(Miller, Wiltrout)	20-0225
18	Hrg.	Com. v. Billig, A.L.	(Frycklund, Unassigned)	21-0996
19	Hrg.	Com. v. Fasching, R.E., III	(Gazo, Rapa)	21-0869
20	Hrg.	Com. v. Fasching, R.E., III	(Gazo, Rapa)	21-1161
21	Hrg.	Com. v. Miller, E.J., Jr.	(Hatton, Unassigned)	18-0128

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Civil

Monday, February 6

Judge Matika, Joseph J., Hon.

9:00 AM

1	Jury Tr.	Kafkalas, M., Jr., Administr. (Doyle) v. Blue Mountain Health Systems I. (Perry)	17-0762
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Friday, February 10

Judge Nanovic, Roger N., II, Hon.

9:00 AM

1	PFA Hrg.	Smith, K.S. (Stafiuc) v. Dunbar, K. (Pro Se)	22-2505
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2	Pet. to Extend PFA	Madden-Cox, S.B. (Pro Se) v. Madden-Cox, K. (Pro Se)	21-2858
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Chairman, Smith, Debra A., Esq.

9:30 AM

3	Complnt./Pet. for Cust.	Doncses, T. (Accardi) v. Jurinko, M. (Pro Se)	23-0085
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4	Pet./Comp. to Mod. Cust.	Forstein, A.M. (Kemmerer) v. Cowin, S.F. (DeLuca)	15-2521
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10:30 AM

5	Pre-Tr. Conf.	Miller, M.L. (Strubinger) v. Miller, M. (Nelson)	21-2980
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6	Pet./Comp. to Mod. Cust.	Bryant, T. (Pro Se) v. Fenstermaker, S., Jr. (Gillen)	18-2469
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11:30 AM

7	Complnt./Pet. for Cust.	Conner, J. (Pro Se) v. Carrigan, S. (Heintzelman)	22-1145
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8	Cust. Count in Complnt.	Cunfer, B. (Sebelin) v. Cunfer, J. (Rapa)	22-2366
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1:00 PM

9	Pre-Tr. Conf.	Pancholi, M. (Iacobelli) v. Steber, S. (Rahl-Heffner)	21-1039
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Sheri A. Ryan, Managing Editor

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**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

FORTUNA, JOSEPH J., Dec'd.

Late of Mahoning Township.
Executrix: Danielle Veloza
c/o James R. Nanovic, Es-
quire, 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.

SCHREIBER, WENDI E., Dec'd.

Late of Albrightsville.
Executrix: Barbara C. Radice
a/k/a Barbara Radice.

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

SPARACINO, BESSIE ANN,
Dec'd.

Late of Albrightsville.

Executrix: Rosemarie Ann
Wess c/o Kelly C. Jamison,
Esquire, P.O. Box 2257, Al-
brightsville, PA 18210.

Attorney: Kelly C. Jamison,
Esquire, P.O. Box 2257, Al-
brightsville, PA 18210, (570)
657-5959.

ZIEGLER, CURTIS L., Dec'd.

Late of Weatherly Borough.

Executrix: Susan Landes, 1915
Bremen Rd., Hatfield, PA
19440.

Attorneys: R. Leonard Davis,
III, Esquire, Drake, Hileman
& Davis, PC, Bailiwick Office
Campus, Ste. 15, P.O. Box
1306, Doylestown, PA 18901.

SECOND PUBLICATION

CHRISTMAN, LARRY R.,
Dec'd.

Late of Franklin Township.

Administrator: Ivan Christ-
man, 767 Edgemont Avenue,
Palmerton, PA 18071.

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

**DOYLE, PATRICK a/k/a PAT-
RICK JAMES DOYLE,** Dec'd.

Late of the Borough of Nesque-
honing.

Executor: Eric W. Badmann,
36 Mercer Ave., Doylestown,
PA 18901.

Attorneys: Jenny Y.C. Cheng,
Esquire, Cheng Law Offices,

P.C., 430 Delaware Avenue,
P.O. Box 195, Palmerton, PA
18071.

NOTHSTEIN, BETTY L., Dec'd.

Late of Parryville.

Executor: Keith A. Nothstein,
397 Beltzville Drive, Kunkle-
town, PA 18058-7844.

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

SANDER, MARY J., Dec'd.

Late of Eldred Township,
Palmerton.

Executors: Gary S. Sander and
Joseph M. Sander c/o Keith
W. Strohl, Esquire, Steckel
and Stopp LLC, 125 S. Walnut
Street, Suite 210, Slatington,
PA 18080.

Attorneys: Keith W. Strohl,
Esquire, Steckel and Stopp
LLC, 125 S. Walnut Street,
Suite 210, Slatington, PA
18080.

SHECKLER, DAWN D., Dec'd.

Late of Jim Thorpe.

Executor: Kyle J. Sheckler c/o
Joseph J. Velitsky, Esquire,
Velitsky & Frycklund, 49 East
Ludlow Street, Summit Hill,
PA 18250.

Attorneys: Joseph J. Velitsky,
Esquire, Velitsky & Fryck-
lund, 49 East Ludlow Street,
Summit Hill, PA 18250.

ZEIGENFUSS, JODIE M.,
Dec'd.

Late of Lehighton.

Executrix: Mary Zeigenfuss,
249 South Third Street, Le-
highton, PA 18235.

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

THIRD PUBLICATION

**BANAS, ARLINE J. a/k/a AR-
LINE R. BANAS a/k/a AR-
LINE BANAS,** Dec'd.

Late of 2975 Hahn's Dairy
Road.

Executrix: Joann Agnes Banas
a/k/a Joann Banas, 2975
Hahn's Dairy Road, Palmer-
ton, PA 18071.

Attorneys: Matthew G.
Schnell, Esquire, Strubinger
Law, P.C., 505 Delaware Av-
enue, P.O. Box 158, Palmer-
ton, PA 18071-0158.

**KELLY, LAWRENCE F. a/k/a
LAWRENCE KELLY a/k/a
LARRY KELLY,** Dec'd.

Late of Beaver Meadows.

Executrix: Alice Michael.

Attorney: Louis J. Mattioli, III,
Esquire, 4285 Hollywood
Blvd., Hazle Township, PA
18202.

**MARZEN, CONSTANCE G.
a/k/a CONSTANCE GRACE
MARZEN,** Dec'd.

Late of Jim Thorpe.

Executor: Leo V. Marzen, 96
Emery Drive, Stamford, CT
06902.

Attorney: Jane F. Engler, Es-
quire, 77 West 10th Street, Jim
Thorpe, PA 18229.

**MELBER, BRUCE R. a/k/a LOU
MELBER,** Dec'd.

Late of the Borough of Jim
Thorpe.

Executrix: Sharon Damon 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.

O'DONNELL, MARIE A., Dec'd.

Late of Summit Hill.

Executors: Joseph O'Donnell and Margaret Pribila 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.

RABUCK, ISABELLE, Dec'd.

Late of 1123 Indian Hill Road, Lehighton.

Executrix: Sharon Rabuck.

Attorneys: David M. Sebelin, Esquire, Sebelin & Sebelin, P.C., 301 South 3rd Street, Lehighton, PA 18235.

SHARPE, HUGH J., Dec'd.

Late of Summit Hill.

Administrator: David Lee Schwoyer 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.

SOMMERS, RHONDA M., Dec'd.

Late of Summit Hill.

Administrator: Steven Sommers c/o The Roth Law Firm,

P.O. Box 4355, Allentown, PA 18105.

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

STURDIK, MARIBETH, Dec'd. Late of Lehighton.

Administrator: Robin A. Sturdik c/o The Roth Law Firm, P.O. Box 4355, Allentown, PA 18105.

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

REGISTER OF WILLS

DeVINCENZO, DIANE D. a/k/a DIANE DeVINCENZO; Jim Thorpe, PA; Testamentary; Anthony Roberti, Esquire.

HALMI, JEAN L.; Palmerton, PA; Testamentary; David Shulman, Esquire.

McGLYNN, EILEEN MARIE; Jim Thorpe, PA; Admn.; Gregory Mousseau, Esquire.

SHAFER, STEPHEN J.; White Haven, PA; Testamentary; Michael B. Senape, Esquire (Luzerne County).

SOLT, JOHN R. a/k/a JOHN SOLT; Palmerton, PA; Testamentary; Michael L. Ozalas, Esquire.

TROJAN, JOHN J. a/k/a JOHN TROJAN; East Penn Township, PA; Testamentary; Thomas S. Nanovic, Esquire.

Feb. 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.

BEHRENS, JOSIAH & BEHRENS

CORP.; Harry Cortright; 23-0170; Quiet Title; Anthony Roberti, Esquire; 01/25/23.

BORGER, JENNIKA; Jonathan

Borger; 23-0168; Divorce; Arley L. Kemmerer, Esquire; 01/25/23.

CIMINIERI, STEPHANIE; Jason

Ciminieri; 23-0123; Protect/Abuse; Pro Se; 01/19/23.

COLLEVECHIO, TONIA L.;

Marc A. Collevechio; 23-0140; Divorce; Christine A. Holman, Esquire; 01/20/23.

COOPER FRIEDMAN ELEC-

TRIC SUPPLY CO. INC. d/b/a COOPER ELECTRIC; SCH USA LLC d/b/a Split Rock Hotel; 23-0126; Civil Action; Daniel W. Wechsler, Esquire; 01/19/23.

DeANGELIS, DANIELLE; Robby

Hoffman; 23-0166; Custody; Pro Se; 01/24/23.

FIRST ADVANTAGE FINAN-

CIAL GROUP; Thomas Weiss; 23-0129; DJ Appeal; Pro Se; 01/20/23.

FRANKENFIELD, MELISSA;

Jesus Lopez; 23-0141; Protect/Abuse; Pro Se; 01/20/23.

GARCIA, JUAN CARLOS; Aman-

da Leigh Keyser; 23-0149; Paternity; Pro Se; 01/23/23.

KARTER, THOMAS C., ROSE-

ANNE M. KARTER & LOREEN DANIELS; Terra Cottage Realty Group LLC, Shatrughan Sinha & Puneet Sinha; 23-0147; Civil Action; Bradley Weidenbaum, Esquire; 01/20/23.

KOKINDA, KENDRA M.; Mi-

chael Kokinda, III; 23-0144; Custody; Joseph V. Sebelin, Jr., Esquire; 01/20/23.

LEGACY MORTGAGE ASSET

TRUST 2021 GS3 c/o NEW REZ LLC f/k/a NEW PENN FINANCIAL LLC d/b/a SHELLPOINT MORT. SERVICING; Todd A. Gimbi; 23-0151; Mortgage Foreclosure; Stephen M. Hladik, Esquire; 01/23/23.

MILLEN, GLEN; Bernice J. Stei-

gerwalt; 23-0172; Civil Action; Ivan J. Feiner, Esquire; 01/26/23.

MININGER, BRANDEN L.; Julia

R. Mininger; 23-0143; Divorce; Pro Se; 01/20/23.

ORTIZ, JUSTICE; Thomas Brown;

23-0171; Custody; Pro Se; 01/26/23.

PENNYMAC LOAN SERVICES

LLC; Briana N. Lauth; 23-0162; Mortgage Foreclosure; Chelsea A. Nixon, Esquire; 01/24/23.

PORTFOLIO RECOVERY AS-

SOCIATES LLC; Dominic DeFluri; 23-0158; Civil Action; Carrie Gerding, Esquire; 01/23/23.

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PORTFOLIO RECOVERY ASSOCIATES LLC; Colleen Frable; 23-0159; Civil Action; Carrie Gerding, Esquire; 01/23/23.

SHELLHAMMER, HAROLD T. & TERESA T. TURDICH; Jane L. Shellhammer a/k/a Jane Shellhammer; 23-0145; Quiet Title; Anthony Roberti, Esquire; 01/20/23.

SIDLE, RICHARD; Kacey Kimmel; 23-0122; Protect/Abuse; Pro Se; 01/19/23.

SIMMEL, KACEY; Richard S. Sidle, Jr.; 23-0121; Protect/Abuse; Pro Se; 01/19/23.

STEIN, VALERIE L.; Mitchell K. Stein; 23-0167; Divorce; Cynthia S. Yurchak, Esquire; 01/25/23.

TROTMAN, JARRAD; Ashleigh Bankos; 23-0125; Custody; Michele L. Kluk, Esquire; 01/19/23.

WELLS FARGO BANK N.A.; Rose M. McGlone; 23-0169; Civil Action; Timothy A. Ciriano, Esquire; 01/25/23.

WALKER, ANGELA; Teddy W. Walker; 23-0124; Divorce; Pro Se; 01/19/23.

YANCHURA, MARYELLEN; Aaron Yanchura; 23-0164; Protect/Abuse; Pro Se; 01/24/23.

YANCHURA, MARYELLEN; Noah Yanchura; 23-0163; Protect/Abuse; Pro Se; 01/24/23.

YARNELL, MEGAN; Jason Tesitore; 23-0146; Protect/Abuse; Pro Se; 01/20/23.

JUDGMENT INDEX REPORT

The information contained herein is listed in the following order: (1) party against whom judgment was entered; (2) party for whom judgment was entered; (3) docket number; (4) date of entry; and (5) amount. Subsequent entries and filings, including appeals and satisfactions, may not be reported herein and may affect the lein status of any entry.

BAKER, ASHLEY E.; Carbon County Clerk of Courts; 23-6038; 01/23/23; \$2,856.05

BARAN, BROOKE M.; Carbon County Clerk of Courts; 23-6034; 01/20/23; \$2,412.57

BEABER, HENRY W., PATSY A. BEABER; East Penn Township; 23-0131; 01/20/23; \$20,211.44

BERGER, DEAN A., BRIANN M. BERGER; East Penn Township; 23-0127; 01/20/23; \$1,060.75

BERGER, DEAN A., BRIANN M. BERGER; East Penn Township; 23-0128; 01/20/23; \$1,060.75

CANFIELD, FRANK SMITH; Carbon County Clerk of Courts; 23-6021; 01/19/23; \$1,879.03

CANFIELD, FRANK SMITH; Carbon County Clerk of Courts; 23-6030; 01/19/23; \$962.23

DALZELL, BRENDA MARIE; Carbon County Clerk of Courts; 23-6035; 01/20/23; \$3,175.96

EC PROPERTIES PA 1 LLC; Borough of Lansford; 23-0152; 01/23/23; \$1,162.70

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- ECKHART, BARBARA, KERRY L. ECKHART, DAPHNE L. ECKHART; East Penn Township; 23-0132; 01/20/23; \$18,771.76
- ECKHART, ROBERT; East Penn Township; 23-0135; 01/20/23; \$23,918.10
- EIDEM, ALTON COLBY; Carbon County Clerk of Courts; 23-6022; 01/19/23; \$827.23
- FABIANI, JOSHUA; LVNV Funding LLC; 23-0176; 01/26/23; \$1,084.15
- FINK, ROBERT, VIRGINIA FINK; East Penn Township; 23-019; 01/20/23; \$1,360.75
- HAAS, WALTER, JR.; Carbon County Clerk of Courts; 23-6036; 01/20/23; \$868.17
- HABERLE, JENNIFER L.; Carbon County Clerk of Courts; 23-6023; 01/19/23; \$2,115.56
- HARTMAN, BRENT; Mahoning Township Municipal Authority; 23-0155; 01/23/23; \$6,370.72
- HARTRANFT, DAVID HARLEY; Carbon County Clerk of Courts; 23-6032; 01/20/23; \$2,526.90
- HARTRANFT, DAVID HARLEY; Carbon County Clerk of Courts; 23-6033; 01/20/23; \$1,047.90
- HAYDT, JENNY MAY; Carbon County Clerk of Courts; 23-6025; 01/19/23; \$1,043.49
- HECKMAN, DONALD F., JR. & ROBERT W. HECKMAN; Mahoning Township Municipal Authority; 23-0154; 01/23/23; \$4,080.75
- HEDRICK, TODD, SHARON REX; East Penn Township; 23-0133; 01/20/23; \$20,308.82
- INNOVATIVE EMPLOYER SOLUTIONS INC. A CORPORATION; United States Internal Revenue Service; 23-0160; Pro Se; \$01/24/23
- KELLER, EDWARD, JR.; East Penn Township; 23-0138; 01/20/23; \$16,411.75
- KILLIAN, SHANNA; LVNV Funding LLC; 23-0175; Christopher B. Carfango, Esquire; \$01/26/23
- KING, DAQUAYA ANITA; Carbon County Clerk of Courts; 23-6046; 01/25/23; \$2,722.07
- LADD, TIMOTHY LAWRENCE; Carbon County Clerk of Courts; 23-6044; 01/23/23; \$1,409.06
- LADD, TIMOTHY LAWRENCE; Carbon County Clerk of Courts; 23-6045; 01/23/23; \$1,409.06
- LARRIMORE, CHARLES, HOPE LARRIMORE; East Penn Township; 23-0134; 01/20/23; \$20,114.31
- LESHER, LINETTE ANN; Carbon County Clerk of Courts; 23-6024; 01/19/23; \$860.23
- LICINI, JENNA; East Penn Township; 23-0137; 01/20/23; \$12,942.08
- LUTZ, ISAIAH J., JESSIE A. SWEENEY; Borough of Lans-

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ford; 23-0153; 01/23/23; \$1,061.61

McGOWAN, RUDY; East Penn Township; 23-0136; 01/20/23; \$16,849.79

McINTOSH, KAREN; HOP Energy LLC; 23-0173; 01/26/23; \$1,296.76

McLAUGHLIN, RICHARD, JR.; Carbon County Clerk of Courts; 23-6043; 01/23/23; \$2,163.23

MEINHART, DOROTHY; Mahoning Township Municipal Authority; 23-0156; 01/23/23; \$14,094.77

MIKLUS, ANTHONY; Mahoning Township Municipal Authority; 23-0157; 01/23/23; \$11,282.89

MOCCI, JUSTIN; Midland Funding LLC; 23-0174; 01/26/23; \$332.41

MYERS, ROBERT L., JR.; Carbon County Clerk of Courts; 23-6031; 01/20/23; \$4,951.40

OQUENDO, BERANIQUE SOPHIA; Carbon County Clerk of Courts; 23-6042; 01/23/23; \$995.39

POSHEFKO, SHAINA MARIE; Carbon County Clerk of Courts; 23-6020; 01/18/23; \$1,985.57

RADLER, TODD DAVID; Carbon County Clerk of Courts; 23-6026; 01/19/23; \$2,080.07

RIVERA, GABRIEL ANTONIO; Carbon County Clerk of Courts; 23-6041; 01/23/23; \$2,060.15

SANTOPINALES, JOSE A.; Carbon County Clerk of Courts; 23-6027; 01/19/23; \$1,294.81

SCHMOYER, ROBERT R., JR.; Carbon County Clerk of Courts; 23-6040; 01/23/23; \$1,080.08

SERFASS, CHRIS M. d/b/a CHRIS SERFASS CONCRETE CONTRA; United States Internal Revenue Service; 23-0161; 01/24/23; \$6,848.00

SHEAMANM, JOSEPH; Brian McCardle; 23-0165; 01/24/23; \$2,500.00

SMITH, BRITTANY NICOLE; Carbon County Clerk of Courts; 23-6037; 01/23/23; \$1,393.40

STARLING, REGINA MARIE; Carbon County Clerk of Courts; 23-6028; 01/19/23; \$1,494.06

TESSITORE, JASON; Carbon County Clerk of Courts; 23-6047; 01/25/23; \$465.55

THOMAS, ASHLEY MORGAN; Carbon County Clerk of Courts; 23-6029; 01/19/23; \$1,002.56

VALANIA, ANGELA; East Penn Township; 23-0130; 01/20/23; \$3,460.75

YONAK, NICHOLAS JOSEPH; Carbon County Clerk of Courts; 23-6039; 01/23/23; \$1,050.57

YOUMANS, WILLIAM; LVNV Funding LLC; 23-0142; 01/20/23; \$1,218.29

Feb. 3

CARBON COUNTY LAW JOURNAL

NOTICE

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

NO. 22-1148

DECLARATORY
JUDGMENT/ACTION TO
QUIET TITLE

LEONARD A. ROSSI, JR. and
CHRISTOPHER C. ROSSI
Plaintiffs

vs.

BARRY J. BARAN, individually
and as HEIR OF THE ESTATE
OF AGNES D. BARAN, and
THE PERSONAL
REPRESENTATIVE OF THE
ESTATE OF AGNES D.

BARAN, if any, and
ANY UNKNOWN HEIRS OF
THE ESTATE OF AGNES D.

BARAN, their personal
representatives, heirs,
successors, and/or assigns, if
any, and

THUNDER ROAD
INVESTMENTS, LLC and
MUNICIPAL AUTHORITY OF
HAZLE TOWNSHIP, their
successors and/or assigns, if
any, and

UNKNOWN HEIRS AND
DEWISEES OF TENCH COSE,
DECEASED, their personal
representatives, heirs,
successors, and/or assigns, if
any, and

FIDELITY-PHILADELPHIA
TRUST COMPANY, WELLS
FARGO BANK NATIONAL
ASSOCIATION (AS
SUCCESSOR TO THE FIRST
PENNSYLVANIA BANKING
AND TRUST COMPANY),
MELLON BANK, NA, formerly
known as GIRARD TRUST
BANK (FORMERLY GIRARD
TRUST CORN EXCHANGE
BANK), and THE PNC
FINANCIAL SERVICES
GROUP, INC. (FORMERLY
KNOWN AS PNC FINANCIAL
CORP) doing business as
PROVIDENT NATIONAL
BANK (FORMERLY
PROVIDENT TRADESMEN
BANK AND TRUST
COMPANY, in the capacity as
TRUSTEES FOR THE TENCH
COXE PROPERTIES, their
successors and/or assigns, if
any, and
BRINTON C. COXE, as HEIR
OF THE ESTATE OF DANIEL
M. COXE, DECEASED, in his
capacity as TRUSTEE FOR THE
TENCH COXE PROPERTIES,
and any unknown heirs, their
personal representatives, heirs,
successors, and/or assigns, if
any, and
ECKLEY BRINTON COXE, as
HEIR OF ECKLEY B. COXE,
III, DECEASED, in his capacity
as TRUSTEE FOR THE TENCH
COXE PROPERTIES, and any
unknown heirs, their personal
representatives, heirs,
successors, and/or assigns, if
any, and

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THE PERSONAL REPRESENTATIVE OF THE ESTATE OF TENCH COXE, JR., if any, and ANY UNKNOWN HEIRS OF THE ESTATE OF TENCH COXE, JR., in his capacity as TRUSTEE FOR THE TENCH COXE PROPERTIES, their personal representatives, heirs, successors, and/or assigns, if any, and COXE BROS. & CO., INC., its successors and/or assigns, if any, and LEHIGH VALLEY COAL COMPANY, its successors and/or assigns, if any, and Any/all others who may have a right, title, claim, lien, or interest in the properties subject to this Action to Quiet Title

Defendants

NOTICE IS HEREBY GIVEN to the Defendants, THE PERSONAL REPRESENTATIVE OF THE ESTATE OF AGNES D. BARAN, if any; UNKNOWN HEIRS OF THE ESTATE OF AGNES D. BARAN, IF ANY, their personal representatives, heirs, successors, and/or assigns, if any; UNKNOWN HEIRS AND DEVISEES OF TENCH COXE, DECEASED, their personal representatives, heirs, successors, and/or assigns, if any; FIDELITY-PHILADELPHIA TRUST COMPANY (IN THE CAPACITY AS

TRUSTEE FOR THE TENCH COXE PROPERTIES), their successors and/or assigns, if any; BRINTON C. COXE, AS HEIR OF THE ESTATE OF DANIEL M. COXE, DECEASED, IN HIS CAPACITY AS TRUSTEE FOR THE TENCH COXE PROPERTIES; UNKNOWN HEIRS OF DANIEL M. COXE, DECEASED, their personal representatives, heirs, successors and/or assigns, if any; ECKLEY BRINTON COXE, AS HEIR OF ECKLEY B. COXE, III, DECEASED, IN HIS CAPACITY AS TRUSTEE FOR THE TENCH COXE PROPERTIES, AND ANY UNKNOWN HEIRS, their personal representatives, heirs, successors, and assigns, if any; UNKNOWN HEIRS OF ECKLEY B. COXE, III, DECEASED, their personal representatives, heirs, successors, and/or assigns, if any; THE PERSONAL REPRESENTATIVE OF THE ESTATE OF TENCH COXE, JR., DECEASED, IN HIS CAPACITY AS TRUSTEE FOR THE TENCH COXE PROPERTIES, their personal representatives, heirs, successors, and assigns, if any; UNKNOWN HEIRS OF TENCH COXE, JR., DECEASED, their personal representatives, heirs, successors, and/or assigns, if any; COXE BROS. & CO., INC., its successors and/or assigns, if any; LEHIGH VALLEY COAL COMPANY, its successors and/or

assigns, if any; and ANY/ALL OTHERS WHO MAY HAVE A RIGHT, TITLE, CLAIM, LIEN, OR INTEREST IN THE PROPERTIES SUBJECT TO THIS ACTION TO QUIET TITLE that Plaintiffs LEONARD A. ROSSI, JR. and CHRISTOPHER C. ROSSI by and through their counsel, filed an Action in Declaratory Judgment/Quiet Title against the Defendants on July 12, 2022, subsequently reinstated, in the Court of Common Pleas of Carbon County, No. 22-1148.

The first purpose of this action is as such that the Plaintiffs have set forth that they are the record owners of Carbon Co. Tax Parcel UPI 125-3-A.5.16 and Luzerne County Tax Parcel No. 26U9S1A 003 002 000 by deed (from Defendant Barry J. Baran) dated October 8, 2015 and recorded in Carbon Co. Deed Book 2190 at Page 213 (and Luzerne Co. Deed Book 3015 at Page 186280), as shown as Lot 1 and Lot 2 of the Plan of Rossi recorded in Carbon County Recorder of Deeds in Map Book 5 at Page 183, said deed which contains the a restrictive covenant (“residential restriction”), borne from a deed (to Wasil A. Baran and Agnes D. Baran) dated May 11, 1966 (to Wasil A. Baran and Agnes D. Baran), for which the Plaintiffs are making a claim to be released.

The second purpose of this action is such that the Plaintiffs have set forth that they are the record owners of a certain parcel of land (referred to in said action as the “Right of Way Gap”) which comprises the difference between a 100’ right of way set forth on prior recorded maps (including a Condemnation Map from the 1930s) and a 60’ right-of-way which was part of a taking by PennDOT, being part of the above-referenced deed, said parcel of land more fully described below:

ALL THAT CERTAIN parcel of land located in Banks Township, Carbon County, and Hazle Township, Luzerne County, Pennsylvania, described as follows:

BEGINNING at an iron pin to be set on the southerly side of Pennsylvania State Route No. 0093 also known as Main Street leading from the City of Hazleton to the village of Beaver Meadows, said pin being at a northeasterly corner of lands of Leonard A. Rossi, Jr., and Christopher C. Rossi as recorded in Carbon County deed book 2190, page 213, and more fully shown as Lot No. 1 on an approved subdivision plan recorded in Carbon County map book 5, page 183, said pin to be set also being a southwesterly corner of the herein described parcel of land; thence from the place of

beginning, North 09 degrees 42 minutes 29 seconds East 18.42 feet to a point on the southerly right of way of Pennsylvania State Route No. 0093 (60' wide) as per Pennsylvania Department of Transportation right of way plans; thence along the southerly right of way of Pennsylvania State Route No. 0093 (60' wide) as per Pennsylvania Department of Transportation right of way plans the following two bearings and distances, (1) South 77 degrees 23 minutes 39 seconds East 263.84 feet to a point of curvature, and (2) thence, along a curve to the right in a southeasterly direction having a central angle of 04 degrees 16 minutes 51 seconds, a radius of 1402.69 feet for an arc length of 104.80 feet and being further described with a chord bearing and distance of South 75 degrees 15 minutes 13 seconds East 104.78 feet to a point on said southerly right of way of Pennsylvania State Route No. 0093 (60' wide) as per Penn Dot right of way plans; thence, South 09 degrees 42 minutes 29 seconds West 20.41 feet to an iron pin found at a northwesterly corner of lands of Thunder Road Investments, LLC, as more fully shown as Lot No. 3 on an approved subdivision plan recorded in Carbon County map book 5, page 183; thence, along the northerly lines of lands now or formerly of

Leonard A. Rossi, Jr., and Christopher C. Rossi as more fully shown as Lot No. 2 on an approved subdivision plan recorded in Carbon County map book 5, page 183 the following two bearings and distances, (1) North 75 degrees 23 minutes 31 seconds West 150.57 feet to an iron pipe found, and (2) North 77 degrees 13 minutes 31 seconds West 218.17 feet to the place of BEGINNING.

CONTAINING 7,201 square feet of land.

—————
NOTICE
—————

By Motion filed on November 9, 2022 and an Order pursuant to said Motion, dated January 13, 2023, the Plaintiffs were authorized to serve the above-named Defendants by publication. If you wish to defend, you must enter a written appearance personally or by an 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 Plaintiffs. 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 TELE-

CARBON COUNTY LAW JOURNAL

PHONE 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.

—————
AVISO
—————

Le ban demandado a usted en la corte. Si usted quiere defenderse de estas demandas expuestas en las páginas siguientes, usted tiene veinte (20) días de plazo al partir de la fecha de la demanda y la notificación. Hace falta ascantar una comparencia escrita o en persona o con un abogado y entregar a la corte en forma escrita sus defensas o sus objeciones a las demandas en contra de su persona. Sea avisado que si usted no se dafiende, la corte tomara medidas y puede continuar la demanda en contra suya sin previo aviso o notificación. Además, la corte puede decidir a favor del demandante y requiere que usted cumpla con todas las provisiones de esta demanda. Usted puede perder dinero o sus propiedades u otros derechos importantes para usted.

LLEVE ESTE DEMANDA A UN ABOGADO IMMEDIATAMENTE, SI NO TIENE ABOGADO O SI NO TIENE EL DINERO SUFICIENTE DE PAGAR TAL SERVICIO, VAYA EN PERSONA O LLAME POR TELEFONO A LA OFICINA CUYA DIRECCION SE ENCUENTRA ESCRITA ABAJO PARA A VERIGUAR DONDE SE PUEDE CONSEGUIR ASISTENCIA LEGAL.

North Penn Legal Services
101 West Broad Street
Suite 713
Hazleton, PA 18201
Phone 1-877-953-4250
Fax (570) 455-3625

- or -

Carbon County Lawyer Referral
811 Blakeslee Blvd. Dr. East
Suite 130
Lehighton, PA 18235
Phone (610) 379-4950
Fax (610) 379-4952

Further inquiry can be directed to counsel for Plaintiffs as follows:

WILLIAM L. STEPHENS,
JR., ESQUIRE
PA ID No. 80455
DONALD G. KARPOWICH,
ATTORNEY-AT-LAW, P.C.
85 Drasher Road
Drums, PA 18222
(570) 788-6647

Feb. 3

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 February 21, 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
Jan. 20, 27; Feb. 3

Sale of the real estate shall be held on Wednesday, February 8, 2023 at 10:00 a.m. online at www.bid4assets.com.

SALE #1

Writ of Execution No.: 21-2137.

Property Address: 200 Yard Street, Nesquehoning, PA 18240.

Location: Borough of Nesquehoning.

Improvements: Unknown.

Defendants: Shane Dreher and Stephanie M. Southall.

SALE #2

Writ of Execution No.: 20-0337.

Property Address: 650 Lafayette Avenue, Palmerton, PA 18071.

Location: Borough of Palmerton.

Improvements: Unknown.

Defendants: Natasha Garger and Steven Thorne.

SALE #4

Writ of Execution No.: 22-0921.

Property Address: 62 East Second Street, Leighton, PA 18235.

Location: Township of Franklin.

Improvements: Residential dwelling.

Defendant: Miriam Holubowski.

SALE #5

Writ of Execution No.: 22-1581.

Property Address: 46 W. High Street, Nesquehoning, PA 18240.

Location: Borough of Nesquehoning.

Improvements: Unknown.

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Defendants: Andrea Malinchoc and Nicholas Malinchoc.

SALE #6

Writ of Execution No.: 22-0957.

Property Address: 39 Wintergreen Trail a/k/a 513 Wintergreen Trail, Albrightsville, PA 18210.

Location: Township of Penn Forest.

Improvements: Unknown.

Defendant: Frances Moncrief a/k/a Frances F. Moncrief.

SALE #7

Writ of Execution No.: 21-2292.

Property Address: 219 Mountain View Drive, Jim Thorpe, PA.

Location: Penn Forest Township.

Improvements: Unknown.

Defendants: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Margaret Todd, Deceased and Gerald Todd, Known Heir of Margaret Todd, Deceased and Joseph Todd, Known Heir of Margaret Todd, Deceased.

MORTGAGES

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

CORTLAND RENTALS LLC, Mortgage Electronic Registration Systems Inc., Kidder, \$234,750.00, 03/18/22

WALSH, DANIELLE, Mortgage Electronic Registration Systems Inc., J. Thorpe, \$255,-290.00, 03/18/22

MOYER, TAWNYA, Mortgage Electronic Registration Systems Inc., Palmrtn., \$153,-900.00, 03/18/22

MACK, EARL MILLER, JR., Peoples Security Bk. and Trust Co., Bowmanst., \$20,150.00, 03/18/22

YOUNG, JAMES M., Mortgage Electronic Registration Systems Inc., Penn For., \$90,-000.00, 03/18/22

VB BTS LLC, Barclays Bk. PLC, Low. Tow., \$786,336.93, 03/18/22

MAURER, MARTIN J., Jim Thorpe Neighborhood Bk., Nesq., \$40,000.00, 03/18/22

WERNER, HERBERT ALVIN, Mortgage Electronic Registration Systems Inc., Frankl., \$310,050.00, 03/18/22

AHNER, STEPHANIE L., Mortgage Electronic Registration Systems Inc., Lehighton, \$130,-250.00, 03/18/22

WISNEWSKI, PETER, ESSA Bk. & Trust, Kidder, \$261,000.00, 03/21/22

WISNEWSKI, PETER, ESSA Bk. & Trust, Kidder, \$100,000.00, 03/21/22

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- 73 RED FOX LLC, Mortgage Electronic Registration Systems Inc., Kidder, \$232,500.00, 03/21/22
- SCHIMMEL, JENNIFER, Mortgage Electronic Registration Systems Inc., Frankl., \$150,000.00, 03/21/22
- MOFFATT, LE JUAN J., Mortgage Electronic Registration Systems Inc., Penn For., \$248,000.00, 03/21/22
- KOSCIOLEK, GREGORY V., Secretary of Housing & Urban Development, Sum. Hill, \$15,540.23, 03/21/22
- GILLESPIE, ARTHUR T., III, MidAtlantic Farm Credit ACA, Tow. Twp., \$100,000.00, 03/21/22
- KAMANN, DANIEL L., Mortgage Electronic Registration Systems Inc., Low. Tow., \$180,000.00, 03/21/22
- RAMOS, PRISCILLA, Rural Housing Service, Weathrly., \$12,080.96, 03/21/22
- COLLINS, FRED, JR., Mortgage Electronic Registration Systems Inc., Sum. Hill, \$120,714.00, 03/21/22
- IPPOLITO, TOBI, First Keystone Community Bk., Penn For., \$100,000.00, 03/21/22
- KENNEDY, COLLEEN M., Mortgage Electronic Registration Systems Inc., Kidder, \$484,500.00, 03/21/22
- MILLER, BRIAN K., Fidelity Deposit & Discount Bk., Mahoning, \$142,500.00, 03/21/22
- HUBBARD, MELISSA K., Mortgage Electronic Registration Systems Inc., Tow. Twp., \$139,000.00, 03/21/22
- CAFFERY, GEORGE M., Mortgage Electronic Registration Systems Inc., Sum. Hill, \$130,591.00, 03/22/22
- GOWER, NEAL T., Mortgage Electronic Registration Systems Inc., Penn For., \$222,018.00, 03/22/22
- HAHN, CHRISTOPHER L., Mortgage Electronic Registration Systems Inc., J. Thorpe, \$161,022.00, 03/22/22
- K-SQUARED VENTURES LLC, Community Bk. Ntl. Assn., Nesq., \$302,000.00, 03/22/22
- KLEINTOP, JOHN H., Keybank Ntl. Assn., Tow. Twp., \$300,000.00, 03/22/22
- NEFF, JOE C., Mortgage Electronic Registration Systems Inc., Mahoning, \$368,160.00, 03/22/22
- CARNAHANINI LLC, Mortgage Electronic Registration Systems Inc., Kidder, \$172,500.00, 03/22/22
- ROWE, DAVID W., Mortgage Electronic Registration Systems Inc., J. Thorpe, \$116,145.00, 03/22/22
- SCHMIDT, JUSTIN MICHAEL, Mortgage Electronic Registration Systems Inc., Penn For., \$199,485.00, 03/22/22
- WELLS, JAMES, Mortgage Electronic Registration Systems Inc., Penn For., \$89,000.00, 03/22/22

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- ZERBY, ROBERT G., ESSA Bk. & Trust, Penn For., \$225,000.00, 03/23/22
- McDONOUGH, RYAN PETER, Mortgage Electronic Registration Systems Inc., Penn For., \$163,800.00, 03/23/22
- NEAL, WILLIAM E., PNC Bk. Ntl. Assn., Tow. Twp., \$196,000.00, 03/23/22
- McCABE, KEITH A., Mortgage Electronic Registration Systems Inc., Frankl., \$161,000.00, 03/23/22
- WARDLOW, ROBERT, Mortgage Electronic Registration Systems Inc., Kidder, \$210,000.00, 03/23/22
- GARBIDAKIS, JOHN A., ESSA Bk. & Trust, Frankl., \$170,000.00, 03/23/22
- FREDERICKS, TODD J., Mortgage Electronic Registration Systems Inc., Lehighon, \$118,200.00, 03/23/22
- GLOVER, NATHAN L., Mortgage Electronic Registration Systems Inc., Penn For., \$217,425.00, 03/23/22
- HUSZAR, BRIAN, Mortgage Electronic Registration Systems Inc., Tow. Twp., \$155,600.00, 03/23/22
- VOGLER, LARRY, Mortgage Electronic Registration Systems Inc., Penn For., \$169,000.00, 03/23/22
- HOME CONCEPT LLC, First Keystone Community Bk., Lansfd., \$180,000.00, 03/24/22
- KREMPASKY, SHEILA, First Northern Bk. and Trust Co., Low. Tow., \$14,000.00, 03/24/22
- LEHIGHTON FUEL & FILL LLC, First Commonwealth Federal Credit Union, Tow. Twp., \$600,000.00, 03/24/22
- CAPELL, GEOFFREY A., Tru-mark Financial Credit Union, Penn For., \$50,000.00, 03/24/22
- POTTGEISER, EDWARD, Mortgage Electronic Registration Systems Inc., Kidder, \$244,000.00, 03/24/22
- BARR, JOHN, JR., Navy Federal Credit Union, Penn For., \$297,000.00, 03/24/22
- PAREKH, REENA, Manasquan Bk., Lansfd., \$487,500.00, 03/24/22
- PELTZ, JAMES L., Mortgage Electronic Registration Systems Inc., Lausn., \$75,050.00, 03/24/22
- COSTENBADER, ERIC E., Mes-singer, Don A., Palmrtn., \$100,000.00, 03/25/22
- RAPATSKI, TAMI, Mortgage Electronic Registration Systems Inc., Penn For., \$171,095.00, 03/25/22
- BEGEL, BRADFORD A., JR., Mortgage Electronic Registration Systems Inc., Tow. Twp., \$145,000.00, 03/25/22
- ALFIERI, LAURA, Citizens Bk. N.A., Kidder, \$229,100.00, 03/25/22

CARBON COUNTY LAW JOURNAL

**CARBON COUNTY LAW JOURNAL
NOW ACCEPTING NON-LEGAL
ADVERTISING**

The Carbon County Law Journal
will now be accepting non-legal advertising notices
(at the discretion of the Law Journal Committee.)

**The pricing for ads will be as follows:
\$200 for a full page, \$100 for a half page,
\$70 for a quarter page.
Cover page ads will be at a cost of \$400.**

All advertising must be prepaid and sent to:
**Carbon County Law Journal
811-130 Blakeslee Blvd. Drive East
Lehighton, PA 18235**



PERIODICAL PUBLICATION

* Dated Material. Do Not Delay. Please Deliver Before Monday, February 6, 2023