
CARBON COUNTY LAW JOURNAL

Friday, September 12

Judge Serfass, Steven R., Hon.

9:00 AM

1	Protection from Abuse Pet.	Gerhard, S. (Nanovic) v. McAndrew, D.M. (Pro Se)	24-FC-2596
2	Protection from Abuse Pet.	Forstein, A. (Stafiuc) v. Lovett, A.A. (Pro Se)	24-FC-0777

1:15 PM

1	Pet. to Assess Damages	Owens, A.A. (Shabbick) v. Gallo, J. (Pro Se)	25-CV-0682
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Friday, September 12

Judge Matika, Joseph J., Hon.

1:15 PM

1	Appeal from Arbitration	JPMorgan Chase Bank NA (Lipinski) v. Russell, J.P. (Pro Se)	22-2240
2	Appeal from Arbitration	Discover Bank (Collins) v. Becker, K.R. (Weston)	24-CV-0679

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

BUCK, BRANDON R., Dec'd.

Late of Towamensing Twp.
Executrix: Kathryn M. Bauer.
Attorney: Steven J. Hartz, Esquire, P.O. Box 3, Bowmanstown, PA 18030, (610) 504-3520.

FINLEY, THAIREN DEAN, Dec'd.

Late of the Borough of Lansford.

Administratrix: Michelle R. Ward.

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

KLOTZ, JAY MARK a/k/a JAY M. KLOTZ and JAY KLOTZ, Dec'd.

Late of 156 Unionville Road, Jim Thorpe.

Executrix: Marissa A. Andrews, 1979 State Route 903, Jim Thorpe, PA 18229.

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

MAHMDE, WILLIAM, SR. a/k/a WILLIAM J. MAHMDE and WILLIAM MAHMDE, Dec'd.

Late of Kidder Township.

Administratrix: Kay Mahmde, P.O. Box 1480, Albrightsville, PA 18210.

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

**SISSICK, JOHN a/k/a JOHN
EDWARD SISSICK and
JOHN E. SISSICK, Dec'd.**

Late of Weatherly.

Executrix: Theresa J. Kupres.

Attorneys: Joseph D. Ustynowski,
Esquire, Ustynoski &
Marusak, LLC, 101 West Broad
St., Suite 205, Hazleton, PA
18201.

**SITTLER, PEARL AUGUSTA,
Dec'd.**

Late of 1720 Stagecoach Road
W., Palmerton.

Administratrices: Carol Brenstuhl and Mary Beth Rodriguez.

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

SECOND PUBLICATION

**BARTHOLOMEW, DONALD
R. a/k/a DONALD BARTHOLOMEW, Dec'd.**

Late of the Township of Towamensing.

Executrix: Constance Bartholomew, 40 Milton Drive,
Lehighton, PA 18235.

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

BRYAN, CURTIS K., Dec'd.

Late of Weatherly.

Administrator: Robert D. Stemler, 100 Walden Way,
Howard, PA 16841.

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

**MARASIAK, CHESTER F. a/k/a
CHESTER MARASIAK,
Dec'd.**

Late of Banks Township.

Personal Representative: Anton V. Marasiak.

Attorney: Nicholas D. Lutz,
Esquire, Cardinal Estate Planning,
LLC, 103 W. 9th Street,
Berwick, PA 18603.

**SABOL, KENNETH DANIEL,
Dec'd.**

Late of Lansford.

Administratrix: Maryjane Sabol, 212 West Bertsch Street,
Lansford, PA 18232.

Attorney: Robert S. Frycklund,
Esquire, 49 East Ludlow Street,
P.O. Box 190, Summit Hill, PA
18250.

THIRD PUBLICATION

EBERT, RICHARD E., Dec'd.

Late of 52 Packerton Dam Drive,
Lehighton.

Executrix: Linda Guy, 797 Beaver Run Drive,
Lehighton, PA 18235-9689.

Attorney: Jane L. Zellner, Esquire,
120 S. First St., Lehighton, PA 18235.

**FATZINGER, ROBERT E., JR.
a/k/a ROBERT FATZINGER,
JR., Dec'd.**

Late of 288 Alum Street, Lehighton.

Executrix: Barbara Ann Pare, 617 East Walnut Street, Greencastle, IN 46135.

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

WOLZANSKI, FRANCES B.,
Dec'd.

Late of 124 Ashley Lane, Lehighton.

Executor: Michael Slamer.

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

REGISTER OF WILLS

DIEFENDERFER, GARY MICHAEL a/k/a GARY M. DIEFENDERFER; Lehighton, PA; Admn.; Anne K. Manley, Esquire.

HOLMAN, ROBERT T.; Albrightsville, PA; Testamentary; Pamela S. Dumont, Esquire.

KASANDER, MICHAEL; Nesquehoning, PA; Testamentary; John N. Schaeffer, III, Esquire.

MAHMDE, WILLIAM J. a/k/a WILLIAM MAHMDE, SR. and WILLIAM MAHMDE; Albrightsville, PA; Admn.; Thomas S. Nanovic, Esquire.

Sept. 5

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; William Steen, William Steen; 25-Cv-1998; Debt Collection; Amy F. Doyle, Esquire; 08/27/25.

AMERICAN EXPRESS TRAVEL RELATED SERVICES COMPANY INC.; Elk Lighting Inc.; 25-CV-1903; Debt Collection; Rocco Luisi, Esquire; 08/21/25.

ARZUAGA, JUAN; Kellie Riboldi; 25-FC-1995; Protection From Abuse; Pro Se; 08/26/25.

AUTOVEST LLC; Sean Helsel; 25-CV-1983; Debt Collection; Demetrios H. Tsarouhis, Esquire; 08/25/25.

BANK OF AMERICA NA; Raymond Becker, III; 25-CV-1977; Debt Collection; Jonathan P. Cawley, Esquire; 08/25/25.

BARCLAYS BANK DELAWARE; Matthew Durishin; 25-CV-1981; Debt Collection; Michael F. Ratchford, Esquire; 08/25/25.

BROAD, ERICA; Cody Broad; 25-FC-1931; Protection From Abuse; Pro Se; 08/25/25.

CAPITAL ONE USA NA; Salvatore Lentini; 25-CV-2023; MDJ Appeal Debt Collection; Michael J. Dougherty, Esquire; 08/27/25.

CARRINGTON MORTGAGE SERVICES LLC; Valance Fedor, Karen Sittler, Mary Sittler, Heirs of Pearl Sittler, Unknown Heirs Successors of

VANORDEN, GLENN, SHEILA
VAN ORDEN; Panther Valley
School District, Public Asset
Management Inc.; 25-CV-1908;
08/21/25; \$1,426.49
VILLAR, FRANCIA SANTOS;
Panther Valley School District,
Public Asset Management Inc.;
25-CV-1972; 08/25/25; \$1,464-
.11
WALLACE, NICOLE LYNN;
Borough of Lansford; 25-CV-
1940; 08/25/25; \$813.84
WEAVER, JOAN L.; Kidder
Township; 25-CV-2042; 08/
27/25; \$515.14
WELSH, CRAIG S.; Borough of
Lansford; 25-CV-1943; 08/
25/25; \$1,085.97
WILLIAMS, RONALD K., SR.,
GAIL MARR; Kidder Town-
ship; 25-CV-2041; 08/27/25;
\$515.14

Sept. 5

**COURT OF
COMMON PLEAS CARBON
COUNTY, PA
CIVIL ACTION-LAW**

NO. 25-CV-0345

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE**

THE BANK OF NEW YORK
MELLON f/k/a THE BANK
OF NEW YORK, AS TRUSTEE
FOR AMRESKO
RESIDENTIAL SECURITIES
CORPORATION MORTGAGE
LOAN TRUST 1997-3

Plaintiff

v.

MICHAEL A. GWYNN a/k/a
MICHAEL GWYNN, IN HIS
CAPACITY AS HEIR OF
CYNTHIA GRIFFIN a/k/a
CYNTHIA R. GRIFFIN; ET AL.
Defendants

To: UNKNOWN HEIRS, SUC-
CESSORS, ASSIGNS, AND
ALL PERSONS, FIRMS, OR
ASSOCIATIONS, CLAIMING
RIGHT, TITLE, OR INTEREST
FROM OR UNDER CYNTHIA
GRIFFIN a/k/a CYNTHIA R.
GRIFFIN Defendant(s), 96
WYLIE CIRCLE a/k/a 1857
WYLIE CIRCLE ALBRIGHTS-
VILLE, PA 18210

**COMPLAINT IN
MORTGAGE FORECLOSURE**

You are hereby notified that
Plaintiff, THE BANK OF NEW
YORK MELLON f/k/a THE
BANK OF NEW YORK, AS
TRUSTEE FOR AMRESKO RES-
IDENTIAL SECURITIES COR-
PORATION MORTGAGE
LOAN TRUST 1997-3, has filed
a Mortgage Foreclosure Com-
plaint endorsed with a Notice to
Defend, against you in the Court
of Common Pleas of CARBON
County, PA docketed to No. 25-
CV-0345, seeking to foreclose the
mortgage secured on your prop-
erty located, 96 WYLIE CIRCLE
a/k/a 1857 WYLIE CIRCLE
ALBRIGHTSVILLE, PA 18210.

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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 appearance 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
TROY FREEDMAN,
ESQUIRE
ID No. 85165
ROBERTSON, ANSCHUTZ,
SCHNEID, CRANE &
PARTNERS, PLLC
A Florida professional
limited liability company
ATTORNEYS FOR
PLAINTIFF
133 Gaither Drive
Suite F
Mt. Laurel, NJ 08054
(855) 225-6906

Sept. 5

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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 September 22, 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
Aug. 22, 29; Sept. 5

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

SALE #1

Writ of Execution No.: 24-CV-2912.
Property Address: 110 Berryman Lane, Albrightsville, PA 18210.
Location: Penn Forest Township.
Improvements: Single family.
Defendants: John Andreychak & Theresa Andreychak.

SALE #2

Writ of Execution No.: 23-CV-1007.
Property Address: 721 North Street, Weatherly, PA 18255.
Location: Borough of Weatherly.
Improvements: Residential dwelling.
Defendants: Barbara L. Blair & Clyde R. Blair.

SALE #3

Writ of Execution No.: 25-CV-0139.
Property Address: 553 Franklin Avenue, Palmerton, PA 18071.
Location: Borough of Palmerton.
Improvements: Single family.
Defendant: Abraham L. Campos.

SALE #4

Writ of Execution No.: 25-CV-0497.
Property Address: 60 Tallwood Drive, Albrightsville, PA 18210.
Location: Township of Penn Forest.
Improvements: Single family.
Defendant: Daniel R. Claro.

SALE #5

Writ of Execution No.: 25-CV-0880.

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Property Address: 27 West 2nd Street, Jim Thorpe, PA 18229.
Location: Borough of Jim Thorpe.
Improvements: Residential dwelling.
Defendant: Todd S. Hess.

SALE #6

Writ of Execution No.: 24-CV-1494.
Property Address: State Route 534, Kidder Township, PA 18624.
Location: Kidder Township.
Improvements: Vacant land.
Defendants: Jasmine Homes, LLC; Puneet Sinha & Shatrughan Sinha.

SALE #7

Writ of Execution No.: 24-CV-0963.
Property Address: 54 Blue Spruce Road, Albrightsville, PA 18210.
Location: Township of Kidder.
Improvements: Single family.
Defendant: Matthew Kreckie.

SALE #8

Writ of Execution No.: 25-CV-0751.
Property Address: 235 Horse-shoe Drive, Palmerton, PA 10871.
Location: Towamensing Township.
Improvements: Single family.
Defendant: Troy S. Rehrig.

SALE #9

Writ of Execution No.: 23-CV-2481.
Property Address: 121 E. Hazard, Summit Hill, PA 18250.
Location: Borough of Summit Hill.
Improvements: Residential dwelling.
Defendant: Mary H. Sloboda a/k/a Mary Sloboda Goodhile.

SALE #10

Writ of Execution No.: 23-CV-1619.
Property Address: 1091 Center Avenue f/k/a 1091 Center Street, Jim Thorpe, PA 18229.
Location: Borough of Jim Thorpe.
Improvements: Single family.
Defendant: Raymond Smith, Jr.

SALE #11

Writ of Execution No.: 24-CV-1421.
Property Address: Parcels of Real Estate located on South Lake Drive & Lake Harmony Road (19-21-A2.06 & 19-21-A2.08) Kidder Township, PA 18624.
Location: Township of Kidder.
Improvements: Woodland.
Defendants: Reflections at Lake Harmony LLC; 264 Chestnut Rd Holdings, LLC and 71 Sandspring Rd Holdings, LLC.

SALE #12

Writ of Execution No.: 25-CV-0315.

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Property Address: 1165 East Catawissa Street, Nesquehoning, PA 18240.

Location: Borough of Nesquehoning.

Improvements: Single Family.

Defendant: Daniel A. Tristani.

MORTGAGES

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

FRACE, JEFFREY D., PSECU, Low. Tow., \$60,000.00, 03/05/25

STELMACH, JUSTINE, PSECU, Tow. Twp., \$75,000.00, 03/05/25

ECLIPSE PROPERTIES LLC, First Northern Bk. and Trust Co., Lehigh, \$500,000.00, 03/05/25

BRUNO BUSETA, ANEUDY J., Mortgage Electronic Registration Systems Inc., Sum. Hill, \$137,464.00, 03/05/25

SAMPLER PROPERTY MANAGEMENT LLC, Honesdale Ntl. Bk., Beaver. Mdw., \$124,800.00, 03/05/25

RABON, TRISHA K., Burger, Tabatha K., Tow. Twp., \$50,880.00, 03/05/25

GOMEZ, ALFREDO M., Mortgage Electronic Registration Systems Inc., Lansfd., \$64,400.00, 03/05/25

BROWN, TAMMY A., PSECU, Low. Tow., \$65,000.00, 03/05/25

ATKINSON, KELLY, Secretary of Housing & Urban Development, Penn For., \$10,203.57, 03/06/25

CLIGGETT, KEVIN K., Police & Fire Federal Credit Union, Penn For., \$280,000.00, 03/06/25

SUPPA, LUKE J., JR., Essa Bk. & Trust, Kidder, \$275,000.00, 03/06/25

KUDLESKY, EILEEN J., First Commonwealth Federal Credit Union, J. Thorpe, \$20,000.00, 03/06/25

PAPAROZZI, BARBARA, First Commonwealth Federal Credit Union, Penn For., \$115,000.00, 03/06/25

KOCH, HOLLY A., First Commonwealth Federal Credit Union, Mahoning, \$35,000.00, 03/06/25

EISELE, RICHARD, Essa Bk. & Trust, Penn For., \$312,000.00, 03/07/25

REX, ALYSSA M., Secretary of Housing & Urban Development, Lehigh, \$4,856.09, 03/07/25

FARO, JAMEST., Mortgage Electronic Registration Systems Inc., Kidder, \$445,000.00, 03/07/25

LUCKENBACH, EDMUND C., APCI Federal Credit Union, E. Penn, \$200,000.00, 03/07/25

SHUPP, DAVID M., Mortgage Electronic Registration Systems Inc., Bowmanst., \$243,470.00, 03/07/25