

## CARBON COUNTY LAW JOURNAL

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**Chairman Schwab, William G., Esq.**

1:15 PM

5	Arbitration Ready	Mariner Finance LLC (Tsarouhis) v. Weiseman, M. (Pro Se)	18-0619
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**Chairman Combi, Mark E., Esq.**

9:00 AM

6	Arbitration Ready	Bank of America N.A. (Weinberg) v. Younker, G.P. (Scallion)	17-0989
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**Friday, January 11**

**Judge Nanovic, Roger N., II, Hon.**

9:00 AM

1	PFA Hrg.	Sheckler, D.L. (Rapa) v. Sicora, A. (Pro Se)	18-3662
2	PFA Hrg.	Sicora, A.M. (Pro Se) v. Sheckler, D. (Rapa)	18-3679
3	Pet. to Withdraw	Jaeger, H.J. (Pro Se) v. Jaeger, J.J. (Pro Se)	18-3534

**Judge Serfass, Steven R., Hon.**

9:00 AM

4	Non-Jury Tr.	Mahoning Township (Nanovic) v. Schaeffer, J.M. (Rapa)	17-2642
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1:15 PM

5	Appeal From Arbitration	Discover Bank (Molczan) v. Jackson, C. (Pro Se)	17-2624
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**Judge Matika, Joseph J., Hon.**

9:00 AM

6	Non-Jury Tr.	Carbon County Housing Authorit. (Shulman) v. Carter, L. (Stafiuc)	18-0470
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7	Non-Jury Tr.	Flores, J.D. (Frycklund) v. Dorward, W.H. (Pavlack)	18-1809
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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 DERKOSH, MARIE J., Dec'd.

Late of the Borough of Nesquehoning.

Executrix: Bernice Sweeney, 152 East Garibaldi Avenue, Nesquehoning, PA 18240.

Attorney: Robert T. Yurchak, Esquire, 1 East Catawissa Street, Nesquehoning, PA 18240.

### KUNTZ, THERESA M. a/k/a THERESA KUNTZ, Dec'd.

Late of 91 Broad Street, Borough of Beaver Meadows.

Executor: Paul L. Kuntz, Jr., 131 Dean Street, Beaver Meadows, PA 18216.

Attorneys: Daniel A. Miscavige, Esquire, Gillespie, Miscavige & Ferdinand, LLC, 67 North Church Street, Hazleton, PA 18201.

**MILLER, WALTER, Dec'd.**

Late of the Borough of Nesquehoning.

Executrix: Elizabeth McArdle, 207 Main Street, Keyport, NJ 07735.

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

**SECOND PUBLICATION**

**STREPKO, BERNICE M. a/k/a BERNICE MARGARET STREPKO, Dec'd.**

Late of the Borough of Lansford.

Executors: Lorraine Kreider, 2127 Lyndell Drive, Lancaster, PA 17601 and Barry Strepko, 11 Circle Drive, Ephrata, PA 17522.

Attorney: William E. McDonald, Esquire, 113 West Ridge Street, P.O. Box 130, Lansford, PA 18232.

**VERTA, BENNETT, JR., Dec'd.**

Late of Lansford.

Executrix: Samantha Lake a/k/a Samantha Verta, 171 Chee Street, Barnesville, PA 18214, (484) 788-9853.

Attorney: None.

**THIRD PUBLICATION**

**AHRENSFIELD, MICHAEL E. a/k/a MICHAEL EDWARD AHRENSFIELD a/k/a MICHAEL AHRENSFIELD, Dec'd.**

Late of 260 North Third Street, Lehighton.

Executrix: Debra Ahrensfield, P.O. Box 379, Orwigsburg, PA 17961.

Attorneys: Gerald F. Strubinger, Jr., Esquire, Strubinger Law, P.C., 505 Delaware Avenue, P.O. Box 158, Palmerton, PA 18071-0158.

**BOCZAR, IRENE, Dec'd.**

Late of Albrightsville.

Executor: Leonard Swida, 395 South Meade St., Wilkes-Barre, PA 18702.

Attorney: None.

**GRUBE, JAMES A., Dec'd.**

Late of the Township of East Penn.

Executrix: Bette S. Nagel, 40 Sam Brooke Circle, Lehighton, PA 18235.

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

**HOOK, WILLIAM A. a/k/a WILLIAM ANDREW HOOK, Dec'd.**

Late of the Borough of Lansford.

Executors: Geri Lynn J. Vavra, 123 Fisher Ave., Coaldale, PA 18218 and Richard Hook, 1233 Indian Hill Road, Lehighton, PA 18235.

Attorney: William E. McDonald, Esquire, 113 West Ridge Street, P.O. Box 130, Lansford, PA 18232.

**KRANTZ, MARY JANE a/k/a a/k/a MARY J. KRANTZ, Dec'd.**

Late of the Borough of White Haven.

Executor: William F. Krantz, Jr.

Attorneys: Brenda D. Colbert, Esquire, Colbert & Grebas, P.C., 210 Montage Mountain Road, Suite A, Moosic, PA 18507.

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**REGISTER OF WILLS**

KRUTSICK, STANLEY J.; Lansford, PA; Will; William E. McDonald, Esquire.  
MONDROSCH, EDWARD A.; Palmerton, PA; Admn.; James A. Wimmer, Esquire.

Jan. 4

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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.

BANK OF NEW YORK MELLON TRUST COMPANY AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT; Albertha Perry; 18-3812; Mortgage Foreclosure; Nicole B. LaBletta, Esquire; 12/26/18.

BRANCH BANKING & TRUST COMPANY s/b/m TO SUSQUEHANNA BANK; Jared J. Parsons; 18-3810; Mortgage Foreclosure; Abigail Brunner, Esquire; 12/26/18.

BROTZMAN, CHRISTY; Mark Brotzman; 18-3818; Custody; Pro Se; 12/26/18.

BROWN, TAMMY A.; Frank M. Novoa; 18-3796; Protect/Abuse; Pro Se; 12/20/18.

CAVALRY SPV I LLC AS ASSIGNEE CAPITAL ONE BANK USA N.A.; Michael L. Reinhart; 18-3823; Civil Action; David J. Apothaker, Esquire; 12/26/18.

CAVALRY SPV I LLC AS ASSIGNEE OF CAPITAL ONE BANK USA N.A.; Harry W. Zazulak; 18-3821; Civil Action; David J. Apothaker, Esquire; 12/26/18.

CAVALRY SPV I LLC AS ASSIGNEE OF CITIBANK N.A.; Angela J. Miller; 18-3822; Civil Action; David J. Apothaker, Esquire; 12/26/18.

CAVALRY SPV I LLC AS ASSIGNEE OF SYNCHRONY BANK; Jessica Card; 18-3820; Civil Action; David J. Apothaker, Esquire; 12/26/18.

CITIMORTGAGE INC.; Sutia C. Alston a/k/a Sutia Claudia Alston; 18-3814; Mortgage Foreclosure; Peter Wapner, Esquire; 12/26/18.

CROWN ASSET MANAGEMENT LLC; Orville May; 18-3835; Civil Action; Ian Z. Winograd, Esquire; 12/26/18.

DITECH FINANCIAL LLC; Gerald B. Blackwell a/k/a Gerald B. Blackwell, III; 18-3794; Mortgage Foreclosure; Michael T. McKeever, Esquire; 12/20/18.

DOMINION DEVELOPMENT GROUP LLC, FLAGSTAFF RESORT LAND HOLDINGS LTD., FLAGSTAFF RESORT

## CARBON COUNTY LAW JOURNAL

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- RHOADES, AUBRIE; Jesse Krum; 18-3813; Custody; Pro Se; 12/26/18.
- SECRETARY OF VETERANS AFFAIRS AN OFFICER THE UNITED STATES; Erin Kelly, Arron Leiberman & Occupants; 18-3827; Ejectment; Martha E. Von Rosenstiel, Esquire; 12/26/18.
- SHELLEY, JOHN; Anthony Despirito in His Individual Capacity & Weatherly Area School District; 18-3805; Civil Action; Kevin I. Lovitz, Esquire; 12/21/18.
- WELLS FARGO BANK N.A. d/b/a AMERICA'S SERVISING COMPANY; Jeannie Bozeman; 18-3795; Mortgage Foreclosure; Peter Wapner, Esquire; 12/20/18.
- WHITE, HENRY J.; Krystal A. White; 18-3797; Divorce; Holly A. Henitzelman, Esquire; 12/20/18.
- COLON, NIDIA; Indian Mountain Lake Civic Association; 18-3808; 12/21/18; \$5,903.10
- HERLIHY, RICHARD; LVNV Funding LLC; 18-3831; 12/26/18; \$11,535.59
- LESLIE, TONYA & DANIEL ROLAN; Donna Barron & Louisa Sarge; 18-3792; 12/19/18; \$3,321.67
- MENELOSKI, FREDDIE F., SR.; United States Internal Revenue Service; 18-3833; 12/26/18; \$513,565.77
- OSTROWE, RACHELE L.; United States Internal Revenue Service; 18-3824; 12/26/18; \$48,074.56
- ROBERTS, ANDREW L. & AILEEN P. BRENNAN; United States Internal Revenue Service; 18-3825; 12/26/18; \$26,856.20
- SCHLEICHER, JARRETT K.; First Commonwealth Federal Credit Union; 18-3807; 12/21/18; \$3,131.80

Jan. 4

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### 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 lien status of any entry.

- SOWERS, JENNIFER; Cavalry SPV I LLC As Assignee of Synchrony Bank; 18-3832; 12/26/18; \$1,319.35

Jan. 4

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### NOTICE OF SHERIFF'S SALE

IN THE COURT OF COMMON PLEAS OF CARBON COUNTY, PENNSYLVANIA

NO. 18-1934

CARBON COUNTY LAW JOURNAL

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NATIONSTAR MORTGAGE  
LLC d/b/a CHAMPION  
MORTGAGE COMPANY

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 and UNKNOWN  
HEIRS, SUCCESSORS,  
ASSIGNS AND ALL  
PERSONS, FIRMS OR  
ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST  
FROM OR UNDER EDWARD  
KOCHA, DECEASED

—————  
NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY  
—————

NOTICE TO: UNKNOWN  
HEIRS, SUCCESSORS, AS-  
SIGNS AND ALL PERSONS,  
FIRMS OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE  
OR INTEREST FROM OR  
UNDER EDWARD KOCHA,  
DECEASED

Being Premises: 72 WEST  
RHUME STREET a/k/a 72  
RHUME STREET, NESQUE-  
HONING, PA 18240-1210.

Being in NESQUEHONING  
BOROUGH, County of CAR-  
BON, Commonwealth of Penn-  
sylvania, 105B1-42-X26.01.

Improvements consist of resi-  
dential property.

Sold as the property of  
GRACE ANN KOCHA, IN HER  
CAPACITY AS HEIR OF ED-  
WARD KOCHA, DECEASED,  
EDWARD S. KOCHA, IN HIS  
CAPACITY AS HEIR OF ED-  
WARD KOCHA, DECEASED,  
KELLY MACHALIK, IN HER  
CAPACITY AS HEIR OF ED-  
WARD KOCHA, DECEASED,  
LIZZY McAVOY, IN HER CA-  
PACITY AS HEIR OF EDWARD  
KOCHA, DECEASED, MARY  
DILLON, IN HER CAPACITY  
AS HEIR OF EDWARD KOCHA,  
DECEASED and UNKNOWN  
HEIRS, SUCCESSORS, ASSIGNS  
AND ALL PERSONS, FIRMS OR  
ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST  
FROM OR UNDER EDWARD  
KOCHA, DECEASED.

Your house (real estate) at 72  
WEST RHUME STREET a/k/a  
72 RHUME STREET, NESQUE-  
HONING, PA 18240-1210 is  
scheduled to be sold at the Sher-  
iff's Sale on February 15, 2019 at  
11:00 A.M., at the CARBON  
County Courthouse, P.O. Box

CARBON COUNTY LAW JOURNAL

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147, Jim Thorpe, PA 18229, to enforce the Court Judgment of \$55,239.15 obtained by, NATIONSTAR MORTGAGE LLC d/b/a CHAMPION MORTGAGE COMPANY (the mortgagee), against the above premises.

PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorneys for Plaintiff

Jan. 4

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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 January 21, 2019 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](http://www.carboncountysheriff.com)  
Dec. 21, 28; Jan. 4

**Sale of the real estate described below shall be held on Friday,  
January 11, 2019 at 11:00 a.m. at the Carbon County Courthouse.**

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**SALE #1**

Writ of Execution No.: 16-1342.

Property Address: 144 Lehigh Street, Summit Hill, PA 18250.

Location: Borough of Summit Hill.

Improvements: Auto Service Center—Pep Boys, etc.

Defendant: Fred C. Evans.

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**SALE #2**

Writ of Execution No.: 16-1311.

Property Address: 50 E. Summit Avenue, Summit Hill, PA 18250.

Location: Borough of Summit Hill.

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

Defendant: Fred Evans.

**SALE #3**

Writ of Execution No.: 16-1306.

Property Address: 346 W. Kline Avenue, Lansford, PA 18232.

Location: Borough of Lansford.

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

Defendant: Joseph F. Gentile.

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**SALE #4**

Writ of Execution No.: 17-0842.

Property Address: 1435 Koch Rd., Kunkletown, PA 18058-2523.

Location: Towamensing Township.

Improvements: Residential dwelling.

Defendant: Scott Haines Hinkson.

**SALE #5**

Writ of Execution No.: 15-3055.

Property Address: 15 W. High Street, Nesquehoning, PA 18240.

Location: Village of Nesquehoning.

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

Defendant: James E. Hunsicker.

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**SALE #6**

Writ of Execution No.: 18-2579.

Property Address: 10 Wetzel Road, Jim Thorpe, PA 18229.

Location: Penn Forest Township.

Improvements: Residential dwelling.

Defendant: Raymond J. Jackson.

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**SALE #7**

Writ of Execution No.: 17-2462.

Property Address: 189 Mountain Drive a/k/a 30 Wolf Way, White Haven, PA 18661.

Location: Kidder Township.

Improvements: Residential dwelling.

Defendant: Rita M. Kelly, in her capacity as Executrix of the Estate of James Edward Iskra, Deceased Mortgagor and Real Owner.

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**SALE #8**

Writ of Execution No.: 18-1215.

Property Address: 75 Oak Ridge Drive, Albrightsville, PA 18210.

Location: Partly in the Township of Polk, Monroe County and partly in the Township of Penn Forest.

Improvements: Residential property.

Defendant: Robert Kosko.

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**SALE #9**

Writ of Execution No.: 18-1438.

Property Address: 30-32 Tamaqua Street, Beaver Meadows, PA 18216.

Location: Borough of Beaver Meadows.

Improvements: Residential dwelling.

Defendants: Ann M. Leonard, James G. Leonard and Nicholas Leonard.

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**SALE #10**

Writ of Execution No.: 15-2012.

Property Address: 414 Lake Drive, Nesquehoning, PA 18240.

Location: Borough of Nesquehoning.

Improvements: One and a half sty. frame (conventional).

Defendant: Beth K. Marcavage.

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**SALE #11**

Writ of Execution No.: 17-1423.

Property Address: 39 Caedman Drive, Albrightsville, PA 18210.



## CARBON COUNTY LAW JOURNAL

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Location: Penn Forest Township.

Improvements: Single family dwelling.

Defendants: Doreen Matthews a/k/a Doreen Bufis and Frank Bufis.

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### SALE #12

Writ of Execution No.: 16-3618.

Property Address: 849 E. Patterson Street, Lansford, PA 18232.

Location: Borough of Lansford.

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

Defendants: Desmond E. Wade and Kimberly J. Wade.

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### SALE #13

Writ of Execution No.: 18-1076.

Property Address: 241 East Bertsch Street, Lansford, PA 18232.

Location: Borough of Lansford.

Improvements: Residential dwelling.

Defendant: Nancy B. Whitaker.

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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.

BALLIET, MICHAEL D., Eckman, Jordan, Frankl., \$159,-000.00, 06/05/18

DiGREGORIO, ALBERT M., JR., DiGregorio, Eileen R., Tow. Twp., \$1.00, 06/06/18

BLIHAR, JOSEPH E., Blihar, Joseph E., Palmrtn., \$1.00, 06/06/18

HESSLER, ROBERT J., Johnson, Tammy, Penn For., \$20,000.00, 06/06/18

SEARFOSS, THOMAS C., Swavola, Michael J., Kidder, \$15,300.00, 06/06/18

CHECCA, MICHAEL, Ko, Mikyung, Penn For., \$1.00, 06/06/18

RYDZEWSKI, JOSEPH J., Porto, Joseph F., Nesq., \$1.00, 06/06/18

MAGERMAN, WILLIAM H., Levinson, Amy, Tow. Twp., \$1.00, 06/06/18

SALUK, ADRIAN R., Herbert, Martha Oschypko, Mahoning, \$1.00, 06/06/18

ZIMMERMAN, WILLIAM J., Duschak One LLC, Mahoning, \$1.00, 06/07/18

GEORGE, MATTHEW P., Weiner, Joseph, Tow. Twp., \$23,-000.00, 06/07/18

BOWMAN, DARRYL E., Kathleen A. Wentz Revocable Agreement of Trust, Frankl., \$140,000.00, 06/07/18

COLUMBIA STREET REAL ESTATE LLC, MB Bridge Real Estate LLC, Lehigh, \$1.00, 06/07/18