
CARBON COUNTY LAW JOURNAL

9	Complnt./Pet. for Cust.	Gaines, J.L. (Holman) v. Gaines, B.B. (Papay)	25-FC-2549
1:00 PM			
5	Pet. to Appoint Hrg. Officer	Schleicher, T. (Walbert) v. Schleicher, D.W. (Papay)	21-1153
Friday, May 15			
Judge Matika, Joseph J., Hon.			
1:15 PM			
1	Pet. for Invol. Term.	Hahn, H. (Sebelin) v. Delgado, J., Jr.	26-OC-0005
Thursday, June 30—10:00 AM—NON-SUPPORT COURT—Judge Matika			

**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

ADAMS, JAMES L., JR., Dec'd.

Late of Jim Thorpe.
Administratrix CTA: Kelly Fried, P.O. Box 417, Millstone, NJ 08510.
Attorney: None.

FLETCHER, ONEIL DELROY,
Dec'd.

Late of Lansford Borough.

Administratrix: Teika Tashana Bartlett c/o David W. Crosson, Esq., Crosson & Richetti LLC, 609 W. Hamilton St., Suite 301, Allentown, PA 18101.

Attorneys: David W. Crosson, Esq., Crosson & Richetti LLC, 609 W. Hamilton St., Suite 301, Allentown, PA 18101.

KLEINTOP, PAUL E., Dec'd.

Late of Lehighton.
Executors: Lisa M. Eckhart, 74 Ashfield Road, Lehighton, PA 18235 and Paul M. Kleintop, 927 Church Hill Road, Lehighton, PA 18235.

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

MOYER, BARBARA A., Dec'd.

Late of the Township of Lower Towamensing.

Executor: Theodore Charles Bric a/k/a Theodore C. Bric, 960 E. James Street, Lehighton, PA 18235.

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

SECOND PUBLICATION
FLACCO, RICHARD JOSEPH
a/k/a **RICHARD J. FLACCO**
and **RICHARD FLACCO**,
Dec'd.

Late of 197 Piney Wood Drive,
Jim Thorpe.

Executrix: Karen Flacco, 197
Piney Woods Drive, Jim
Thorpe, PA 18229.

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

KOZEL, EDWARD S. a/k/a ED-
WARD KOZEL, Dec'd.

Late of Lansford.

Executrix: Eileen Marie Fitzsimmons
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

BARNHART, LINDA J., Dec'd.

Late of Jim Thorpe.

Executors: James Miller, 834
Cider Mill Lane, Bel Air, MD
21014 and Diane Smith, 2408
Maxa Meadows Lane, Forest
Hills, MD 21050.

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

DOUGHERTY, JOSEPH R., JR.,
Dec'd.

Late of Summit Hill Borough.

Executor: David P. Dougherty
c/o Karen F. Angelucci, Esquire,
2617 Huntingdon Pike,
Huntingdon Valley, PA 19006.
Attorneys: Karen F. Angelucci,
Esquire, Semanoff Ormsby
Greenberg & Torchia, LLC,
2617 Huntingdon Pike,
Huntingdon Valley, PA 19006.

ULSHAFFER, SHARON D.,
Dec'd.

Late of 15 Anderson Drive,
Lehighton.

Administratrix: Pearl Bell.

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

REGISTER of WILLS

BURNHAUSER, DORIS ANN
a/k/a **DORIS A. BURN-**
HAUSER and **DORIS BURN-**
HAUSER; Jim Thorpe, PA;
Testamentary; Jason M. Rapa,
Esquire.

FLETCHER, ONEIL DELROY;
Lansford, PA; Admn.; David
W. Crosson, Esquire.

ROCHELEAU, MARGARET EL-
LEN FELICE a/k/a **MARGA-**
RET ROCHELEAU; Lehighton,
PA; Testamentary; Jason
M. Rapa, Esquire.

STEIGERWALT, VERONICA
M.; Nesquehoning, PA; Testa-
mentary; Holly A. Heintzel-
man, Esquire.

May 8

SUITS BEGUN

The plaintiff's name appears
first, followed by the name of the
defendant, the case number, the

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DROSDAK, ROBERT M., CAROL A. DROSDAK; Borough of Nesquehoning; 26-CV-0874; 04/24/26; \$700.71

FREITAS PROPERTIES LLC; Public Asset Management Inc., Panther Valley School District; 26-CV-0897; 04/27/26; \$1,337.52

GALLAGHER, MICHAEL; Midland Credit Management Inc; 26-CV-0871; 04/24/26; \$1,073.23

GONZALEZ, KEYLLER, NERENKA RODRIGUEZ VERA; Borough of Nesquehoning ; 26-CV-0909; 04/29/26; \$992.58

HEFFELFINGER, MICHAEL P.; Thomas Burns; 26-CV-0884; 04/27/26; \$5,212.25

HERMAN, ADAM; Carbon County Clerk of Courts; 26-FC-6277; 04/24/26; \$105,191.66

RIDER, RODNEY, MELISSA KARLEY; Lehigh Area School District; 26-CV-0908; 04/29/26; \$2,146.61

SCHOCH, WILBUR, UNKNOWN HEIRS, SUCCESSORS OR ASSIGNS OF WILBUR SCHOCH, DECEASED, ALL PERSONS FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR UNDER WILBUR SCHOCH, DECEASED, OWNER, REPUTED OWNER OR WHEVER MAY BE THE OWNER BY OPERATION OF LAW; Lehigh Area School District; 26-CV-0862; 04/23/26; \$1,623.35

SMALE, DONALD; Brittany Meyers; 26-CV-0866; 04/23/26; \$786.54

ST. JEAN, JOANE., EXECUTRIX MICHAEL R. WHITFORD ESTATE; Lehigh Area School District; 26-CV-0882; 04/27/26; \$2,451.33

VEGA, ALIZA; Carbon County Clerk of Courts; 26-BOC-6275; 04/23/26; \$1,487.30

May 8

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed in the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on the 23rd day of April, 2026, for the purpose of incorporating a nonprofit corporation under the Pennsylvania Nonprofit Corporation Law of 1988.

The name of the corporation is:

THE DOLON-JONES-MARTINO AMERICAN LEGION POST 304, INC.
Thomas S. Nanovic, Esquire
57 Broadway
Jim Thorpe, PA 18229

May 8

PUBLIC NOTICE

COURT OF COMMON PLEAS OF CARBON COUNTY
CIVIL DIVISION
COMMONWEALTH OF PENNSYLVANIA

CARBON COUNTY LAW JOURNAL

NO. 25-CV-0411

WPA II INDUSTRIES, LLC
Plaintiff

vs.

MULTI-FORCE
CONSTRUCTION GROUP,
LLC; PNK P5, LLC;
MS PARK CONSTRUCTION,
LLC; and JEFFREY
SCHNETTLER, individually
Defendants

TO: MULTI-FORCE CON-
STRUCTION GROUP, LLC &
JEFFREY SCHNETTLER, De-
fendants:

The Plaintiff, WPA II INDUS-
TRIES, LLC, has commenced a
civil action against you for
BREACH OF CONTRACT, ETC.
The Court has authorized service
of the Complaint upon you by
publication.

NOTICE

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 against
you and a judgment may be en-
tered against you without fur-
ther notice for relief requested by
Plaintiff. You may lose money or
property or other rights impor-
tant to you.

YOU SHOULD TAKE THIS
NOTICE TO YOUR LAWYER
AT ONCE. IF YOU DO NOT

HAVE A LAWYER OR CAN-
NOT AFFORD ONE, GO TO OR
TELEPHONE THE OFFICE SET
FORTH BELOW TO FIND OUT
WHERE YOU CAN GET LEGAL
HELP.

North Penn Legal Services
101 W. Broad Street
Ste. 713
Hazleton, PA 18201
(877) 953-4250
- or -

Carbon County Bar
Association Lawyer Referral
73 W. Broadway
Jim Thorpe, PA 18229
(610) 379-4950
JOSEPH M. PLAVIN,
ESQUIRE
CRAMER, SWETZ,
McMANUS, JORDAN &
SAYLOR, P.C.
Attorneys for Plaintiff
711 Sarah Street
Stroudsburg, PA 18360

May 8

IN THE COURT OF
COMMON PLEAS OF
CARBON COUNTY,
PENNSYLVANIA

No. 26-FC-0712

IN THE MATTER OF
PETITION FOR CHANGE OF
NAME OF: ARIEL SUE DERR

NOTICE OF NAME CHANGE

NOTICE

CARBON COUNTY LAW JOURNAL

NOTICE IS HEREBY GIVEN that on the 2nd day of April, 2026, a Petition requesting an order to change the name of Ariel Sue Derr to Ariel Elizabeth Koch was filed with the Carbon County Court of Common Pleas, No. 26-FC-0712.

The Court has fixed the 19th day of June, 2026, at 1: 15 p.m, in Courtroom 1, of the Carbon County Courthouse, 4 Broadway, Jim Thorpe, Pennsylvania 18229, as the time and place for the hearing on said petition,

when and where all interested parties may appear and show cause, if any, why the request of the petitioner should not be granted.

DAVID M. SEBELIN,
ESQUIRE
Attorney ID: 311606
SEBELIN & SEBELIN, P.C.
Attorneys for Petitioner
301 South 3rd Street
Lehighton, PA 18235
(610) 379-4499

May 8

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 May 25, 2026 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
Apr. 24; May 1, 8

Sale of the real estate shall be held on Wednesday, May 13, 2026 at 10:00 a.m. online at www.bid4assets.com.

SALE #1

Writ of Execution No.: 22-0774.

Property Address: 130 Lehigh Avenue, Palmerton, PA 18071.

Location: Borough of Palmer-ton.

Improvements: Multi-family home.

Defendant: Michelle L. Bisbing a/k/a Michelle Bisbing a/k/a Michelle L. Deibert.

SALE #2

Writ of Execution No.: 24-CV-1109.

Property Address: 122 W. Pat-terson Street, Lansford, PA 18232.

Location: Borough of Lansford.

Improvements: Single family.

Defendant: Christopher Sean Caldwell.

SALE #3

Writ of Execution No.: 26-CV-0070.

Property Address: 125 West Mill Street, Nesquehoning, PA 18240.

Location: Borough of Nesquehoning.

Improvements: Residential dwelling.

Defendants: Matthew L. Chambers & April N. Kuehn.

SALE #4

Writ of Execution No. 24-CV-2540.

Property Address: 205-207 White Street, Lehighton, PA 18235.

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Location: Borough of Weisport.

Improvements: Single family.

Defendants: Edward A. Christman.

SALE #5

Writ of Execution No.: 20-1872.

Property Address: 605 E. Bertsch Street, Lansford, PA 18232.

Location: Borough of Lansford.

Improvements: Single family.

Defendant: Edward A. Christman.

SALE #6

Writ of Execution No.: 20-2260.

Property Address: 119-121 S. Street, Lehighton, PA 18235.

Location: Borough of Lehighton.

Improvements: Single family

Defendant: Edward A. Christman.

SALE #7

Writ of Execution No.: 25-CV-2794.

Property Address: 491 Stony Mountain Road, Jim Thorpe, PA 18229.

Location: Penn Forest Township.

Improvements: Single family.

Defendant: Hamza G. Elgindy.

SALE #8

Writ of Execution No. 25-CV-0034.

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

Location: Borough of Nesquehoning.

Improvements: Single family.

Defendant: Richard K. Ellis.

SALE #9

Writ of Execution No.: 26-CV-0152.

Property Address: 44 Spring Street, Weatherly, PA 18255.

Location: Borough of Weatherly.

Improvements: Residential property.

Defendants: Betty Jane Fisher & Thomas L. Fisher.

SALE #10

Writ of Execution No.: 24-CV-2935.

Property Address: 545 Franklin Avenue, Palmerton, PA 18071.

Location: Borough of Palmerton.

Improvements: Half double.

Defendants: Todd S. Frank & Melissa S. Frank.

SALE #11

Writ of Execution No.: 24-CV-2657.

Property Address: 222 N. Walnut Street, Summit Hill, PA 18250.

Location: Borough of Summit Hill.

Improvements: Single family.

Defendant: Kristin Hanes.

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SALE #12

Writ of Execution No.: 25-CV-2816.

Property Address: 2336 East Lizard Creek Road, Lehighton, PA 18235.

Location: East Penn Township.

Improvements: Single family.

Defendant: Charles J. Larrimore.

SALE #13

Writ of Execution No.: 25-CV-0715.

Property Address: 70 Wild Creek Drive, Jim Thorpe, PA 18229.

Location: Township of Penn Forest.

Improvements: Single family.

Defendants: Michael J. Louden & Nicole Louden.

SALE #14

Writ of Execution No.: 25-CV-2486.

Property Address: 269 Carnation Lane, Lehighton, PA 18235.

Location: Mahoning Township.

Improvements: Single family.

Defendant: David Munro.

SALE #15

Writ of Execution No.: 25-CV-2862.

Property Address: 18 Thomas Lane, Albrightsville a/k/a Lehighton, PA 18210.

Location: Penn Forest Township.

Improvements: Residential dwelling.

Defendant: Frank Nappi, a/k/a Frank C. Nappi.

SALE #16

Writ of Execution No.: 24-CV-0460.

Property Address: 855 Towamensing Trail, Albrightsville, PA 18210.

Location: Penn Forest Township.

Improvements: Residential dwelling.

Defendant: Debra Pronnicki, Real Owner and Administratrix of the Estate of Mary Clifford.

SALE #17

Writ of Execution No.: 24-CV-2455.

Property Address: 237 W. Patterson Street, Lansford, PA 18232.

Location: Borough of Lansford.

Improvements: Single family.

Defendant: Katusca Delos Santos Ramirez.

SALE #18

Writ of Execution No.: 25-CV-0381.

Property Address: 246 E. Patterson Street, Lansford, PA 18232.

Location: Borough of Lansford.

Improvements: Single family.

Defendant: Roberto Santiago.

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SALE #19

Writ of Execution No.: 25-CV-2831.

Property Address: 1247 Koch Road, Kunkletown, PA 18058.

Location: Township of Towamensing .

Improvements: Residential dwelling.

Defendants: Robert R. Smith; Ashley N. Camps & The Secretary of Housing and Urban Development.

SALE #20

Writ of Execution No. 25-CV-2418.

Property Address: 5 West Main Street, Junedale, PA 18230.

Location: Banks Township.

Improvements: Residential single-family home.

Defendants: Any and All Unknown Heirs of Ronald J. Wandishin.

SALE #21

Writ of Execution No.: 22-1214.

Property Address: 218 E. Abbott Street, Lansford, PA 18232.

Location: Borough of Lansford.

Improvements: Single family.

Defendant: Craig S. Welsh.

MORTGAGES

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

SNYDER, SHELEE, West Capital Lending Inc., Bowmnst., \$72,104.33, 08/11/25

RUIZ, CHAD E., Mortgage Electronic Registration Systems Inc., Penn For., \$343,660.00, 08/11/25

PAISTE, JACOB, Mortgage Electronic Registration Systems Inc., Bowmnst., \$285,000.00, 08/11/25

BOWEN, LEEANN R., Mortgage Electronic Registration Systems Inc., Nesq., \$142,859.00, 08/11/25

KRUCZEK, FRANK JOHN, Jim Thorpe Ntl. Bk., Nesq, \$25,000.00, 08/11/25

WOODMAN, DAVID L., Jim Thorpe Ntl. Bk., Penn For., \$38,000.00, 08/11/25

KRAVETZ, TODD A., First Northern Bk. and Trust Co., Palmrtn., \$60,000.00, 08/11/25

NELSON, DEMETRIS ROMAINE, Navy Federal Credit Union, Penn For., \$31,000.00, 08/12/25

REISSMAN, LUKE, Mortgage Electronic Registration Systems Inc., Penn For., \$344,250.00, 08/12/25

FROHNHEISER, RANDY A., Mortgage Electronic Registration Systems Inc., Palmrtn., \$35,000.00, 08/12/25

TRANGUCH, JOHN M., Mortgage Electronic Registration Systems Inc., Beavr. Md., \$71,000.00, 08/12/25