

## CARBON COUNTY LAW JOURNAL

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**Judge Matika, Joseph J., Hon.**

9:00 AM

3 PFA Hrg. Rivera, J.A. (Bergstein) v. Kalie, G. (Yeager) 19-1943

**Chairman Smith, Debra A., Esq.**

8:30 AM

4 Complnt./Pet. Dobbins, S. (Stafiuc) v. Lopez, J. (Pro Se) 22-1164  
for Cust.

5 Pet./Comp. to Moccia, J.A. (Pro Se) v. Moccia, C.E. (Masington) 15-2601  
Mod. Cust.

6 Pet./Comp. to Moccia, J.A. (Pro Se) v. Moccia, C.E. (Masington) 15-2601  
Mod. Cust.

9:30 AM

7 Complnt./Pet. Seiler, J.D. (Nanovic) v. McIntosh, P. (Pro Se) 22-1637  
for Cust.

10:30 AM

8 Complnt./Pet. Wolcott, T. (Sebelin) v. Wolcott, L. (Pro Se) 22-1781  
for Cust.

11:30 AM

9 Complnt./Pet. Basile, K. (Rapa) v. Jackson, R. (Pro Se) 22-1414  
for Cust.

10 Pet./Comp. to Rivera, C. (Pro Se) v. Conklin, M. (Pro Se) 17-0838  
Mod. Cust.

1:00 PM

11 Pre-Tr. Conf. Hoffman, J. (Rapa) v. Hoffman, B. (Walbert) 21-0666

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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 ACE, SHAREN S. a/k/a SHAR- EN ACE, Dec'd.

Late of 361 N. 9th Street, Lehighton.

Personal Representatives:  
Ethan E. Ace and Ryan L. Ace  
c/o James A. Ritter, Esquire,  
111 E. Harrison St., Suite 2,  
Emmaus, PA 18049-2916.

Attorney: James A. Ritter,  
Esquire, 111 E. Harrison  
Street, Suite 2, Emmaus, PA  
18049-2916.

### CAIRNS, NANCY, Dec'd.

Late of Jim Thorpe.

Executrix: Donna Donahue  
c/o Kelly C. Jamison, Esquire,  
P.O. Box 2257, Albrightsville,  
PA 18210.

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

**HOFFMAN, SHELBY K.,** Dec'd.

Late of Jim Thorpe.

Executor: Richard D. Hoffman.

Attorneys: Travis C. Petty, Esquire, Law Offices of Grieco & Petty, LLC, 120 W. Front Street, Berwick, PA 18603.

**JENSEN, ETHEL K.,** Dec'd.

Late of the Borough of Palmerton.

Executor: Steven A. Jensen, 435 Harvard Avenue, Palmerton, PA 18071.

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

**SECOND PUBLICATION**

**AMBROSE, CAY a/k/a CATHERINA A. AMBROSE a/k/a CATHERINE A. AMBROSE,** Dec'd.

Late of Jim Thorpe.

Executrix: Sherry L. Sernak.

Attorneys: Susan Sernak-Martinelli, Esquire, Law Office of Susan Sernak-Martinelli, 199 North Church Street, Hazleton, PA 18201.

**DURSO, ANGELINA,** Dec'd.

Late of Albrightsville.

Co-Executors: Carmine Durso and Francesco Durso.

Attorney: Scott E. Schermerhorn, Esquire, the Ritz Building, 222 Wyoming Avenue, Scranton, PA 18503.

**GRUBER, CAROL J. a/k/a CAROL GRUBER,** Dec'd.

Late of the Borough of Palmerton.

Co-Executrices: Gail A. Berger, 261 Columbia Avenue, Apt. B, Palmerton, PA 18071 and Linda S. Fritzingler, 2516 Mahoning Mountain Road, Lehighton, PA 18235.

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

**McCAMISH, SAMUEL a/k/a SAMUEL A. McCAMISH,** Dec'd.

Late of Lehighton.

Executor: Michael Alan McCamish c/o Sally L. Schoffstall, Esquire, Schoffstall Elder Law, 2987 Corporate Court, Suite 200, Orefield, PA 18069.

Attorneys: Sally L. Schoffstall, Esquire, Schoffstall Elder Law, 2987 Corporate Court, Suite 200, Orefield, PA 18069.

**MURLO, JOHN, JR.,** Dec'd.

Late of the Borough of Nesquehoning.

Executrix: Angela A. Goides, 57 Diamond Drive, Danville, NH 03819.

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

**SNYDER, BONNIE L.,** Dec'd.

Late of Lower Towamensing Township.

Executrix: Lori Marie Schaffer, 455 Maple Drive, Palmerton, PA 18071.

Attorneys: Jason R. Costanzo, Esquire, ARM Lawyers, 115 East Broad Street, Bethlehem, PA 18018.

**WISOCKY, ROBIN LYNNE**  
a/k/a **ROBIN L. WISOCKY**  
a/k/a **ROBIN WISOCKY,**  
Dec'd.

Late of 131 Columbia Avenue,  
Palmerton.

Administrator: Joshua Kyle  
Jones, 1776 Polk Street, Apt.  
2101, Hollywood, FL 33020.

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

**WOGINRICH, LaRUE D. a/k/a**  
**LaRUE WOGINRICH,** Dec'd.

Late of the Borough of Pal-  
merton.

Executor: John J. Woginrich,  
Jr., 330 Columbia Avenue,  
Palmerton, PA 18071.

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

**THIRD PUBLICATION**

**FORD, DOUGLAS B.,** Dec'd.

Late of Albrightsville.

Executor: Keith D. Ford c/o  
Eric R. Strauss, Esquire, Worth,  
Magee & Fisher, P.C., 2610  
Walbert Avenue, Allentown,  
PA 18104.

Attorneys: Eric R. Strauss,  
Esquire, Worth, Magee &  
Fisher, P.C., 2610 Walbert Av-  
enue, Allentown, PA 18104.

**HENRY, BETHANN,** Dec'd.

Late of the Borough of Palmer-  
ton.

Executrix: Linda Adiletto  
a/k/a Linda L. Adiletto, 707  
5th Street, Palmerton, PA  
18071.

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

**NETZEL, DONNA A.,** Dec'd.

Late of Penn Forest Township.  
Executrices: Natalie M. Fisher  
and Christine F. Ambrose c/o  
Charles G. Cheleden, Esquire,  
275 South Main Street, Suite 11,  
Doylestown, PA 18901.

Attorney: Charles G. Chel-  
eden, Esquire, 275 South Main  
Street, Suite 11, Doylestown,  
PA 18901.

**PFEIFFER, JOAN S. a/k/a JOAN**  
**PFEIFFER a/k/a JOAN SHIR-**  
**LEY PFEIFFER,** Dec'd.

Late of 727 Packer Street,  
Weatherly.

Executrix: Deborah Woodring,  
237 Walden Lane, Weatherly,  
PA 18255.

Attorneys: Casey A. Gillespie,  
Esquire, Gillespie Miscavige &  
Ferdinand, LLC, 3 E. Butler  
Drive, Suite 102, Drums, PA  
18222.

**STRAUBINGER, JEAN,** Dec'd.

Late of 118 South Avenue, Jim  
Thorpe.

Executrix: Diane L. Highland.  
Attorneys: David M. Sebelin,  
Esquire, Sebelin & Sebelin,  
P.C., 301 South 3rd Street, Le-  
highton, PA 18235.

**REGISTER OF WILLS**

JENSEN, ETHEL K.; Palmerton, PA; Testamentary; Jenny Y.C. Cheng, Esquire.  
MOWERY, ROSEANN D. a/k/a ROSEANN MOWERY; Lehighton, PA; Testamentary; David M. Sebelin, Esquire.

Oct. 14

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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.

ACCARDI, GAIGE obo O.A. (M.); Fabian Rivera Vazquez; 22-1858; PFSVI; Pro Se; 10/04/22.

AMERIHOM MORTGAGE COMPANY LLC; Unknown Heirs Occupants; 22-1860; Ejectment; Kenya Bates, Esquire; 10/05/22.

CEURILLI, DAVID; Andrea Sicora Johnson, Cass A. Chies & Diamond 1st Real Estate LLC d/b/a Diamond 1st Real Estate; 22-1832; Civil Action; Gary Schafkopf, Esquire; 09/30/22.

DISASTER BLASTER INC.; Richard A. Flynn, Jr.; 22-1864; Civil Action; Ryan J. Brannon, Esquire; 10/06/22.

DUBOWY, JENNA L.; Vincent W. Newman; 22-1861; Custody; Cynthia S. Yurchak, Esquire; 10/05/22.

FARINA, LINDA; Brandi L. Bachman-Tanis, Kyle Tanis; 22-1847; DJ Appeal; Pro Se; 10/03/22.

MAUCHCHUNK TRUST COMPANY; Brenda Lee Luzunaris-Krawchuk a/k/a Brenda Luzunaris & Michael Timothy Krawchuk a/k/a Michael Krawchuk; 22-1856; Civil Action; Thomas S. Nanovic, Esquire; 10/04/22.

MIDFIRST BANK; Shawn P. Billings; 22-1862; Mortgage Foreclosure; Katherine M. Wolf, Esquire; 10/05/22.

OLSON, GABRIELLE; Joseph Remaley, Jr.; 22-1866; Custody; Pro Se; 10/06/22.

SIGMAN, ANDREW; Ann Boguniewicz; 22-1843; Quiet Title; Benjamin J. Storms, Esquire; 10/03/22.

STAIVECKI, MARCELLA; Joseph A. Staivecki; 22-1857; Protect/Abuse; Pro Se; 10/04/22.

SYNCHRONY BANK; Colleen Nickel; 22-1840; Civil Action; Gregg L. Morris, Esquire; 10/03/22.

TRUIST f/k/a BRANCH BANKING & TRUST CO. SUCCESSOR BY MERGER TO NATIONAL PENN BANK; Roberta M. Heiney et al.; 22-1863; Mortgage Foreclosure; Nathalie Paul, Esquire; 10/05/22.

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE SUCCESSOR IN INTEREST ET AL.; John I. Velez, Debra Velez;

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JOHN McLAUGHLIN FLOOR-  
ING INSTALLATIONS; Com-  
monwealth of Pennsylvania  
Department of Labor and In-  
dustry; 22-1835; 10/03/22;  
\$1,040.69

KATTNER, TECKI; Roger Mara-  
son, Dolores Marason; 22-1844;  
10/03/22; \$6,614.25

KOLTZ, KATHLEEN, DYLAN  
MARRERO; Borough of Le-  
highton; 22-1829; 09/29/22;  
\$782.46

McANDLESS, ALYSIA M.; Bor-  
ough of Lansford; 22-1855;  
10/04/22; \$1,109.07

McGINLEY, THOMAS JOSEPH;  
Carbon County Clerk of Courts;  
22-7239; 09/29/22; \$563.30

McHOSE, AMANDA; Midland  
Credit Management Inc.; 22-  
1838; 10/03/22; \$493.79

MESSINGER, AMANDA; Car-  
bon County Clerk of Courts;  
22-7236; 09/29/22; \$1,715.90

MOYER, EUGENE W.; Carbon  
County Clerk of Courts; 22-  
7238; 09/29/22; \$2,096.57

PORTELLA, NANCY; Midland  
Credit Management Inc.; 22-  
1839; 10/03/22; \$1,008.64

ROLDAN, JOSE & DIANE  
ROLDAN; Borough of Lans-  
ford; 22-1842; 10/03/22; \$1,134-  
.61

SMELA, DOUGLAS, JR.; Carbon  
County Clerk of Courts; 22-  
7240; 10/03/22; \$2,620.00

SPENCER, JAHMIR JOSEPH;  
Carbon County Clerk of Courts;  
22-7237; 09/29/22; \$1,045.07

WALCK, REBECCA; Carbon  
County Clerk of Courts; 22-  
7241; 10/03/22; \$700.00

ZOUARI, AHMED; Borough of  
Lehighton; 22-1827; 09/29/22;  
\$427.00

Oct. 14

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**LEGAL NOTICE**

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**PUBLIC JUDICIAL SALE**

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PURPOSE: Properties to be  
sold free and clear of all tax and  
municipal claims, liens, charges  
and estates of whatsoever kind  
(except ground rents).

DATE/TIME: November 21,  
2022 at 10:00 A.M.

PLACE: Carbon County  
Courthouse, Courtroom #1, 2  
Broadway, Jim Thorpe, Pennsyl-  
vania.

TERMS: Cash, cashier's check,  
certified check or money order  
made payable to the Carbon  
County Tax Claim Bureau, at the  
time the property is struck down.  
All sales are final. Information  
pertaining to the Judicial Sale  
and a complete list of properties  
for sale are available on the  
county's website at:

[www.carboncounty.com](http://www.carboncounty.com), click  
services, then Tax Claim Bureau  
or send your request and \$10.00  
fee to the Carbon County Tax  
Claim Bureau, P.O. Box 37, Jim  
Thorpe, PA 18229.

**BIDDER REGISTRATION  
WILL ONLY BE ACCEPTED  
UNTIL NOVEMBER 10, 2022.**

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REFERENCE: Unsold Properties advertised in The Times News and Carbon County Law Journal as follows: August 13, 2021 for the Upset Sale Date of September 24, 2021.

NOTE TO PROPERTY OWNERS: TO ENSURE YOUR PROPERTY IS REMOVED FROM THE JUDICIAL SALE LIST, ALL TAXES OWED TO THE CARBON COUNTY TAX CLAIM BUREAU MUST BE PAID IN FULL NO LATER THAN 12:00 P.M., NOVEMBER 18TH!

Reneé Roberts, Director  
Carbon County  
Tax Claim Bureau

Business Hours:  
8:30 a.m. to 4:30 p.m.  
Phone: (570) 325-3635

Oct. 14

**NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE**

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

NO. 21-3032

NATIONSTAR MORTGAGE  
LLC d/b/a MR. COOPER  
Plaintiff

v.

BRI MONTANA, IN HER  
CAPACITY AS  
ADMINISTRATRIX AND  
HEIR OF THE ESTATE OF  
BARBARA MONTANA a/k/a  
BARBARA RENEE

MONTANA a/k/a BARBARA  
R. MONTANA; SHANE  
MONTANA, IN HIS  
CAPACITY AS HEIR OF  
BARBARA MONTANA a/k/a  
BARBARA RENEE  
MONTANA a/k/a BARBARA  
R. MONTANA ET AL.

Defendants

**COMPLAINT IN MORTGAGE  
FORECLOSURE**

To: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BARBARA MONTANA a/k/a BARBARA RENEE MONTANA a/k/a BARBARA R. MONTANA, Defendant(s), 25 HUNTER LN. f/k/a 305 HUNTER LN., ALBRIGHTSVILLE, PA 18210

You are hereby notified that Plaintiff, NATIONSTAR MORTGAGE LLC d/b/a MR. COOPER, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of CARBON County, PA docketed to No. 21-3032, seeking to foreclose the mortgage secured on your property located, 25 HUNTER LN. f/k/a 305 HUNTER LN., ALBRIGHTSVILLE, PA 18210.

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NOTICE

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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  
Hazleton, PA 18201  
(877) 953-4250  
JENINE DAVEY, ESQUIRE  
ID No. 87077  
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

Oct. 14

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**ACTION TO QUIET TITLE**

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COURT OF COMMON PLEAS  
OF CARBON COUNTY,  
COMMONWEALTH OF  
PENNSYLVANIA

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Docket No.: 22-0133

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BENJAMIN J. STARR  
Plaintiff

vs.

SHADDAI LAND  
CORPORATION  
Defendant

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NOTICE

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TO: SHADDAI LAND CORPORATION

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 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 INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED OR NO FEE.

North Penn Legal Service  
101 West Broad Street  
Suite 713  
Hazleton, PA 18201  
Phone (877) 515-7628 ext. 5338  
Fax (570) 455-3625

- or -

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

KIM R. ROBERTI, ESQUIRE  
ROBERTI & ROBERTI, LLC  
56 Broadway  
P.O. Box 29  
Jim Thorpe, PA 18229-0029

Oct. 14

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**NONPROFIT CORPORATION**

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NOTICE IS HEREBY GIVEN that on June 6, 2022, Articles of Incorporation were filed with the Department of State for:

PEGGY SUE O'DONNELL  
MEMORIAL FUND

a nonprofit corp. organized under the Nonprofit Corp. Law of 1988 of the Commonwealth of PA, exclusively for charitable purposes.

JAMES R. NANOVIC,  
ESQUIRE

57 Broadway  
P.O. Box 359

Jim Thorpe, PA 18229

Oct. 14

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**FICTITIOUS NAME NOTICE**

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NOTICE IS HEREBY GIVEN, pursuant to the provisions of Act 295 of 1982, as amended, of intention to file, or the filing of, in the Office of the Secretary of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, a certificate for the conduct of a business in Pennsylvania, under the assumed or fictitious name, style or designation of:





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**PERIODICAL PUBLICATION**

**\* Dated Material. Do Not Delay. Please Deliver Before Monday, October 17, 2022**

NAME:  
BEECHWOOD LODGE  
with its principal place of business at: 314 Beechwood Lane,  
Lehighton, PA 18235.

The name of the entity owning  
or interested in said business is:  
MAE DELONG.

JAMES R. NANOVIC,  
ESQUIRE

57 Broadway  
P.O. Box 359  
Jim Thorpe, PA 18229

Oct. 14