

CARBON COUNTY LAW JOURNAL

10:30 AM			
5	Pet. to Mod. Cust.	Nase, C.J. (Pro Se) v. Costello, J.L. (Jamison)	14-1216
6	Cust. Count in Complnt.	Arieta, M.R. (Holman) v. Arieta, R.M. (Pro Se)	23-FC-1579
11:30 AM			
7	Pet. to Mod.	Riche, R.F. (Masington) v. Vanhorn, A.L. (Pro Se)	20-0720
8	Pet. to Mod. Cust.	Ortiz-Troxell, J. (Kemmerer) v. Snyder, N.L. (Stehle)	22-0999
1:00 PM			
9	Complnt. in Divorce Filed	Julius, S. (Sebelin) v. Julius, D. (Kemmerer)	20-0437
Judge Matika, Joseph J., Hon.			
9:00 AM			
1	Protection from Abuse Pet.	Sinclair, S. (Pro Se) v. Green, R.A. (Pro Se)	23-FC-1744

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

SZAKACS, OLGA MARYLYN
a/k/a **O. MARYLYN SZAKACS**, Dec'd.

Late of the Township of Franklin.

Co-Executrices: Shannon M. Knappenberger, 330 Acorn Drive, Lehighton, PA 18235 and Jennifer Ann Szakacs-

Strohl, 129 Sparrow Lane, Jim Thorpe, PA 18229.

Attorneys: Jason M. Rapa, Esquire, Rapa Law Office, P.C., 141 South First Street, Lehighton, PA 19235.

SECOND PUBLICATION

HENRY, ESTHER, Dec'd.

Late of Junedale.

Administratrix: Eva Henry.
Attorneys: Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202.

HONISH, MARY T. a/k/a MARY HONISH, Dec'd.

Late of Hazleton.

Executor: Brian Honish.
Attorneys: Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202.

SMITH, DELORES M., Dec'd.

Late of 1129 Mauch Chunk Road, Palmerton.

Executors: Donna A. Smith a/k/a Donna A. Werner, 665 Gun Club Road, Palmerton, PA 18071 and Garry E. Smith, 1129 Mauch Chunk Road, Palmerton, PA 18071.

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

THIRD PUBLICATION

GETZ, CAROL A., Dec'd.

Late of Kidder Township.
Executor: Jeremy G. Melber, 2027 Wentz Church Road, Lansdale, PA 19446.
Attorney: Jill Nagy, Esquire, Summers Nagy Law Office, 35 S. Duke St., York, PA 17401.

KRALL, DENOM M. a/k/a DENOM KRALL, Dec'd.

Late of the Township of Penn Forest.
Administrator: David M. Krall, 667 Pine Hill Road, Andreas, PA 18211.

Attorneys: Jeffrey P. Bowe, Esquire, Bowe & Odorizzi Law, LLC, 109 West Broad Street, Tamaqua, PA 18252.

PERO, ANN M., Dec'd.

Late of Beaver Meadows.
Administrator: Good News Consulting, Inc. c/o Snoke Dubbs & Buhite Law, Inc., 204 St. Charles Way, Suite F, York, PA 17402.
Attorney: Amanda Snoke Dubbs, Esquire.

REGISTER OF WILLS

CHERBA, JOHN A. a/k/a JOHN ANTHONY CHERBA a/k/a JOHN CHERBA; Weatherly, PA; Admn.; Michael D. Casari, Esquire (Luzerne County).

DAVIS, WILLIAM H.; Jim Thorpe, PA; Testamentary; Kim Roberti, Esquire.

Sept. 29

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.

ALBURGER, ROBERT; Gabrielle Felton; 23-CV-1851; Partition; Kim M. Gillen, Esquire; 09/21/23.

BALDERSTON, ELIZABETH; Amanda Montz, Randal Funderburk; 23-FC-1808; Custody; Michael D. Casari, Esquire; 09/18/23.

BANK OF AMERICA N.A.; Anthony Feller; 23-CV-1842; Debt Collection; Jonathan P. Cawley, Esquire; 09/20/23.

BANK OF AMERICA N.A.; Jennifer Muffley; 23-CV-1845; Debt Collection; Jonathan P. Cawley, Esquire; 09/20/23.

BIONDI, JAMIE; Commonwealth of Pennsylvania Department of Transportation; 23-CV-1789; License Appeal; Paul Mallis, Esquire; 09/15/23.

BLOCKER, ALICIA; Doreen Blocker; 23-FC-1795; Protection From Abuse; Pro Se; 09/18/23.

BLOCKER, DOREEN; Alicia Blocker; 23-FC-1843; Protection From Abuse; Pro Se; 09/20/23.

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REPPERT, JAMES; Carbon County Clerk of Courts Office; 23-BOC-6662; 09/15/23; \$2,654.90

ROLDAN, JOSE, GEORGIA ROLDAN; Public Asset Management Inc., Panther Valley School District; 23-CV-1827; 09/19/23; \$1,441.17

ROTH, JONATHAN; Carbon County Clerk of Courts Office; 23-BOC-6690; 09/20/23; \$1,656.89

SCHLEICHER, BRITTANI K., LAVONA A. SCHLEICHER; Lehigh Area School District; 23-CV-1818; 09/19/23; \$1,480.53

SIGAFOOS, DONALD, JR.; Carbon County Clerk of Courts Office; 23-BOC-6661; 09/15/23; \$1,707.90

SMITH, RONALD L., MICKEY M. SMITH, MIKE T. SMITH; Lehigh Area School District; 23-CV-1823; 09/19/23; \$1,685.08

STALLWORTH, LAWRENCE; Carbon County Clerk of Courts Office; 23-BOC-6657; 09/15/23; \$1,279.93

STASKO, ARRON; Carbon County Clerk of Courts Office; 23-BOC-6660; 09/15/23; \$2,797.07

STELLY, SHANE; Carbon County Clerk of Courts Office; 23-BOC-6659; 09/15/23; \$2,372.07

STRANGER, MARCELLA A.; Lehigh Area School District; 23-CV-1802; 09/18/23; \$2,814.50

VISION SOLAR LLC; Donald Colvin, Lacey Liszcz; 23-CV-1793; 09/15/23; \$4,741.00

WANAMAKER, KENNETH, JR.; Carbon County Clerk of Courts Office; 23-BOC-6658; 09/15/23; \$1,366.33

YOSTYS AUTO SERVICE INC.; Commonwealth of Pennsylvania Department of Labor & Industry; 23-CV-1799; 09/18/23; \$5,093.89

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**NOTICE OF LIMITED
LIABILITY COMPANY**

NOTICE IS HEREBY GIVEN that a Certificate of Organization for a Domestic Limited Liability Company has been filed with the Corporation Bureau of the Pennsylvania Department of State on or about August 16, 2023, for the purpose of creating a limited liability company pursuant to the provisions of the Pennsylvania Limited Liability Company Law of 1994, 15 Pa. C.S.A. §8901 et seq.

The name of the limited liability company is:

BREEZEWOOD
HILLS FARM, LLC
Kim M. Gillen, Esquire
The Law Office of
Kim M. Gillen, P.C.

613 Blakeslee Blvd.
Drive E.
Suite 103
Lehigh Area, PA 18235
(484) 613-0011 (PHONE)
(484) 464-0003 (FAX)

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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 October 23, 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
Sept. 22, 29; Oct. 6

Sale of the real estate shall be held on Wednesday, October 11, 2023 at 10:00 a.m. online at www.bid4assets.com.

SALE #1

Writ of Execution No.: 23-0036.

Property address: 48 West 7th Street a/k/a 48 W. 7th Street, Jim Thorpe, PA 18229.

Location: Borough of Jim Thorpe.

Improvements: Unknown.

Defendants: Aaron B. Bedford a/k/a Aaron Boyd Bedford and Tina M. Strubinger a/k/a Tina M. Faille-Strubinger a/k/a Tina Bedford a/k/a Tina M. Bedford a/k/a Tina Marie Bedford.

Location: Penn Forest Township.

Improvements: Unknown.

Defendant: John T. Johnson.

SALE #3

Writ of Execution No.: 23-0202.

Property Address: 874 State Route 903, Jim Thorpe, PA 18229.

Location: Penn Forest Township.

Improvements: Unknown.

Defendant: K.S.H. Holding, Inc.

SALE #2

Writ of Execution No.: 23-0035.

Property Address: 36 Piney Woods Drive, Jim Thorpe, PA 18229.

SALE #4

Writ of Execution No.: 14-2209.

Property Address: 19 E. Center Street, Nesquehoning, PA 18240.

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Location: Borough of Nesquehoning.

Improvements: Residential Dwelling.

Defendant: Herbert V. McIntosh a/k/a Herbert McIntosh.

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SALE #5

Writ of Execution No.: 22-1582.

Property Address: 111 W. Railroad Street, Nesquehoning, PA 18240.

Location: Village of Nesquehoning.

Improvements: Unknown.

Defendant: Troy S. Minnich.

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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.

TAX CLAIM BUREAU OF CARBON COUNTY, Lansford Alive Inc., Lansfd., \$1,000.00, 05/03/23

TAX CLAIM BUREAU OF CARBON COUNTY, Durdybayeva, Feruza, Penn For., \$806.00, 05/03/23

HOFFMAN, FLOYD, Zemba, Thomas, Leh. Twp., \$50,000.00, 05/03/23

PERCEY, JAMES W., JR., Percey, James W., Jr., Tow. Twp., \$1.00, 05/03/23

POWLEY LLC, Potteiger, Scott, Kidder, \$615,000.00, 05/03/23

ECKHART, TIMOTHY M., Damico, Michael W., Mahoning, \$52,500.00, 05/04/23

MATYAS, NANCY L., Dickinson, Gerald, Banks, \$115,000.00, 05/04/23

FAENZA, DAVID K., JAT Construction and Development LLC, Lansfd., \$70,000.00, 05/04/23

WELLS, BRENDA LEE, Lehigh Valley Private Equity Fund LLC, Lansfd., \$500,000.00, 05/04/23

RAC HOMES LLC, Zima, Kenneth G., Penn For., \$20,000.00, 05/04/23

CLEAVER, JAMES W., Cleaver, James W., Penn For., \$1.00, 05/04/23

PERCEY, JAMES W., JR., Percey, Brandon James, Tow. Twp., \$1.00, 05/04/23

McALLISTER, ANTHONY C., Great Pocono Enterprises LLC, Penn For., \$1.00, 05/04/23

FORTUNATO, GREGORY VINCENT, GVF Realty LLC, Lansfd., \$60,358.00, 05/04/23

SCHLECKER, ROBIN D., Four Brothers Holding LLC, Penn For., \$23,000.00, 05/04/23

LEHIGHTON HOLDINGS LP, 1461 Leaves LLC, Mahoning, \$1,225,000.00, 05/04/23

CENTENARY UNITED METHODIST CHURCH OF WEATHERLY, Bartosevich, Edward, Weatherly., \$50,000.00, 05/04/23