
CARBON COUNTY LAW JOURNAL

3	Appeal from Arbitration	Aspen Ridge Landscaping, Inc. (Dougherty) v. Noyola, J. (Trovato)	24-CV-1233
Friday, January 16 Judge Nanovic, Roger N., II, Hon. 1:15 PM			
1		Hazleton School Employees Credit Union (Lucas) v. Pelley, M.B. (Pro Se)	25-CV-0531

**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.

SECOND PUBLICATION
BROUGHER, JAMES F., Dec'd.
Late of Lehighton.
Executrix: Kathleen Brougher,
3135 East Church Circle,
Whitehall, PA 18052.
Attorney: None.

FRITZ, MELBA V., Dec'd.
Late of the Township of Franklin.
Executor: Richard J. Strausberger, Jr., 105 Scheller Hill Road, Kunkletown, PA 18058.

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

GRAHAM, MARK J., Dec'd.
Late of Weatherly.
Administratrix: Heather H. Graham.

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

HAHN, TERRY ALLEN, Dec'd.
Late of Palmerton.
Co-Executrices: Kimberly R. Hahn and Jilliam M. Adamson.

Attorney: Arley L. Kemmerer, Esquire, 58 Broadway, Jim Thorpe, PA 18229.

HAWK, JAMES W., Dec'd.
Late of the Township of Franklin.
Executors: Ms. Denise L. Schleicher, 54 Breezy Lane, Lehighton, PA 18235 and Mr. Dennis E. Hawk, 840 Club Road, Palmerton, PA 18071.

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

LAMBERT, BRUCE M., Dec'd.

Late of the Township of Towamensing.

Executrix: Monica R. Newhard, 195 Gun Club Road, Palmerton, PA 18071.

Attorneys: Steven D. Brown, Esquire, Spengler Brown Law Offices, 110 East Main Street, Bath, PA 18014.

McARDLE, DAVID C., Dec'd.

Late of Jim Thorpe.

Executrix: Susan M. McArdle, 634 Erford Road, Camp Hill, PA 17011.

Attorney: None.

SEMAC, THOMAS J. a/k/a THOMAS SAMEC, Dec'd.

Late of Tresckow.

Executor: John J. Semac.

Attorneys: James A. Schneider, Esquire and William J. Schneider, Esquire, 439 West Broad Street, Hazleton, PA 18201-6106.

VOLTAGGIO, NICHOLAS A. a/k/a NICHOLAS VOLTAGGIO, Dec'd.

Late of the Township of Penn Forest.

Executrix: Michele J. Tesoriero, 114 Bay 40th Street, Brooklyn, NY 11214.

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

THIRD PUBLICATION

POTTER, ROBERT F., Dec'd.

Late of Jim Thorpe.

Administratrix: Joan H. Potter c/o Daniel G. Dougherty, Esquire, 881 3rd St., Suite B-3, Whitehall, PA 18052.

Attorney: Daniel G. Dougherty, Esquire, 881 3rd St., Suite B-3, Whitehall, PA 18052.

TOWNE, DANIEL J., Dec'd.

Late of the Township of Towamensing.

Executor: Joseph A. Acanfora, 70 David Circle, Lehigh, PA 18235.

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

REGISTER of WILLS

ECKHART, DEBRA K.; Lehigh, PA; Testamentary; James R. Nanovic, Esquire.

FOX, MARY A.; Nesquehoning, PA; Admn.; Robert T. Yurchak, Esquire.

MILLER, CATHERINE FRANCES a/k/a CATHERINE MILLER; Nesquehoning, PA; Testamentary; Robert T. Yurchak, Esquire.

SWARTZ, PATRICIA L. a/k/a PATRICIA SWARTZ; Lehigh, PA; Testamentary; James R. Nanovic, Esquire.

Jan. 9

SUITS BEGUN

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

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- HUNSICKER, VICTORIA; Carbon County Clerk of Courts; 25-BOC-8048; 12/29/25; \$2,129.13
- KUNKLE, JOHN H., THERESA A. KUNKLE; Lower Towamensing Township; 25-CV-2977; 12/29/25; \$1,556.05
- MARTINEZ, VIANEY; Carbon County Clerk of Courts; 25-BOC-8035; 12/29/25; \$2,354.47
- McFARLAND, JED; Carbon County Clerk of Courts; 25-BOC-8057; 12/31/25; \$1,632.47
- MEJIA, MORGE, JR.; Carbon County Clerk of Courts; 25-BOC-8030; 12/29/25; \$2,845.30
- MINA, KELSEY; Carbon County Clerk of Courts; 25-BOC-8056; 12/31/25; \$1,554.58
- MOGOBET, REINALDO; Carbon County Clerk of Courts; 25-BOC-8050; 12/29/25; \$3,223.53
- MOYER, THOMAS; Carbon County Clerk of Courts; 25-BOC-8034; 12/29/25; \$2,248.13
- PFLEGER, RACHAEL; Carbon County Clerk of Courts; 25-BOC-8044; 12/29/25; \$1,990.30
- PFLEGER, RACHAEL; Carbon County Clerk of Courts; 25-BOC-8045; 12/29/25; \$1,362.47
- PHILLIPS, JASONE., KAY PHILLIPS; Lower Towamensing Township; 25-CV-2991; 12/31/25; \$1,731.05
- POCRAIN, NATHALIE; Carbon County Clerk of Courts; 25-BOC-8033; 12/29/25; \$902.02
- POLANCO, JOSE BAEZ; Carbon County Clerk of Courts; 25-BOC-8051; 12/29/25; \$2,385.30
- REPPERT, MATTHEW; Carbon County Clerk of Courts; 25-BOC-8053; 12/29/25; \$2,329.97
- REX, RENAE; Panther Valley School District, Public Asset Management; 25-CV-2975; 12/29/25; \$1,419.79
- SANTAFIORE, CHRISTOPHER; Carbon County Clerk of Courts; 25-BOC-8039; 12/29/25; \$2,415.13
- SANTIAGO, CHRISTOPHER; Carbon County Clerk of Courts; 25-BOC-8038; 12/29/25; \$24,400.47
- SERNAK, DILLON; Carbon County Clerk of Courts; 25-BOC-8054; 12/29/25; \$1,654.58
- SOLT, JOHN F., MICHELE SOLT; Manhoning Township Municipal Authority; 25-CV-2973; 12/29/25; \$1,794.84
- STROHL, JEFFREY; Carbon County Clerk of Courts; 25-BOC-8059; 12/31/25; \$3,603.20
- YEAGER, STEVEN; Carbon County Clerk of Courts; 25-BOC-8032; 12/29/25; \$7,087.47
- YELITO, CASIMER; Carbon County Clerk of Courts; 25-BOC-8049; 12/29/25; \$2,415.46
- Jan. 9
-
- COURT OF COMMON
PLEAS CARBON COUNTY**
-
- NO. 23-CV-1334
-
- IN RE: POLANSKY LANE
-
- NOTICE REQUIRED BY
SECTION 5527.1
OF THE JUDICIAL CODE

TO: ALL PERSONS unknown, claiming any legal or equitable right, title, estate, lien or interest in the property described below in the Complaint herein:

The plaintiff in the above-captioned matter has filed an action to quiet title pursuant to Section 5527.1 of the Judicial Code, 42 Pa.C.S. § 5527.1, seeking to acquire title by adverse possession of real property

ALL that certain lot, untaxed and unclaimed piece or parcel of land situate in the Township of Kidder, County of Carbon and State of Pennsylvania; described as follows in Complaint following:

If you wish to challenge the claim of adverse possession, you must respond to the action to quiet title within one year after this Complaint and notice are served by commencing an action in ejectment against the plaintiff and serving attorney of record.

MICHAEL J. REED,
ESQUIRE

35 Lakeview Rd.
Downingtown, PA 19335
(610) 647 6777

mike@mjreedlaw.com

IN RE: POLANSKY LANE

All persons unknown, claiming any legal or equitable right, title, estate, lien or interest in the property described in the complaint names as DOES 1-5

COMPLAINT TO
QUIET TITLE

COMES NOW George F. Thornton, Plaintiff in the above-styled and numbered cause, by and through his Attorney, and files Complaint to Quiet Title to alleged abandoned land

1. Plaintiff is owner and Trustee of Lots upon Lakeview Drive, Township of Kidder, County of Carbon whose office for doing business is PO BOX 248, Uwchland PA 19480.

2. Plaintiff has no knowledge of the true names and identities of Defendants sued in this action but named DOES 1-5 and therefore sues them by such fictitious names. This Complaint will be amended when the true identities are ascertained.

3. The property which is the subject matter of this action situated in the County of Carbon, Commonwealth of Pennsylvania and described as follows:

ALL that certain lot, piece or parcel of land situate in the Township of Kidder, County of Carbon and State of Pennsylvania;

BEGINNING at a found iron pin corner in the southwesterly line of Polansky Lane (Undeveloped), being the northeasterly corner of land now or formerly George Thornton by Deed Book 2332, Page 275 as shown on Plot of Lots of the THORNTON MI-

NOR SUBDIVISION herein after referred to and being recorded in the Office of the Recorder of Deeds in Carbon County

THENCE through Polansky Lane (Undeveloped) North 21°46'58" East thirty eight and twenty five no hundredths (38.25) feet to a found iron pipe corner in the northeasterly line of Polansky Lane (Undeveloped);

THENCE along the northeasterly line of Polansky Lane (Undeveloped) the following three (3) courses and distances;

(1) South 64°30'22" East fifty three and two one hundredths (53.02) feet to a found iron pipe corner;

(2) South 65°13'49" East forty nine and seventy six one hundredths (49.76) feet to a found iron pipe corner;

(3) South 64°32'27" East forty nine and sixty seven one hundredths (49.67) feet to a found iron pipe corner;

THENCE through Polansky Lane (Undeveloped) South 25°39'00" West thirty nine and sixty one hundredths (39.60) feet to a found iron pin corner in the northeasterly corner of New Lot No. 2 on Plot of Lots of the THORNTON MINOR SUBDIVISION;

THENCE along land now or formerly of the THORNTON MINOR SUBDIVISION the following four (4) courses and distances;

(1) North 63°55'57" West forty nine and eighty seven one hundredths (49.87) feet to a found iron pin corner;

(2) North 64°21'00" West twenty five and no hundredths (25.00) feet to a set iron pin corner;

(3) North 64°21'00" West twenty five and no hundredths (25.00) feet to a found iron pipe corner;

(4) North 64°21'00" West seventy five and no hundredths (75.00) feet to the PLACE OF BEGINNING.

CONTAINING (5,858) square feet of land, being the same, more or less.

BEING all of that piece of POLANSKY LANE

4. Defendants designated as DOES 1 through 5 "all persons unknown, claiming any legal or equitable right, title, estate, lien or interest in the property described in the Complaint."

5. Plaintiff, is now, and at all times mentioned in this Complaint, has been the owner of and in the possession of all the real property described in Paragraph 5 above, more than 10 years prior to this date and from 1993, said real property to be hereinafter referred to as the Property.

6. No known living or dead Defendants claim an interest and estate in the Property adverse to plaintiff.

7. Plaintiff has had exclusive, complete, actual, open, notorious, hostile, and continuous possession of the Property adverse to defendants for more than 28 years. Plaintiff has made and paid for all repairs, upkeep, and insurance on the property for the past 22 years. Plaintiff is unable to borrow against the property bordering this property to make necessary repairs, which lack of repair results in waste of the Property.

8. Unless all others are enjoined from asserting their adverse claims to the Property, Defendants could assert their adverse claims resulting in irreparable harm, damage, and injury to plaintiff. Plaintiff has no adequate remedy at law.

WHEREFORE, Plaintiff requests judgment against Defendants and each of them, known or unknown, as follows:

1. That Defendants be required to set forth the right, nature, and virtue of their claim to the Property, and that all adverse

claims of the Defendants be determined by decree of this Court.

2. That it be declared and adjudged that Plaintiff is the owner of the Property and entitled to possession.

3. That it be declared and adjudged that the Defendants have no estate, right, title, or interest whatsoever in or to the Property or any part of it.

4. That Defendants be permanently enjoined and restrained from asserting any estate, right, title, or interest whatsoever, in or to the Property or any part of it, adverse to Plaintiff.

5. For costs; and

6. For such other and further relief as the court may deem proper.

By: /s/ Michael J Reed, Esq.

MICHAEL J. REED, ESQUIRE
Plaintiff's Attorney
35 Lakeview Rd.
Downingtown, PA 19335
(610) 647 6777
mike@mjreedlaw.com

Jan. 9

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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 26, 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
Dec. 26; Jan. 2, 9

Sale of the real estate shall be held on Wednesday, January 14, 2026 at 10:00 a.m. online at www.bid4assets.com.

SALE #1

Writ of Execution No.: 25-CV-0010.
Property Address: 89 Penn Street, Lehighton, PA 18235.
Location: Franklin Township.
Improvements: Residential property.
Defendant: Lila A. Andrew.

SALE #2

Writ of Execution No.: 25-CV-0805.
Property Address: 310 Delaware Avenue, Palmerton, PA 18071.
Location: Borough of Palmerton.
Improvements: Multi family.
Defendants: 310DELAWAREAVE LLC & Joannis Kostas.

SALE #3

Writ of Execution No.: 18-3059.
Property Address: 414 Centre Street, Parryville, PA 18071.
Location: Borough of Parryville.
Improvements: Two story frame (conventional).
Defendant: Richard H. Behler.

SALE #5

Writ of Execution No.: 25-CV-0345.
Property Address: 96 Wylie Circle a/k/a 1857 Wylie Circle, Albrightsville, PA 18210.
Location: Penn Forest Township.
Improvements: Residential dwelling.
Defendant: Michael A. Gwynn a/k/a Michael Gwynn, in his

Capacity as Heir of Cynthia Griffin a/k/a Cynthia R. Griffin; Darrin Aenee Griffin a/k/a Darrin Griffin Jr., in his Capacity as Heir of Cynthia Griffin a/k/a Cynthia R. Griffin; Dashawn Griffin, in his Capacity as Heir of Cynthia Griffin a/k/a Cynthia R. Griffin & Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations, Claiming Right Title or Interest From or Under Cynthia Griffin a/k/a Cynthia R. Griffin.

SALE #6

Writ of Execution No.: 22-2086.
Property Address: 224 North Walnut Street, Summit Hill, PA 18250.
Location: Borough of Summit Hill.
Improvements: Single family.
Defendant: Michael Hargett.

SALE #7

Writ of Execution No.: 25-CV-0202.
Property Address: 215 West White Bear Drive, Summit Hill, PA 18250.
Location: Borough of Summit Hill.
Improvements: Residential dwelling.
Defendants: Paula M. Janney a/k/a Paula Marie Artman, solely in her Capacity as Heir of Michael L. Janney a/k/a Michael Lee Janney, Deceased; Alecia R. Janney, solely in her Capacity as Heir

of Michael L. Janney a/k/a Michael Lee Janney, Deceased; Ryan Janney, solely in his Capacity as Heir of Michael L. Janney a/k/a Michael Lee Janney, Deceased & Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title of Interest from or Under Michael L. Janney a/k/a Michael Lee Janney, Deceased.

SALE #8

Writ of Execution No.: 22-1496.
Property Address: 26 W. Garibaldi Avenue, Nesquehoning, PA 18240.
Location: Borough of Nesquehoning.
Improvements: Single family.
Defendant: Ann Marie Krajcir.

SALE #9

Writ of Execution No.: 24-CV-2183.
Property Address: 71 Dunnigan Street, Weatherly, PA 18255.
Location: Borough of Weatherly.
Improvements: Single family.
Defendant: Joshua E. Makowiec.

SALE #10

Writ of Execution No.: 25-CV-1917.
Property Address: 45 Fuzzy Lane, Palmerton, PA 18071.
Location: Township of Lower Towamensing.
Improvements: Residential dwelling.

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Defendants: Lee M. Mertz, Jr.
a/k/a Lee M. Mertz & Kristen
A. Mertz.

Location: Borough of Lansford.
Improvements: Single family.
Defendant: Nicholas Thorpe.

SALE #11

Writ of Execution No.: 25-CV-1628.
Property Address: 145 Hawk
Road, Lehighton, PA 18235.
Location: Franklin Township.
Improvements: Single family.
Defendants: George H. Neu-
mann, III & Gina M. Neu-
mann.

SALE #12

Writ of Execution No.: 24-CV-0438.
Property Address: 90 Gun Club
Road, Palmerton, PA 18071.
Location: Township of Towa-
mensing.
Improvements: Residential
dwelling.
Defendants: Daniel E. Reis &
Brynn M. Masten.

SALE #13

Writ of Execution No.: 23-CV-1802.
Property Address: 60 Pine Drive,
Lehighton, PA 18235.
Location: Franklin Township.
Improvements: Single family.
Defendant: Marcella A. Stranger.

SALE #14

Writ of Execution No.: 22-1770.
Property Address: 431 W. Pat-
terson Street, Lansford, PA
18232.

SALE #15

Writ of Execution No.: 18-3086.
Property Address: 327 Mahoning
Street, Lehighton, PA 18235.
Location: Borough of Lehighton.
Improvements: Single family.
Defendants: Ruben J. Zellner III
a/k/a Ruben Jams Zellner, III
a/k/a Ruben J. Zellner, III
a/k/a Reuben J. Zellner &
Cynthia L. Zellner.

MORTGAGES

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

LOPRESTO, CHARLES JOSEPH,
JR., Mortgage Electronic Reg-
istration Systems Inc., Nesq.,
\$79,541.00, 06/27/25

RUFF, KERMIT A., II, PNC Bk.
Ntl. Assn., Lehighton, \$65,000-
.00, 06/27/25

WETZEL, JOSEPH TANNER,
Mortgage Electronic Registra-
tion Systems Inc., Lansfd.,
\$133,375.00, 06/27/25

BERROA DE LUCERO, AN-
DREINA RUIZ, Mortgage
Electronic Registration Sys-
tems Inc., Weathrly., \$213,675-
.00, 06/27/25

HUMMEL, SHANE K., Embassy
Bk. for the Lehigh Valley, Low.
Tow., \$147,500.00, 06/30/25