

## CARBON COUNTY LAW JOURNAL

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### Civil

**Monday, April 22**

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

9:30 AM

1	Pet. to Consolidate	Vandunk, J. (Masington) v. Vandunk, E.B. (Sebelin)	18-3512
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**Wednesday, April 24**

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

9:00 AM

1	Mot. for Judg. on Pldgs.	Parryville Borough (Frycklund) v. Parryville Properties Too LLC (Siejk)	17-2288
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2	Prelim. Obj.	Keybank N.A. (Eberle) v. Tax Claim Bureau (Frycklund)	18-3746
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**Judge Serfass, Steven R., Hon.**

9:00 AM

3	Pet. for Contmpt.	Mechling, N. (Masington) v. McCollins, J.N. (Pro Se)	14-1196
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4	Pet. for Contmpt.	Skaggs, H. (Pro Se) v. Kates, M. (Howell)	17-2257
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5	Pet. Approve Counsel Fee	Skaggs, H. (Pro Se) v. Kates, M. (Howell)	17-2257
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**Judge Braxton, John L., Hon.**

1:15 PM

6	Pet. for Change of Name	Summers, J.M. (Pro Se) v.	18-2847
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7	Pet. for Special Relief	Louden, M. (Fisher) v. Loudon, N. (Pro Se)	18-3047
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8	Prelim. Obj.	JCS Logistics Inc. (Hoffman) v. Brooks, J. (Bhasker)	18-2384
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**Thursday, April 25**

**Chairman Roberti, Anthony, Esq.**

9:00 AM

1	Arbitration Ready	DM Bowman Inc. (Kivisto) v. Simko, J. (Moran)	18-0845
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**Friday, April 26**

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

9:00 AM

1	Pet. for Contmpt.	Yagalla, B.L. (Pro Se) v. Mumie, P.J., Sr. (Pro Se)	19-0458
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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

**ALFIERI, JUANITA L.,** Dec'd.

Late of 532 Pinewood Drive, Leighton and 20480 Veterans Blvd., Port Charlotte, FL.

Executor: Bernard Pfeiffer.

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

**GEORGE, DELBERT E., JR.**

**a/k/a DELBERT E. GEORGE**

**a/k/a DELBERT GEORGE**

**a/k/a BUTCH GEORGE,**  
Dec'd.

Late of Palmerton.

Administratrix: Whitney N.  
Rice, 116 Mulberry Drive,  
Saylorsburg, PA 18353.

Attorney: None.

**POLANSKY, LARRY PAUL**

**a/k/a LARRY P. POLANSKY**

**a/k/a LARRY POLANSKY,**  
Dec'd.

Late of Kidder Township.

Executor: Steven J. Polansky,  
1765 Tearose Lane, Cherry  
Hill, NJ 08003.

Attorney: None.

**STERLING, NORMAN J., SR.,**

Dec'd.

Late of the Township of Ma-  
honing.

Administratrix: Laura M.  
Sterling, 463 Valley View  
Road, Leighton, PA 18235.

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

**VARGOVICH, JOHN J. a/k/a**

**JOHN J. VARGOVICH, JR.,**

Dec'd.

Late of the Borough of Lans-  
ford.

Executrix: Nicole Andel, 20  
West Lehigh Street, Coaldale,  
PA 18218.

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

**SECOND PUBLICATION**

**FATZINGER, CLAIR W. a/k/a**

**CLAIR WOODROW FAT-**

**ZINGER, JR.,** Dec'd.

Late of Palmerton.

Administratrix: Glennette J.  
Fatzinger c/o Joshua D. Shul-  
man, Esquire, Shulman Law  
Office PC, 1935 Center Street,  
Northampton, PA 18067.

Attorneys: Joshua D. Shul-  
man, Esquire, Shulman Law  
Office PC, 1935 Center Street,  
Northampton, PA 18067.

**HAGER, PAULINE A. a/k/a**

**PAULINE HAGER,** Dec'd.

Late of the Borough of Sum-  
mit Hill.

Executrix: Paula M. Hager,  
129 West Holland Street, Sum-  
mit Hill, PA 18250.

Attorney: Joseph J. Velitsky,  
Esquire, 49 East Ludlow  
Street, Summit Hill, PA 18250.

**HEARITY, JOHN a/k/a JOHN**

**M. HEARITY,** Dec'd.

Late of Beaver Meadows.

Co-Administrators: James V.  
Hearity, III and Joseph J.  
Hearity, Sr.

Attorneys: Richard J. Maru-  
sak, Esquire, Ustynoski &  
Marusak, LLC, 101 West  
Broad St., Suite 205, Hazleton,  
PA 18201.

**HOMANKO, MARY ANN a/k/a**

**MARYANN HOMANKO,**

Dec'd.

Late of 43 Second Street, Bea-  
ver Meadows.

Executor: Joseph D. Homanko, Sr., 43 Third Street, Beaver Meadows, PA 18216.

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

**HOPPES, HARRISON NEIL a/k/a HARRISON N. HOPPES a/k/a HARRISON HOPPES, Dec'd.**

Late of the Borough of Lehigh-ton.

Executor: Michael David Hoppes, 4421 Carroll Manor Road, Baldwin, MD 21013.

Attorneys: Thomas S. Nanovic, Esquire, Nanovic Law Offices, 57 Broadway, P.O. Box 359, Jim Thorpe, PA 18229-0359.

**KOOMAR, JOHN, Dec'd.**

Late of 50 East Locust Street, Nesquehoning.

Executor: James Reese.

Attorneys: Sebelin & Sebelin, P.C., 301 South 3rd Street, Lehigh-ton, PA 18235.

**McCALL, EMMETT P. a/k/a EMMETT McCALL, Dec'd.**

Late of 1 West Abbott Street, Lansford.

Executor: Emmett McCall, 124 South 9th Street, Lehigh-ton, PA 18235.

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

### **THIRD PUBLICATION**

**ANDRASKO, JULIE P. a/k/a JULIE ANDRASKO, Dec'd.**

Late of 1500 Evergreen Avenue, Weatherly.

Executrix: Chrissy Houser, 354 S. Stagecoach Road, Weatherly, PA 18255.

Attorneys: Daniel A. Miscavige, Esquire, Gillespie, Miscavige & Ferdinand, LLC, 67 North Church Street, Hazleton, PA 18201, (570) 454-5575.

**CONTINO, CONSTANCE S., Dec'd.**

Late of the Borough of Jim Thorpe.

Administratrix: Heather McCullough c/o James R. Nanovic, Esquire, Nanovic Law Offices, 57 Broadway, P.O. Box 359, Jim Thorpe, PA 18229.

Attorneys: James R. Nanovic, Esquire, Nanovic Law Offices, 57 Broadway, P.O. Box 359, Jim Thorpe, PA 18229.

**COSTABILE, REGINA D., Dec'd.**

Late of Weatherly.

Executrix: Colleen G. Caputo c/o Edward P. McNelis, Esquire, 19 East Broad Street, Hazleton, PA 18201.

Attorney: Edward P. McNelis, Esquire, 19 East Broad Street, Hazleton, PA 18201.

**JOHANNSEN, JOSEPH SHAWN, Dec'd.**

Late of 511 Center Street, Jim Thorpe.

Executor: Randy James Johannsen, 514 Center Street, Jim Thorpe, PA 18229.

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Attorney: Gregory L. Mousseau, Esquire, 331 Center Street, Jim Thorpe, PA 18229.

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**REGISTER OF WILLS**

GREEN, FAITH M.; Lehighton, PA; Admn.; Eric R. Strauss, Esquire (Lehigh County).

KEIPER, GENEVIEVE C. a/k/a GENEVIEVE M. KEIPER; Lehighton, PA; Will; William G. Schwab, Esquire.

MERTZ, EDNA M. a/k/a EDNA MERTZ; Lehighton, PA; Will; Michael L. Ozalas, Esquire.

SOLOMON, LOUISE A.; Nesquehoning, PA; Will; Robert T. Yurchak, Esquire.

STERLING, NORMAN J., SR.; Lehighton, PA; Admn.; Michael S. Greek, Esquire.

VARGOVICH, JOHN J. a/k/a JOHN J. VARGOVICH, JR.; Lansford, PA; Will; William E. McDonald, Esquire.

VATHIS, MARGARET; Lehighton, PA; Will; James R. Nanovic, Esquire.

Apr. 19

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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.

AMERICAN EXPRESS NATIONAL BANK; Miroslav Kubas Artefino Inc.; 19-0718; Civil Action; David J. Apothaker, Esquire; 04/11/19.

CAVALRY SPV I LLC AS ASSIGNEE OF CITIBANK N.A.; Chandresh H. Patel; 19-0688; Civil Action; David J. Apothaker, Esquire; 04/08/19.

CAVALRY SPV I LLC AS ASSIGNEE OF SYNCHRONY BANK; Carl Goerlitz; 19-0690; Civil Action; David J. Apothaker, Esquire; 04/08/19.

CAVALRY SPV I LLC AS ASSIGNEE OF SYNCHRONY BANK; Chandresh Patel; 19-0689; Civil Action; David J. Apothaker, Esquire; 04/08/19.

CHANGE OF NAME FROM KAYLE ANN HANDWERK TO KAYLE ANN GROHOTOLSKI; 19-0678; Name Change; Jenny Y. C. Cheng, Esquire; 04/05/19.

CHANGE OF NAME FROM MATTHEW ALAN HANDWERK TO MATTHEW ALLEN GROHOTOLSKI; 19-0679; Name Change; Jenny Y. C. Cheng, Esquire; 04/05/19.

CITIBANK N.A.; Matthew S. Beers; 19-0712; Civil Action; Morris Scott, Esquire; 04/10/19.

CITIBANK N.A.; Micahel F. Delasant; 19-0711; Civil Action; Morris Scott, Esquire; 04/10/19.

CORDON, LUIS; Henry G. Marin; 19-0700; Civil Action; Emil A. Giordano, Esquire; 04/08/19.

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YOSTYS AUTO SERVICE INC.;  
Commonwealth of Pennsylvania Department of Revenue; 19-0661; 04/05/19; \$2,333.99

YOSTYS AUTO SERVICE INC.;  
Commonwealth of Pennsylvania Department of Revenue; 19-0675; 04/05/19; \$2,833.81

ZEMLAN, NATALIE A.; Commonwealth of Pennsylvania Department of Revenue; 19-0654; 04/05/19; \$923.20

Apr. 19

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**NOTICE**

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NOTICE IS HEREBY GIVEN  
that a Certificate of Organization  
for a Domestic Limited Liability  
Company and Registration of

Fictitious Name has been filed  
with the Department of State of  
the Commonwealth of Pennsylvania on March 26, 2019 pursuant to the provisions of the  
Limited Liability Company Law  
of the Commonwealth of Pennsylvania, Act of December 7, 1994 (P.L. 703, No. 106) by the  
following company:

SOFRANKO'S LAWN  
SERVICES, LLC

The principal place of business is: 812 North Street, Jim Thorpe, PA 18229.

GREGORY L. MOUSSEAU,  
ESQUIRE

331 Center Street  
Jim Thorpe, PA 18229

Apr. 19

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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 May 20, 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  
Apr. 19, 26; May 3

**Sale of the real estate described below shall be held on Friday,  
May 10, 2019 at 11:00 a.m. at the Carbon County Courthouse.**

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**SALE #1**

Writ of Execution No.: 18-1073.

Property Address: 64 Beaver Drive, Albrightsville, PA 18210.

Location: Penn Forest Township.

Improvements: Residential property.

Defendants: Glenn S. Bachman and Martha J. Bachman.

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**SALE #2**

Writ of Execution No.: 18-3572.

Property Address: 195 Stone Ridge Road, Albrightsville, PA 18210.

Location: Township of Penn Forest.

Improvements: Residential dwelling.

Defendant: Neil T. Castro.

**SALE #3**

Writ of Execution No.: 16-0670.

Property Address: 155 Columbia Avenue, Palmerton, PA 18071.

Location: Borough of Palmer-ton.

Improvements: Residential dwelling.

Defendant: Nicholas Joseph Digilio.

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**SALE #4**

Writ of Execution No.: 17-2709.

Property Address: 813 Delaware Avenue, Palmerton, PA 18071-2006.

Location: Borough of Palmer-ton.

Improvements: Residential dwelling.

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Defendants: Jeffrey S. Dixon  
and Stephanie A. Dixon.

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### **SALE #5**

Writ of Execution No.: 19-  
0027.

Property Address: 128 South  
4th Street, Lehigh, PA 18235.

Location: Borough of Lehigh-  
ton.

Improvements: Residential  
dwelling.

Defendants: Amy Hunsicker  
and Anthony Hunsicker.

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### **SALE #6**

Writ of Execution No.: 18-  
2746.

Property Address: 48 Maple  
Road, Lehigh, PA 18235.

Location: Franklin Township.

Improvements: Residential  
dwelling.

Defendant: Brian Hunsicker  
a/k/a Brian L. Hunsicker.

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### **SALE #7**

Writ of Execution No.: 18-  
0662.

Property Address: 97 Wylie  
Circle a/k/a 1861 Wylie Circle,  
Albion, PA 18210.

Location: Penn Forest Town-  
ship.

Improvements: Residential  
dwelling.

Defendant: Susan Ingersoll  
a/k/a Susan M. Ingersoll.

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### **SALE #8**

Writ of Execution No.: 17-  
1140.

Property Address: 146 West  
Ludlow Street, Summit Hill, PA  
18250 (Parcel 123B-52-C40 and  
Parcel 123B-52-C39.02).

Location: Borough of Summit  
Hill.

Improvements: Residential  
dwelling and lot.

Defendant: John McFadden.

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### **SALE #9**

Writ of Execution No.: 19-  
0127.

Property Address: 1366 R  
Twin Crest Drive, Lehigh, PA  
18235.

Location: Township of Ma-  
honing.

Improvements: Residential  
dwelling.

Defendants: Tanya L. McLean  
and Daniel J. McLean, Jr.

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### **SALE #10**

Writ of Execution No.: 16-  
3743.

Property Address: 25 Home-  
stead Lane, Lehigh, PA 18235.

Location: Towamensing  
Township.

Improvements: Residential  
dwelling.

Defendant: Lora L. Nunes.

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### **SALE #11**

Writ of Execution No.: 18-  
3810.

Property Address: 305 1/2  
West Abbott Street, Lansford, PA  
18232.

Location: Borough of Lansford.

Improvements: Residential dwelling.

Defendant: Jared J. Parsons.

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**SALE #12**

Writ of Execution No.: 18-1307.

Property Address: 1645 Little Gap Road, Palmerton, PA 18071.

Location: Lower Towamensing Township.

Improvements: Unknown.

Defendants: Jason Phillips a/k/a Jason E. Phillips and Kay Phillips.

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**SALE #13**

Writ of Execution No.: 18-3684.

Property Address: 12 Ranson Circle a/k/a 801 Ransom Circle, Albrightsville, PA 18210.

Location: Township of Penn Forest.

Improvements: Residential dwelling.

Defendants: Joseph M. Renshaw and Gwen E. Renshaw.

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**SALE #14**

Writ of Execution No.: 18-3624.

Property Address: 212 White Street, Weissport, PA 18235.

Location: Borough of Weissport.

Improvements: Unknown.

Defendants: Russell C. Smith and Wendy L. Smith.

**SALE #15**

Writ of Execution No.: 18-1177.

Property Address: 63 Pochontas Lane, Albrightsville, PA 18210.

Location: Penn Forest Township.

Improvements: Residential dwelling.

Defendant: Melvin Soto.

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**MORTGAGES**

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

McEVILLY, THOMAS W., Mauch Chunk Trust Co., Weisspt., \$500,000.00, 02/05/19

VRP RENTALS LLC, Mauch Chunk Trust Co., Kidder, \$542,720.00, 02/05/19

SMITH, JUSTIN L., Mortgage Electronic Registration Systems Inc., Frankl., \$76,000.00, 02/05/19

GARNER, CASEY, Mortgage Electronic Registration Systems Inc., J. Thorpe, \$118,462.00, 02/05/19

ERNEY, DALE, Mortgage Electronic Registration Systems Inc., Penn For., \$85,000.00, 02/05/19

BILES, CRYSTAL LYNN, Mortgage Electronic Registration Systems Inc., Leh. Twp., \$101,010.00, 02/05/19