

**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**

**FENSTERMAKER, THERESA a/k/a THERESA LAMB FENSTERMAKER a/k/a THERESA LAMB a/k/a THERESA MESHER, Dec'd.**

Late of the Township of Lower Towamensing.

Administrator: Scott Lee Fenstermaker, Sr., 2140 Lower Smith Gap Road, Kunkletown, PA 18058.

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

**GUARDIOLA, HARRY, Dec'd.**

Late of the Township of Penn Forest.

Co-Executors: James Guardiola, 9 Pocahontas Street E., Massapequa, NY 11758 and Paul Guardiola, P.O. Box 489, Millbrook, NY 12545.

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

**JEFFRIES, RUSSELL W. a/k/a RUSSELL WILLIAM JEFFRIES, Dec'd.**

Late of Lehigh.

Executor: Ronald R. Jeffries, 865 Jefferson Street, Lehigh, PA 18235.

Attorneys: Douglas A. Gifford, Esquire, Clemens, Nulty and Gifford, 510 E. Broad Street, P.O. Box 64439, Souderton, PA 18964-0439.

**JONES, VALERIE ANN a/k/a VALERIE A. JONES a/k/a VALERIE JONES, Dec'd.**

Late of Lehigh.

Administratrix: Trisha L. Costenbader, 2595 Rising Hill Drive, Saylorsburg, PA 18353.

Attorneys: Keith R. Pavlack, Esquire, Pavlack Law Offices, P.C., 1415 Blakeslee Blvd. Dr. E., Lehigh, PA 18235.

**SHOBER, JOAN T. a/k/a JOAN SHOBER, Dec'd.**

Late of the Borough of Nesquehoning.

Co-Executors: Joseph Shober, 29 Grist Mill Lane, Easton, PA 18045 and Patricia Pecha, 11 Little Flower Avenue, Nesquehoning, PA 18240.

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

**ZELLER, LEE C.,** Dec'd.

Late of 519 North 8th Street,  
Lehighton.

Executrix: Carol Dominic, 3  
9th Avenue, Nesquehoning,  
PA 18240.

Attorney: Cynthia Ann Dyrda  
Hatton, Esquire, 442 Mahon-  
ing Street, Lehighton, PA  
18235.

**SECOND PUBLICATION**

**CHRISTMAN, ARLENE HEL-  
EN a/k/a ARLENE H.  
CHRISTMAN,** Dec'd.

Late of 2221 Hemlock Drive,  
Lehighton.

Executors: Mr. Russell R.  
Christman, Jr., 347 N. 3rd  
Street, Lehighton, PA 18235  
and Ms. Lynn A. McGowan,  
95 Daniel Circle, Lehighton,  
PA 18235.

Attorneys: Angela M. Stehle,  
Esquire, Strubinger Law, P.C.,  
505 Delaware Avenue, P.O.  
Box 158, Palmerton, PA 18071-  
0158.

**SOLT, CLARK G.,** Dec'd.

Late of 2045 Walnut Drive,  
Palmerton.

Administratrix: Marie J. Boy-  
er, 1375 Oak Grove Drive,  
Lehighton, PA 18235.

Attorneys: Matthew G.  
Schnell, Esquire, Strubinger  
Law, P.C., 505 Delaware Av-  
enue, P.O. Box 158, Palmer-  
ton, PA 18071-0158.

**THIRD PUBLICATION**

**CAMAIONI, ANNA M. a/k/a  
ANNA CAMAIONI,** Dec'd.

Late of 148 S. 2nd Street, Le-  
highton.

Executrix: Tamra Lynn Haupt,  
1386 Halltown Road, Jackson-  
ville, NC 28546.

Attorneys: Matthew G.  
Schnell, Esquire, Strubinger  
Law, P.C., 505 Delaware Av-  
enue, P.O. Box 158, Palmer-  
ton, PA 18071-0158.

**CLEARY, JOHN J.,** Dec'd.

Late of Kidder Twp.

Administrator: James Michael  
Cleary, 25 Skippack Pike, Ste.  
204, Ambler, PA 19002.

Attorney: James Michael  
Cleary, Esquire, 25 Skippack  
Pike, Ste. 204, Ambler, PA  
19002.

**LOAR, MARTIN E.,** Dec'd.

Late of 204 Gypsy Hill Apts.,  
Lehighton.

Executrix: Alice A. Loar, 140  
W. High St., Coaldale, PA  
18218.

Attorney: None.

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**REGISTER OF WILLS**

**GORAL, HELENA M.;** Palmer-  
ton, PA; Will; James A. Wim-  
mer, Esquire.

**GUARDIOLA, HARRY;** Jim  
Thorpe, PA; Will; Michael S.  
Greek, Esquire.

**HUBER, MARY LOUISE a/k/a  
MARY HUBER a/k/a MARY  
L. HUBER;** Jim Thorpe, PA;  
Will; Jane F. Engler, Esquire.

**JONES, VALERIE ANN a/k/a  
VALERIE A. JONES a/k/a  
VALERIE JONES;** Lehighton,  
PA; Admn.; Keith R. Pavlack,  
Esquire.

RUTCH, ELEANOR A.; Nesque-  
honing, PA; Will; Attorney:  
n/a.

SHOBER, JOAN T. a/k/a JOAN  
SHOBER; Nesquehoning, PA;  
Will; Michael S. Greek, Es-  
quire.

Nov. 30

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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.

BANK OF AMERICA N.A.;  
Timothy J. Santee; 18-3557;  
Civil Action; Frederic I. Wein-  
berg, Esquire; 11/19/18.

BRADLEY, DAVID F., SR.; Le-  
highton Area School District;  
18-3584; Civil Action; Pro Se;  
11/19/18.

BRIGLIO, VINCENZO; Wells  
Fargo Bank N.A., Neil and  
Dawn Gower, John and Mil-  
dred Person; 18-3586; Civil  
Action; Joseph F. Kulesa, Es-  
quire; 11/20/18.

FIFTH THIRD MORTGAGE  
COMPANY; Neil T. Castro;  
18-3572; Mortgage Foreclo-  
sure; Cristina Lynn Connor,  
Esquire; 11/19/18.

HECKMAN, SCOTT; Sarah  
Heckman; 18-3571; Divorce;  
Samuel F. Feldman, Esquire;  
11/19/18.

KELLER, DAVID; Walter Bar-  
ron; 18-3569; Quiet Title; Pro  
Se; 11/19/18.

LEINTHALL, CAITLIN; Charles  
Leinthall; 18-3563; Divorce;  
Debra Bolus, Esquire; 11/  
19/18.

LOCHER, AMY LYNN; Arthur  
I. Cotton; 18-3587; Protect/  
Abuse; Pro Se; 11/20/18.

NISEN, RACHEL; John Ump-  
stead; 18-3546; Custody; Pro  
Se; 11/15/18.

NOTHSTEIN, MELISSA; Fred-  
rick Nothstein; 18-3564; Di-  
vorce; Debra Bolus, Esquire;  
11/19/18.

NOTHSTEIN, MELISSA; Fred-  
rick Nothstein; 18-3565; Cus-  
tody; Debra Bolus, Esquire;  
11/19/18.

PORTFOLIO RECOVERY AS-  
SOCIATES LLC; Brent M.  
Burns; 18-3574; Civil Action;  
Christopher A. Titus, Esquire;  
11/19/18.

PORTFOLIO RECOVERY AS-  
SOCIATES LLC; Elizabeth  
Ochner; 18-3577; Civil Action;  
Christopher A. Titus, Esquire;  
11/19/18.

PORTFOLIO RECOVERY AS-  
SOCIATES LLC; Alan A.  
Raab; 18-3575; Civil Action;  
Christopher A. Titus, Esquire;  
11/19/18.

PORTFOLIO RECOVERY AS-  
SOCIATES LLC; James  
Strauss; 18-3576; Civil Action;  
Christopher A. Titus, Esquire;  
11/19/18.

PORTFOLIO RECOVERY AS-  
SOCIATES LLC; Scott Z.  
Dykyj; 18-3573; Civil Action;  
Christopher A. Titus, Esquire;  
11/19/18.

## CARBON COUNTY LAW JOURNAL

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- LOPEZ, DIMAS; Borough of Jim Thorpe; 18-3537; 11/15/18; \$564.50
- MASUK, NATALIA; Panther Valley School District; 18-3552; 11/16/18; \$1,272.12
- MELBER, AMANDA; Midland Funding LLC; 18-3559; 11/19/18; \$1,666.71
- MURRAY, WILLIAM F., JR.; Borough of Jim Thorpe; 18-3538; 11/15/18; \$748.12
- OTTO, CHARLES A. & HEIDY E.; Borough of Jim Thorpe; 18-3540; 11/15/18; \$737.43
- PAULSHOCK, JOHN E.; DEBORAH A. PAULSHOCK; Hazleton City Authority; 18-3548; 11/16/18; \$9,006.63
- PENNSYLVANIA AUTISM ACTION CENTER; Commonwealth of Pennsylvania Department of Labor and Industry; 18-3549; 11/16/18; \$6,272.81
- PYCHINKA, JASON; Midland Funding LLC; 18-3567; 11/19/18; \$1,629.15
- REILLY, ELISA; Midland Funding LLC; 18-3568; 11/19/18; \$3,815.80
- RICHE, JUSTIN RUIZ; Midland Funding LLC; 18-3561; 11/19/18; \$1,139.88
- RITCHIE, ROBERT G., COEXECUTOR OF THE ESTATE OF JUDITH V. BYNON ET AL.; Panther Valley School District; 18-3555; 11/16/18; \$1,086.99
- ROLDAN, DIANE & GEORGIA ROLDAN; Panther Valley School District; 18-3550; 11/16/18; \$954.75
- SCHAMP, JEAN; Midland Funding LLC; 18-3558; 11/19/18; \$4,306.74
- SPALLONE, RAYMOND J.; Panther Valley School District; 18-3551; 11/16/18; \$1,567.77
- WEAVER, MICHAEL; Synchrony Bank; 18-3545; 11/15/18; \$1,211.61
- YOUNG, HALEY; Midland Funding LLC; 18-3560; 11/19/18; \$4,318.65
- YOUNG, JEFFREY; Midland Funding LLC; 18-3562; 11/19/18; \$953.21

Nov. 30

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### PUBLIC NOTICE

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#### REPOSITORY FOR UNSOLD PROPERTIES

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**PURPOSE:** Properties which have been subjected to but not purchased at prior Upset and Judicial Sales.

**DATE:** The Repository list will be available for review starting Monday, December 3, 2018.

**BIDDING:** Written sealed bids must be submitted to the Carbon County Tax Claim Bureau by Friday, December 14, 2018.

**LIST:** For a complete listing and additional information please visit the Carbon County website at [www.carboncounty.com](http://www.carboncounty.com). Go to departments, and then click on Tax Claim Bureau. At the bottom of the page under

“links” you will find Repository Sale Questions and Answers as well as the Repository List information. A list of properties may also be obtained from the Carbon County Tax Claim Bureau, Courthouse Annex, Jim Thorpe, PA, Monday-Friday, 8:30 A.M. to 4:15 P.M., for the cost of \$5.00.

TERMS: A certification form, conditions of sale form and bid form must be completed in full for each property bid and must be accompanied by a \$100.00 bid deposit fee per property. The written bid amount cannot be less than the minimum bid amount listed on the repository list.

Reneé Roberts  
Director, Carbon County  
Tax Claim Bureau

Nov. 30

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**NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE**

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

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NO. 18-1944

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NATIONSTAR MORTGAGE  
LLC d/b/a CHAMPION  
MORTGAGE COMPANY  
Plaintiff

v.

ALBIN OWCZARCZAK  
Defendant

COMPLAINT IN  
MORTGAGE FORECLOSURE

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To: ALBIN OWCZARCZAK,  
Defendant, 187 STONE  
RIDGE ROAD, ALBRIGHTS-  
VILLE, PA 18210

You are hereby notified that Plaintiff, NATIONSTAR MORTGAGE LLC d/b/a CHAMPION MORTGAGE COMPANY, 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. 18-1944, seeking to foreclose the mortgage secured on your property located, 187 STONE RIDGE ROAD, 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.

**LAWYERS' REFERRAL  
SERVICE**

North Penn Legal Services  
101 West Broad Street  
Suite 713  
Hazleton, PA 18201  
(877) 953-4250

ZAYLN BAJOR, ESQUIRE  
ID No. 320459  
RAS CITRON, LLC  
Attorneys for Plaintiff  
133 Gaither Drive  
Suite F  
Mt. Laurel, NJ 08054  
(855) 225-6906

Nov. 30

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**LEGAL NOTICE**

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NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania. The name of the corporation is:

LISACOGHILL, INC.

The corporation has been incorporated under the Pennsylvania Business Corporation Law of 1988, as amended.

MICHAEL L. OZALAS,  
ESQUIRE

47 Broadway  
Jim Thorpe, PA 18229

Nov. 30

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CARBON COUNTY LAW JOURNAL

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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 December 24, 2018 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  
Nov. 23, 30; Dec. 7

**Sale of the real estate described below shall be held on Friday,  
December 14, 2018 at 11:00 a.m. at the Carbon County Courthouse.**

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**SALE #1**

Writ of Execution No.: 18-2318.

Property Address: 377 Kipling Lane, Albrightsville, PA 18210 (Parcel #22A-51-A377).

Location: Penn Forest Township.

Improvements: Residential dwelling.

Defendants: Joseph Andrasi a/k/a Joseph J. Andrasi and Tammy D. Snyder.

**SALE #2**

Writ of Execution No.: 18-1755.

Property Address: 87 Hickory Run Road f/k/a HC1 Box 87, Albrightsville, PA 18210.

Location: Township of Kinder.

Improvements: Residential dwelling.

Defendant: Jillian Berger, in her capacity as Administrator of the Estate of Mark A. Berger as Real Owner.

**SALE #3**

Writ of Execution No.: 18-1773.

Property Address: 71 Lipo Way, Albrightsville, PA 18210.

Location: Penn Forest Township.

Improvements: Residential dwelling.

Defendants: Malcolm M. Burnside, III and Dana S. Burnside.

**SALE #4**

Writ of Execution No.: 17-2122.



## CARBON COUNTY LAW JOURNAL

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Property Address: 2172 Blakeslee Blvd. Drive W., Lehigh, PA 18235.

Location: Township of Mahoning.

Improvements: Misc. under Act 319.

Defendants: Calogero Carlino and Rebecca Santee Shook.

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### SALE #5

Writ of Execution No.: 14-1249.

Property Address: 80 Mountain View Drive a/k/a 157 Mountain View Drive, Jim Thorpe, PA 18229.

Location: Penn Forest Township.

Improvements: Residential dwelling.

Defendant: Thomas Chase a/k/a Arthur Csaszar a/k/a Arthur M. Csaszar.

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### SALE #6

Writ of Execution No.: 18-2467.

Property Address: 31 W. Cherokee Trail, Albrightsville, PA 18210.

Location: Township of Penn Forest.

Improvements: Residential dwelling.

Defendant: James Cole.

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### SALE #7

Writ of Execution No.: 18-0096.

Property Address: 1834 South Lehigh Gorge Drive, Weatherly, PA 18255-4614.

Location: Township of Lehigh.

Improvements: Residential dwelling.

Defendants: Denise Hoffman a/k/a Denise C. Hoffman, in Her Capacity as Administratrix and Heir of the Estate of Michael K. Hoffman a/k/a Michael Hoffman.

Amber M. Sharpe, in Her Capacity as Heir of the Estate of Michael K. Hoffman a/k/a Michael Hoffman.

Minor Defendant #1, in Capacity as Heir of the Estate of Michael K. Hoffman a/k/a Michael Hoffman.

Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Michael K. Hoffman a/k/a Michael Hoffman, Deceased.

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### SALE #8

Writ of Execution No.: 17-0101.

Property Address: 8 South Chestnut Street, Tresckow, PA 18254.

Location: Township of Banks.

Improvements: Residential dwelling.

Defendant: Jason S. Kimmel.

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### SALE #9

Writ of Execution No.: 14-2209.

Property Address: 19 East Center Street, Nesquehoning, PA 18240-1604.



Location: Nesquehoning Borough.

Improvements: Residential dwelling.

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

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**SALE #10**

Writ of Execution No.: 17-1116.

Property Address: 4220 Interchange Road, Lehighton, PA 18235.

Location: Township of Franklin.

Improvements: Misc. under Act 319.

Defendants: William O. Moreton, III and Sharon K. Moreton.

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**SALE #11**

Writ of Execution No.: 16-1916.

Property Address: 369 W. Water Street, Lansford, PA 18232.

Location: Borough of Lansford.

Improvements: Twin (half-double) 2-story frame.

Defendant: Carmen L. Sotomayor.

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**SALE #12**

Writ of Execution No.: 17-1305.

Property Address: 206 W. Paterson Street, Lansford, PA 18232.

Location: Borough of Lansford.

Improvements: Twin (half-double) 3-story frame.

Defendant: Jeffrey D. Zellner.

**DEEDS**

The name of the grantor appears first, followed by name of grantee, location of premises, amount of consideration, and date of recording.

LOFTUS, MARK J., Loftus, Gregory J., Penn For., \$1.00, 05/14/18

LITHKOUSKY, ARTHUR JAMES, Lithkousky, Arthur James, Leh. Twp., \$1.00, 05/15/18

MILLER, LISA, Demelfi Enterprises Inc., Banks, \$85,000.00, 05/15/18

DOROTHEA K. BURGNER REVOCABLE TRUST AGREEMENT, Burgener, Frank R., Jr., Penn For., \$1.00, 05/15/18

HITTNER, MARY JANE, Ring, Thomas R., Tow. Twp., \$1.00, 05/15/18

HANCOCK, JEFFREY J., Ahner, Jared B., Frankl., \$1.00, 05/15/18

LaVELLE, MARIANNE S., Blue Mountain Hospital, Frankl., \$2,113,160.00, 05/15/18

LaVELLE, JAMES M., Blue Mountain Hospital, Frankl., \$311,136.00, 05/15/18

HAWK, DORIS L., Hartman, Craig S., Lehighton, \$33,500.00, 05/16/18

MULDERIG, MICHAEL J., Mulderig, Michael J., J. Thorpe, \$1.00, 05/16/18

KEARNEY, JOSEPH, Gustafson, Kurt, Lehighton, \$18,000.00, 05/16/18