

**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

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 Avenue, Allentown, PA 18104.

HENRY, BETHANN, Dec'd.

Late of the Borough of Palmerton.

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. Cheleden, Esquire, 275 South Main Street, Suite 11, Doylestown, PA 18901.

PFEIFFER, JOAN S. a/k/a JOAN PFEIFFER a/k/a JOAN SHIRLEY 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, Lehighton, PA 18235.

SECOND PUBLICATION

BEBLAVY, MARY a/k/a MARY S. BEBLAVY, Dec'd.

Late of Mahoning Township.

Executor: Evan P. Beblavy, 1417 Fritz Valley Road, Lehighton, PA 18235.

Attorney: Holly A. Heintzelman, Esquire, 192 South First Street, Lehighton, PA 18235, (610) 377-3331.

BORGER, LEON R., Dec'd.

Late of the Township of Lower Towamensing.

Co-Executrices: Denise A. Polkowski and Coleen L. Murphy c/o George M. Vasiliadis, Esquire, Vasiliadis Pappas Associates LLC, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020.

Attorneys: George M. Vasiliadis, Esquire, Vasiliadis Pappas Associates LLC, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020.

HOWARD, DOUGLAS A., Dec'd.

Late of Lake Harmony.

Administrator: Christopher Bruce Howard.

Attorneys: Rosenn, Jenkins & Greenwald, LLP, 1065 Highway 315, Suite 200, Wilkes-Barre, PA 18702.

KULCHYCKY, DARIA, Dec'd.

Late of Nesquehoning.

Executrix: Sonia G. Laurenzi, 25007 Carrick Bend Drive, Spring, TX 77389.

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

PORAMBO, MARGARET A., Dec'd.

Late of Summit Hill.

Executor: Walter J. Porambo c/o Joseph J. Velitsky, Esquire, Velitsky & Frycklund, 49 East Ludlow Street, Summit Hill, PA 18250.

Attorneys: Joseph J. Velitsky, Esquire, Velitsky & Frycklund, 49 East Ludlow Street, Summit Hill, PA 18250.

WILDONER, CHARLES E., Dec'd.

Late of 701 North Street, Jim Thorpe.

Executrix: Carole J. Walbert, 703 North Street, P.O. Box 4007, Jim Thorpe, PA 18229.

Attorney: None.

THIRD PUBLICATION

BEVICH, RAELENE D., Dec'd.

Late of Lehighton.

Executrix: Katherine M. Suter, 2461 Walnut Bottom Road, York, PA 17408.

Attorney: Jane F. Engler, Esquire, 77 West 10th Street, Jim Thorpe, PA 18229.

CIBIK, IRENE P. a/k/a IRENE CIBIK, Dec'd.

Late of Jim Thorpe.

Executor: George M. Cibik, 1297 Heards Ferry Road, Sandy Springs, GA 30328.

Attorney: Jane F. Engler, Esquire, 77 West 10th Street, Jim Thorpe, PA 18229.

DAUBERT, BETH A. a/k/a BETH ANN DAUBERT, Dec'd.

Late of East Penn Township.

Executrix: Cynthia Louise Freeby a/k/a Cynthia Freeby c/o David B. Shulman, Esquire, Shulman Law Office

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PC, 419 Delaware Avenue,
P.O. Box 157, Palmerton, PA
18071.

Attorneys: David B. Shulman,
Esquire, Shulman Law Office
PC, 419 Delaware Avenue,
P.O. Box 157, Palmerton, PA
18071.

**ZERN, RICHARD A. a/k/a
RICHARD ALAN ZERN,**
Dec'd.

Late of Lehighton.

Administrator: Zachariah R.
Zern, 2204 Orioles Drive, Le-
highton, PA 18235.

Attorneys: Angela M. Stehle,
Esquire, Law Office of Shab-
bick & Stehle, 533 Delaware
Avenue, Palmerton, PA 18071.

REGISTER OF WILLS

CAIRNS, NANCY; Albrights-
ville, PA; Testamentary; Kelly
Jamison, Esquire.

FORD, DOUGLAS B.; Albrights-
ville, PA; Testamentary; Eric
Strauss, Esquire (Lehigh Coun-
ty).

FOSTER, FAY A. a/k/a FAY
ANNE FOSTER a/k/a FAY
FOSTER; Jim Thorpe, PA; Tes-
tamentary; Carole Walbert,
Esquire.

HENRY, BETHANN; Palmerton,
PA; Testamentary; Jenny Y.C.
Cheng, Esquire.

HOFFMAN, SHELBY KAY
a/k/a SHELBY K. HOFFMAN
a/k/a SHELBY HOFFMAN;
Jim Thorpe, PA; Testamentary;
Travis C. Petty, Esquire (Co-
lumbia County).

McCAMISH, SAMUEL a/k/a
SAMUEL A. McCAMISH;
Lehighton, PA; Testamentary;
Sally Schoffstall, Esquire (Le-
high County).

PFEIFFER, JOAN S. a/k/a JOAN
PFEIFFER a/k/a JOAN SHIR-
LEY PFEIFFER; Weatherly,
PA; Testamentary; Casey Gil-
lespie, Esquire (Luzerne Coun-
ty).

PREBULA, MARGARET J.
a/k/a MARGARET PREBU-
LA; Weatherly, PA; Testa-
mentary; Daniel Miscavige,
Esquire (Luzerne County).

WISOCKY, ROBIN LYNN a/k/a
ROBIN L. WISOCKY a/k/a
ROBIN WISOCKY; Palmerton,
PA; Admn.; Matthew Schnell,
Esquire.

Sept. 30

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.

ALFEO, MARIA; Jose Perez-
Martinez; 22-1689; Protect/
Abuse; Pro Se; 09/20/22.

AMORIM, TRISHA; Mark Amor-
im; 22-1697; Divorce; Joseph V.
Sebelin, Jr., Esquire; 09/21/22.

BROAD MOUNTAIN BUILD-
ING & RESTORATION; Brian
Manning; 22-1665; DJ Appeal;
Pro Se; 09/16/22.

CAVALRY SPV I LLC; James O.
Ging; 22-1660; Civil Action;

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- RITCHIE, LAUREN J.; Joshua Bynon; 22-1654; Protect/Abuse; Pro Se; 09/15/22.
- ROCKET MORTGAGE LLC f/k/a QUICKEN LOANS LLC f/k/a QUICKEN LOANS INC.; Victor Polanco; 22-1659; Mortgage Foreclosure; Troy M. Freedman, Esquire; 09/16/22.
- SERFASS, BRUCE A.; Christine Serfass; 22-1688; Divorce; Jennifer Lynn Rapa, Esquire; 09/20/22.
- US BANK NATIONAL ASSOCIATION; Robert J. Cryder a/k/a Robert J. Cryder, III; 22-1671; Civil Action; Kirsten R. Armstrong, Esquire; 09/19/22.

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JUDGMENT INDEX REPORT

The information contained herein is listed in the following order: (1) party against whom judgment was entered; (2) party for whom judgment was entered; (3) docket number; (4) date of entry; and (5) amount. Subsequent entries and filings, including appeals and satisfactions, may not be reported herein and may affect the lein status of any entry.

- AQUA SOLUTIONS PLUS INC. A CORPORATION; United States Internal Revenue Service; 22-1694; 09/21/22; \$4,292.23
- DRAHOS, BRANDI R.; Carbon County Clerk of Courts Office; 22-7214; 09/19/22; \$2,275.69

- DZWONKOWSKI, DONNA; LVNV Funding; 22-1672; 09/19/22; \$1,092.71
- EHRENBERG, CHARLES R.; United States Department of Justice; 22-1684; 09/19/22; \$185,781.90
- ELBERFELD, STEPHEN CHRISTOPHER; Carbon County Clerk of Courts Office; 22-7215; 09/19/22; \$2,832.57
- ELLAHL, HAFIZ MAHBOOB & DOLLAR GENERAL ET AL.; American Builders & Contractors Supply Co. Inc. & ABC Supply Co. Inc.; 22-1685; 09/19/22; \$18,543.99
- FRONHEISER, CODY ANDREW; Carbon County Clerk of Courts Office; 22-7213; 09/16/22; \$2,345.73
- GREENZWEIG, GERALDINE M.; Leighton Area School District; 22-1676; 09/19/22; \$1,545.70
- HOFFMAN, BRANDI LYNN; Carbon County Clerk of Courts Office; 22-7212; 09/16/22; \$2,552.57
- HOLLAN, DANIEL; Carbon County Clerk of Courts Office; 22-7216; 09/19/22; \$3,134.41
- HUNSICKER, KARL, CHRISTINA MARIE SMITH; Leighton Area School District; 22-1682; 09/19/22; \$1,306.06
- KANICH, MICHAEL K., SHEENA A. KANICH; Leighton Area School District; 22-1678; 09/19/22; \$681.37
- KASHUBA, BOHDAN, LILIIA SLYVCHUK; Leighton Area

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- School District; 22-1681; 09/19/22; \$641.75
- KEIPER, TIMOTHY EUGENE; Carbon County Clerk of Courts Office; 22-7207; 09/16/22; \$2,265.57
- KLOTZ, KATHLEEN, DYLAN MARRERO; Lehigh Area School District; 22-1679; 09/19/22; \$2,595.05
- KYLNOWSKY, DAKOTA SYPHYA; Carbon County Clerk of Courts Office; 22-7211; 09/16/22; \$6,185.57
- LAUGHLIN, RALPH THOMAS; Carbon County Clerk of Courts Office; 22-7206; 09/16/22; \$1,635.43
- LEWYCKYJ, LYDYA, JOHN G. LEWYCKYJ; Borough of Lansford; 22-1683; 09/19/22; \$1,279.28
- MALLOY, MICHELLE LYNN; Carbon County Clerk of Courts Office; 22-7205; 09/15/22; \$1,135.57
- MECKEL, EDWARD JAMES, II; Carbon County Clerk of Courts Office; 22-7210; 09/16/22; \$2,357.57
- MILLER, DOREEN F.; Summit Hill Borough; 22-1675; 09/19/22; \$696.11
- MITCHELL, THOMAS B.; Borough of Lansford; 22-1653; 09/15/22; \$826.12
- MULBERRY MANOR LLC; Summit Hill Borough; 22-1691; 09/21/22; \$662.58
- NEIKUM, SAM; LVNV Funding LLC; 22-1669; 09/19/22; \$3,261.68
- PONTRY, DANTE; Bernadette Shickora; 22-1687; 09/19/22; \$1,770.75
- SCHWARTZ, MATTHEW, NICOLE BAKER; Lehigh Area School District; 22-1677; 09/19/22; \$1,056.11
- SHADLER, ROCHARD L., JR., TABITHA N. SHADLER; Lehigh Area School District; 22-1680; 09/19/22; \$1,091.65
- STAMM, LUKE JUSTUS; Carbon County Clerk of Courts Office; 22-7209; 09/16/22; \$1,420.57
- TORRES, NOEL; United States Internal Revenue Service; 22-1692; 09/21/22; \$25,383.93
- TORRES, NOEL & MALIA; United States Internal Revenue Service; 22-1693; 09/21/22; \$10,713.22
- WALCK, DAMIAN B.; 22-7208; 09/16/22; \$2,546.77
- WELLS, TONI LYNN; Carbon County Clerk of Courts Office; 22-7217; 09/19/22; \$2,992.90

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NOTICE

IN THE COURT OF COMMON PLEAS OF CARBON COUNTY
CIVIL ACTION—LAW

NO. 22-0840

GREAT POCONO HOMES, LLC

Plaintiff

vs.

CARBON COUNTY LAW JOURNAL

CIPRIANO L. RIVIECCIO
AND
CHRISTINA RIVIECCIO
Defendants

TO: CIPRIANO L. RIVIECCIO
AND CHRISTINA RIVIECCIO

You are hereby notified that Plaintiff, Great Pocono Homes, LLC commenced an action (the "Action") against you in the Court of Common Pleas of Carbon County by filing a Complaint (the "Complaint"). The Action involves property, which had formally been owned by you and known as Lot 521E in Pocono Forest Lake Section E, Penn Forest Township, Carbon County, Pennsylvania. The Plaintiff purchased this property from the Carbon County Tax Claim Bureau at an Upset Sale on September 15, 2020. The Plaintiff is requesting an Order confirming legal title to the real estate and enjoining the Defendants, its successors and assigns, from having or claiming to have any type of right, lien, title or interest in and to said real estate.

NOTICE

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 FEE OR NO FEE.

NORTH PENN LEGAL SERVICES

101 West Broad Street
Suite 713
Hazleton, PA 18201
Phone (877) 953-4250
Fax (570) 455-3625

- or -

CARBON COUNTY LAWYER REFERRAL

811 Blakeslee Blvd. Dr. East
Suite 130
Lehighton, PA 18235
Phone (610) 379-4950
Fax (610) 379-4952

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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 24, 2022 and that distribution will be made in accordance with that Schedule unless exceptions are filed thereto within ten (10) days thereafter.

DANIEL ZEIGLER
Acting Sheriff, County of Carbon
www.carboncountysheriff.com
Sept. 23, 30; Oct. 7

Sale of the real estate shall be held on Wednesday, October 12, 2022 at 10:00 a.m. online at www.bid4assets.com.

SALE #1

Writ of Execution No.: 22-0602.

Property Address: 34 South Lake Drive, Lake Harmony, PA 18624.

Location: Township of Kidder.

Improvements: Residential property.

Defendant: 34 S. Lake Dr. Holdings LLC.

SALE #2

Writ of Execution No.: 22-0720.

Property Address: 197 South Lake Drive, Lake Harmony, PA 18624.

Location: Township of Kidder.

Improvements: Residential property.

Defendant: 197 S. Lake Dr. Holdings LLC.

SALE #3

Writ of Execution No.: 18-1983.

Property Address: 137 E. Catawissa Street, Nesquehoning, PA 18240.

Location: Borough of Nesquehoning.

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

Defendants: Eric Everett and Amanda Everett.

SALE #4

Writ of Execution No.: 22-0580.

Property Address: 580 Lafayette Avenue, Palmerton, PA 18071.

Location: Borough of Palmer-
ton.

Improvements: Residential
property.

Defendant: Denise L. Gross.

—————
SALE #5

Writ of Execution No.: 14-
1546.

Property Address: 337 E. Wa-
ter Street, Lansford, PA 18232.

Location: Borough of Lans-
ford.

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

Defendant: Dianne Hajcak
a/k/a Dianne M. Walck, Execu-
trix of the Estate of John P. Haj-
cak.

—————
SALE #6

Writ of Execution No.: 20-
0368.

Property Address: 399 Court
Street, Lehighton, PA 18235.

Location: Franklin Township.

Improvements: Single family.

Defendants: Scott D. Henry
and Judith L. Henry.

—————
SALE #7

Writ of Execution No.: 18-
2037.

Property Address: 236 W.
Columbus Avenue, Nesquehoning,
PA 18240.

Location: Village of New Col-
umbus.

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

Defendants: Todd M. Leslie
and Melissa A. Leslie.

SALE #8

Writ of Execution No.: 20-
1987.

Property Address: 226 N. 2nd
Street, Lehighton, PA 18235.

Location: Borough of Lehigh-
ton.

Improvements: Duplex.

Defendant: Cynthia Levis.

—————
SALE #9

Writ of Execution No.: 22-
0571.

Property Address: 602 Mauch
Chunk Road, Palmerton, PA
18071.

Location: Borough of Palmer-
ton.

Improvements: Residential
property.

Defendants: Matthew C.
Merkel and Nicole M. Merkel,
Deceased.

—————
SALE #10

Writ of Execution No.: 22-
0947.

Property Address: 605B N.
Shore Drive, Albrightsville, PA
18210.

Location: Township of Penn
Forest.

Improvements: Residential
property.

Defendant: Dawn Murphy.

—————
SALE #11

Writ of Execution No.: 17-
1819.

Property Address: 302 E. Sny-
der Avenue, Lansford, PA 18232.

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Location: Borough of Lansford.

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

Defendant: New Univac Realty, LLC.

—————
SALE #12

Writ of Execution No.: 22-0355.

Property Address: 571 East Center Street, Nesquehoning, PA 18240.

Location: Borough of Nesquehoning.

Improvements: Residential dwelling.

Defendant: Christina Lee Turner.

—————
SALE #13

Writ of Execution No.: 22-0352.

Property Address: 321 2nd Street, Weatherly, PA 18255.

Location: Borough of Weatherly.

Improvements: Residential property.

Defendants: Keith Schaeffer, the United States of America, Department of the Treasury, Internal Revenue Service.

—————
SALE #15

Writ of Execution No.: 20-2221.

Property Address: 20 Third Avenue, Lehighton, PA 18235.

Location: Borough of Lehighton.

Improvements: Duplex.

Defendant: Phillip A. Steimel.

—————
SALE #16

Writ of Execution No.: 20-0653.

Property Address: 37 Laurel Drive, Albrightsville, PA 18210.

Location: Township of Kinder.

Defendants: Mary E. Twardzik and David D. Twardzik.

—————
DEEDS

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

JOSEPH B. KUBICA LIVING TRUST, Searfoss, Wendy, Lansfd., \$90,000.00, 02/18/22

K'S LLC, O'Donnell, Sean, J. Thorpe, \$175,000.00, 02/18/22
RIVERA, JOEL J., Smith, Marilyn J., Sum. Hill, \$132,000.00, 02/18/22

ROTTET, JOAN, Vadyak, Harry, Lansfd., \$1.00, 02/18/22

NEEB, NATHAN E., Neeb, Dennis A., Mahoning, \$15,000.00, 02/18/22

FERRUGIO, ROSANNA, Core Real Estate Holdings LLC, Penn For., \$1,713.67, 02/18/22

WATRO, JOHN, Refail, Kessley, Banks, \$70,000.00, 02/18/22

HARRISON, DAVID J., Watson, Julius Nathaniel, Nesq. \$134,900.00, 02/18/22