

CARBON COUNTY LAW JOURNAL

Publication Number (ISSN 0090-8789)

The Official Legal Newspaper for Carbon County

Containing Decisions Rendered, Legal Notices, Advertisements
in the 56th Judicial District

ROGER N. NANOVIC, President Judge

STEVEN R. SERFASS, Judge

JOSEPH J. MATIKA, Judge

Vol. XXI

Jim Thorpe, PA, Friday, July 28, 2017

No. 30

FRANKLIN TOWNSHIP, Plaintiff vs. NATIONAL GENERAL
PROPERTIES, INC., Defendant 12

*Pennsylvania Construction Code Act—Uniform Construction Code—
Equitable Jurisdiction—Injunction—Unclean Hands*

COURT CALENDAR

Week of July 31

Court Calendar Submitted: July 20, 2017

For updates and revisions check courthouse webpage:

www.carboncourts.com

Criminal

Judge Matika, Joseph J., Hon.

Monday, July 31

10:00 AM

1	Jury Tr.	Com. v. Smith, E.L.	(Perilli, Christie)	15-0617
2	Jury Tr.	Com. v. Bunch, A.M.	(Hatton, Snyder)	16-0693
3	Jury Tr.	Com. v. Samaroo-West, C.	(Gazo, Gillen)	16-1440
4	Jury Tr.	Com. v. Marsolick, J.L.	(Hatton, Saurman)	16-1345
5	Jury Tr.	Com. v. Jones, S.A.	(Engler, Mousseau)	15-0538
6	Jury Tr.	Com. v. Lippin, R.A.	(Greek, Levy)	16-0002
7	Jury Tr.	Com. v. Zarillo, D.P.	(Hatton, Mottola)	16-1713
8	Jury Tr.	Com. v. Woodward, R.B., Jr.	(Greek, Mousseau)	16-0310
9	Jury Tr.	Com. v. Woodward, R.B., Jr.	(Greek, Mousseau)	16-0311
10	Jury Tr.	Com. v. Heckert, M.H.	(Perilli, Levy)	16-1512
11	Jury Tr.	Com. v. Heckert, M.	(Perilli, Levy)	16-0646
12	Jury Tr.	Com. v. Johnson, K.C.	(Perilli, Rapa)	16-1549
13	Jury Tr.	Com. v. Williams, K.	(Gazo, Rapa)	16-1454
14	Jury Tr.	Com. v. Ohl, C.A.	(Greek, Schnell)	15-0660
15	Jury Tr.	Com. v. Boehm, E.R.	(Gazo, Levy)	16-1267
16	Jury Tr.	Com. v. Boehm, E.R.	(Gazo, Levy)	16-1238
17	Jury Tr.	Com. v. Nahf, J.S.	(Greek, Mousseau)	14-0843
18	Jury Tr.	Com. v. Curley, J.R.	(Greek, Mottola)	16-1157
19	Jury Tr.	Com. v. Taylor, N.W.	(Hatton, Kemmerer)	16-1351
20	Jury Tr.	Com. v. Barnes, J.E.	(Perilli, Schnell)	16-1250
21	Jury Tr.	Com. v. Johnson, B.J.	(Hatton, Rapa)	16-0902
22	Jury Tr.	Com. v. Krug, J.L.	(Miller, Unassigned)	17-0393
23	Jury Tr.	Com. v. Bowman, G.W.	(Gazo, Levy)	15-1488
24	Jury Tr.	Com. v. Harvan, M.J.	(Greek, Levy)	16-0113
25	Jury Tr.	Com. v. Cesanek, R.C.	(Greek, Mottola)	17-0002
26	Jury Tr.	Com. v. Leshner, L.A.	(Greek, Mottola)	16-1592
27	Jury Tr.	Com. v. Harris, M.S.	(Greek, Mottola)	16-0804

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Judge Serfass, Steven R., Hon.

9:00 AM

2 PFA Hrg. Burkett, A.M. (Stafiuc) v. Treadwell, J. (Pro Se) 17-0856
3 PFA Hrg. Treadwell, J. (Pro Se) v. Burkert, A. (Stafiuc) 17-0960

Chairman Diehl, Eileen M., Esq.

1:00 PM

4 Pet./Comp. to Flexer, B.J. (Gordon) v. Flexer, D. (Pro Se) 17-0026
Mod. Cust

5 Pet./Comp. to Vacula, N.A. (Pro Se) v. Motz, L.J. (Pro Se) 17-0455
Mod. Cust.

2:00 PM

6 Complnt./Pet. Hall, C.E. (Pro Se) v. Pollard, B.J. (Pro Se) 17-1205
for Cust.

3:00 PM

7 Complnt./Pet. Cowley, M.A. (Pro Se) v. Cowley, C. (Pro Se) 17-1319
for Cust.

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

CORBETT, MARIAN, Dec'd.

Late of Kneppers Trailer Court, Route 209, Summit Hill.

Administratrix: Cheryl Blashock, 241 Spring Mountain Drive, Zion Grove, PA 17985.

Attorney: Donald G. Karpovich, Esquire, 85 Drasher Road, Drums, PA 18222.

RYDZEWSKI, JOSEPH J., Dec'd.

Late of the Borough of Nesquehoning.

Executor: John J. Rydzewski, 1 West 72nd Street, Apartment 30, New York, NY 10023.

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

SERAFINI, ROBERT J. a/k/a ROBERT JOHN SERAFINI a/k/a ROBERT SERAFINI, Dec'd.

Late of Penn Forest Township. Executrix: Mary Ann Serafini, 8 Brook Circle, P.O. Box 1290, Albrightsville, PA 18210.

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

WILLIAMS, JOHN W., Dec'd.

Late of Lake Harmony.

Executrix: Sharon L. Haines
c/o Goudsouzian & Associates,
2925 William Penn Highway,
Suite 301, Easton, PA
18045-5283.

Attorneys: Goudsouzian &
Associates, 2925 William Penn
Highway, Suite 301, Easton,
PA 18045-5283.

SECOND PUBLICATION

GEISSINGER, DANIEL F., JR.,
Dec'd.

Late of the Borough of Nes-
quehoning.

Executor: Daniel F. Geissing-
er, III, 150 Chestnut Drive,
Lehighton, PA 18235.

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

THIRD PUBLICATION

DAGES, PHYLLIS D., Dec'd.

Late of the Borough of Lehigh-
ton.

Co-Executors: Susan E. Heise
and William C. Dages c/o
Robert A. Carpenter, Jr., Es-
quire, 200 North Monroe
Street, Media, PA 19063.

Attorney: Robert A. Carpenter,
Jr., Esquire, 200 North Monroe
Street, Media, PA 19063.

HALL, JOHN E., Dec'd. Late of
494 W. Sunset Road, Lehigh-
ton.

Executrix: Mary Ann K. Hall,
494 W. Sunset Road, Lehigh-
ton, PA 18235.

Attorneys: David B. Shulman,
Esquire, Shulman & Shabbick,
1935 Center Street, Northamp-
ton, PA 18067.

**LUCAS, SYLVIA E. a/k/a SYL-
VIA LUCAS,** Dec'd.

Late of the Borough of Pal-
merton.

Executor: Robert M. Rausch,
809 North Street, Jim Thorpe,
PA 18229.

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

**O'DONNELL, SUSAN A. a/k/a
SUSAN A. DIETER a/k/a
SUSAN A. DIETER O'DON-
NELL,** Dec'd.

Late of the Borough of Weath-
erly.

Executor: Robert W. O'Don-
nell, Sr., 498 Buck Mountain
Road, Weatherly, PA 18255.

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

**THEAR, LOUISE E. a/k/a LOU-
ISE ELIZABETH THEAR,**
Dec'd.

Late of 824 North Street, Jim
Thorpe.

Executor: Joseph R. Thear, Jr.,
3826 Bush Creek Drive, Fred-
erick, MD 21704-7845.

Attorneys: Gerald F. Strubin-
ger, Jr., Esquire, Strubinger
Law, P.C., 505 Delaware Av-
enue, P.O. Box 158, Palmer-
ton, PA 18071-0158.

REGISTER OF WILLS

AHNER, DONNA LOU a/k/a
DONNA L. AHNER; Lehigh-
ton, PA; Will; Jason M. Rapa,
Esquire.

CARBON COUNTY LAW JOURNAL

- Probation Department; 17-8471; 07/17/17; \$2,253.94
- SGRIGNIOLI, JOSEPH MICHAEL; Carbon County Adult Probation Department; 17-8505; 07/20/17; \$1,632.85
- SMITH, DYLAN; Carbon County Adult Probation Department; 17-8509; 07/20/17; \$5,505.11
- SMITH, SHANE G.; Carbon County Adult Probation Department; 17-8483; 07/18/17; \$21,560.35
- SOKOLOFF, RICHARD PAUL; Carbon County Adult Probation Department; 17-8519; 07/20/17; \$637.93
- STONE RIDGE DEVELOPMENT CORP.; Lehigh Area School District; 17-1489; 07/17/17; \$692.40
- STROHL, DEAN; Panther Valley School District; 17-1450; 07/14/17; \$939.26
- STROHL, JONATHAN SCOTT; Carbon County Adult Probation Department; 17-8514; 07/20/17; \$2,102.43
- STROHL, MICHAEL C.; Carbon County Adult Probation Department; 17-8515; 07/20/17; \$2,124.93
- STROHL, RONALD LEE, II; Carbon County Adult Probation Department; 17-8521; 07/20/17; \$2,238.79
- TIGLIO, JOCELYN HELEN; Carbon County Adult Probation Department; 17-8472; 07/17/17; \$2,873.27
- TOLOTTI, ASHLEY; Carbon County Adult Probation Department; 17-8517; 07/20/17; \$1,382.85
- UPDIKE, MARK WILLIAM; Carbon County Adult Probation Department; 17-8477; 07/18/17; \$1,836.90
- WEAVER, MICHAEL JAMES; Carbon County Adult Probation Department; 17-8452; 07/17/17; \$1,737.43
- WEAVER, RHONDELLA; Midland Funding LLC; 17-1496; 07/18/17; \$2,664.43
- WILLING, ERIC J.; Carbon County Adult Probation Department; 17-8510; 07/20/17; \$4,155.87
- WOOD, BRADY; Carbon County Adult Probation Department; 17-8520; 07/20/17; \$1,490.98
- YURKONIS, APRIL MARIE; Carbon County Adult Probation Department; 17-8451; 07/17/17; \$2,782.17
- ZEMLAN, JEROME SAMUEL; Carbon County Adult Probation Department; 17-8506; 07/20/17; \$1,733.39

July 28

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Pennsylvania Department of State, Bureau of Corporations and Charitable Corporations for:

WEATHERLY AREA
MUSEUM

100 Steel Plant Road, Weatherly,
PA 18255 a Domestic Non-Profit
Corporation pursuant to the
Pennsylvania Non-Profit Corpora-
tion Law as amended on July
17, 2017.

The entity is incorporated
under the Pennsylvania Non-
Profit Corporation Law of 1988
as amended.

DANIEL A. MISCAVIGE,
ESQUIRE
GILLESPIE MISCAVIGE &
FERDINAND, LLC

67 North Church Street
Hazleton, PA 18201
(570) 454-5575

July 28

NOTICE OF PETITION
FOR CHANGE OF NAME

—————
IN THE COURT OF
COMMON PLEAS OF
CARBON COUNTY,
PENNSYLVANIA

—————
NO. 17-1412

—————
PETITION OF
HOLLY A. ZAPOTOCKY

—————
IN RE: B.B.D., a Minor

—————
NOTICE IS HEREBY GIVEN
that a Petition for Name Change
has been filed by Holly A. Zapo-
tocky natural parent and guard-
ian of B.B.D., to change the name
of B.B.D. to B.F.Z.

A hearing thereon shall be
held on August 21, 2017 at 1:15
o'clock P.M., Courtroom 1, Car-
bon County Courthouse, Jim
Thorpe, Pennsylvania.

CAROLE J. WALBERT,
ESQUIRE

Attorney for Petitioner
701 North Street
P.O. Box 4087
Jim Thorpe, PA
18229-0487

July 28

CARBON COUNTY LAW JOURNAL

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 August 21, 2017 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
July 21, 28; Aug. 4

Sale of the real estate described below shall be held on Friday, August 11, 2017 at 11:00 a.m. at the Carbon County Courthouse.

SALE #1

Writ of Execution No.: 17-0201.

Property Address: 608 East Patterson Street, Lansford, PA 18232.

Location: Borough of Lansford.

Improvements: Residential dwelling.

Defendant: Gregory J. Sabo.

SALE #2

Writ of Execution No.: 17-0256.

Property Address: 82 East 2nd Street a/k/a 82 East Second Street, Lehighton, PA 18235-8920.

Location: Franklin.

Improvements: Residential dwelling.

Defendant: Nancy C. Rhyder, Individually and in Her Capacity as Executrix of the Estate of Josephine A. Rhyder a/k/a Josephine Rhyder.

SALE #3

Writ of Execution No.: 17-0279.

Property Address: 178 Thomas Lane, Albrightsville, PA 18210.

Location: Penn Forest.

Improvements: The improvements thereon being known as 66 Thomas Lane, Penn Forest, Pennsylvania 18210.

Defendants: Dennis T. O'Rourke, Cheryl O'Rourke.

SALE #4

Writ of Execution No.: 16-2463.

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Property Address: 239 West Ridge Street, Lansford, PA 18232-1113.

Location: Lansford.

Improvements: Residential dwelling.

Defendants: Jonathan Feisel, Ralston Hedrick.

SALE #5

Writ of Execution No.: 16-3024.

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

Location: Weissport.

Improvements: Residential dwelling.

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

SALE #6

Writ of Execution No.: 15-1140.

Property Address: 488 Laurel Woods, Lake Harmony, PA 18624.

Location: Kidder.

Improvements: Unknown.

Defendant: Rochelle Polao.

SALE #7

Writ of Execution No.: 16-0012.

Property Address: 796 Edgemont Ave., Palmerton, PA 18071.

Location: Palmerton.

Improvements: Residential dwelling.

Defendants: Alex Halulko, Known Heir of Theresa M. Halulko, John Halulko, Known Heir of Theresa M. Halulko, Thomas Halulko, Known Heir of Theresa M. Halulko. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations

Claiming Right, Title or Interest from or under Theresa M. Halulko, William Witt, Known Heir of Theresa M. Halulko.

SALE #8

Writ of Execution No.: 16-0455.

Property Address: 411 East Railroad, Nesquehoning, PA 18240.

Location: Nesquehoning

Improvements: Unknown.

Defendants: Lewis M. Gullone, Jr. and Rachael J. Gullone.

SALE #9

Writ of Execution No.: 17-0547.

Property Address: 274 Indian Hill Road, Lehighton, PA 18235.

Location: Franklin.

Improvements: Unknown.

Defendant: Robert M. Rehnert.

SALE #10

Writ of Execution No.: 16-2474.

Property Address: 1 South Broadview Drive, Jim Thorpe, PA 18229.

Location: Jim Thorpe.

Improvements: Unknown.

Defendants: Dennis E. Hager and Marybeth Hager.

SALE #11

Writ of Execution No.: 15-3075.

Property Address: 4 Wargo Road a/k/a 95 Wargo Road, Jim Thorpe, PA 18229.

Location: Penn Forest.

Improvements: Residential dwelling.

Defendant: Florence Piemonte.

SALE #12

Writ of Execution No.: 17-0599.

Property Address: 21 Split Rock Road a/k/a 50 Split Rock Road, Lake Harmony, PA 18624.

Location: Kidder.

Improvements: Residential dwelling.

Defendants: Sharon Williams, in Her Capacity as Executrix and Devisee of the Estate of James F. McDermott a/k/a James McDermott, Joann Tsounias, in Her Capacity as Devisee of the Estate of James F. McDermott a/k/a James McDermott, Donna Williams a/k/a Donna Eleftheriou, in Her Capacity as Devisee of the Estate of James F. McDermott a/k/a James McDermott.

MORTGAGES

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

LUTZ, WILLIAM CHARLES, Mortgage Electronic Registration Systems Inc., Penn For., \$341,250.00, 12/06/16

KNOCIK, HEDA, Mortgage Electronic Registration Systems Inc., Penn For., \$121,600.00, 12/06/16

RUSSAW, LYWON, Mortgage Electronic Registration Systems Inc., Mahoning, \$141,600.00, 12/06/16

CAUDLE, RAEFORD M., JR., Mortgage Electronic Registration Systems Inc., Penn For., \$112,000.00, 12/06/16

OLIVER, JOSEPH D., Wells Fargo Bk. N.A., J. Thorpe, \$106,084.00, 12/06/16

THOMAS, HULME W., III, Branch Banking and Trust Co., Kidder, \$60,000.00, 12/07/16

STERN, LYLE E., Community Bk. N.A., Mahoning, \$57,000.00, 12/07/16

MUFFLEY, JERRY, Community Bk. N.A., Lehigh, \$10,000.00, 12/07/16

FELL, NATHAN, Mortgage Electronic Registration Systems Inc., Nesq., \$104,000.00, 12/07/16

ALBIN, KENNETH C., Mortgage Electronic Registration Systems Inc., Kidder, \$152,000.00, 12/07/16

CALAMARI, DONNA, Wells Fargo Bk. N.A., Penn For., \$157,500.00, 12/07/16

HESS, TANYA, Mortgage Electronic Registration Systems Inc., Palmrtn., \$108,989.00, 12/07/16

STEWART, TERRY L., People First Federal Credit Union, E. Penn, \$20,000.00, 12/07/16

STRIKA, BEAU R., Jim Thorpe Neighborhood Bk., Penn For., \$30,000.00, 12/08/16

KAMRATH, SUSAN E., Mortgage Electronic Registration Systems Inc., Penn For., \$132,000.00, 12/08/16

MAGUIRE, ALICE M., Mortgage Electronic Registration Systems Inc., Penn For., \$124,929.00, 12/08/16