

**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

**EICHHORN, MONICA L. a/k/a
MONICA HOSIER, Dec'd.**

Late of Lehighton.

Administratrix C.T.A.: Alanya Renee Moyer c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045.

Attorneys: Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045.

**FELTEN, MILDRED a/k/a MIL-
DRED A. FELTEN, Dec'd.**

Late of 1027 Hemlock Drive, Lehighton.

Executrix: Carolyn M. Mermon a/k/a Carolyn Mary Mermon, 28 Gun Club Drive, Lehighton, PA 18235.

Attorneys: Matthew G. Schnell, Esquire, Strubinger Law, P.C., 505 Delaware Avenue, P.O. Box 158, Palmyra, PA 18071-0158.

**PATON, EDNA R. a/k/a EDNA
PATON, Dec'd.**

Late of Summit Hill.

Co-Executrices: Bonnie L. Pietruch and Patti A. Hudicka 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.

PFEIFFER, JOAN M., Dec'd.

Late of the Borough of Jim Thorpe.

Executrix: Susan K. Arbesfeld 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.

**SMITH, THOMAS A. a/k/a
THOMAS SMITH, Dec'd.**

Late of the Borough of Lansford.

Administrator: Thomas Paul Smith, 160 Stock Street, Nesquehoning, PA 18240.

Attorneys: Erik M. Helbing, Esquire, Bowe & Odorizzi Law, LLC, 109 West Broad Street, Tamaqua, PA 18252.

STEELE, LOUISA S. a/k/a LOUISA SMYTH STEELE a/k/a LOUISA STEELE, Dec'd.

Late of Mahoning Township.
Executor: John E. Steele, Jr.
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.

STEIGERWALT, JOANN. a/k/a JOAN STEIGERWALT, Dec'd.

Late of 2519 Mahoning Drive W, Lehighton.

Executrix: Sheri L. Dillinger,
151 Hayden Lane, Newnan,
GA 30265.

Attorneys: Kim M. Gillen, Esquire, The Law Office of Kim M. Gillen, P.C., 613 Blakeslee Boulevard Dr. E., Suite 103, Lehighton, PA 18235.

SECOND PUBLICATION

CHESLAK, DOROTHY S., Dec'd.

Late of Nesquehoning.
Executrix: Justine F. Klementovic 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.

ENGLER, JANE F., Dec'd.

Late of Jim Thorpe.

Executor: James H. Brogan
c/o Nanovic Law Offices, 57
Broadway, P.O. Box 359, Jim
Thorpe, PA 18229.

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

MELBER, DONALD K., SR., Dec'd.

Late of Jim Thorpe.

Executrix: Lisa D. Melber c/o
Nanovic Law Offices, 57
Broadway, P.O. Box 359, Jim
Thorpe, PA 18229.

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

MURASZKO, RAYMOND, SR. a/k/a RAYMOND MURASZKO, Dec'd.

Late of White Haven.

Executor: Raymond P. Muraszko.

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

SANTORE, TAMMY L., Dec'd.
Late of Carbon County.

Administratrix: Jolene Berger.
Attorney: Arley L. Kemmerer,
Esquire, 4 Acorn Court, Jim
Thorpe, PA 18229.

STAADA, RAYMOND LOUIS, Dec'd.

Late of 108 Midway Drive, Jim
Thorpe.

Administratrix: Dorothy McDonald.

Attorneys: David M. Sebelin, Esquire, Sebelin & Sebelin, P.C., 301 South 3rd Street, Lehighton, PA 18235.

THIRD PUBLICATION

BONI, ROSE a/k/a ROSA BONI, Dec'd.

Late of Mahoning Township. Executrix: Lorena L. Zebert, 2066 Huber Drive, Quakertown, PA 18951.

Attorneys: Senape & Associates, 612-614 Main Street, P.O. Box 179, Freeland, PA 18224-0179.

LAFEY, CRAIG THOMAS a/k/a CRAIG LAFEY, Dec'd.

Late of 3809 Fireline Road, Palmerton.

Administrator: Robert J. Lafey, 11 Stremback Street, Ashland, PA 17921.

Attorneys: Kim M. Gillen, Esquire, The Law Office of Kim M. Gillen, P.C., 613 Blakeslee Boulevard Dr. E., Suite 103, Lehighton, PA 18235.

MIMM, THOMAS FRANKLIN a/k/a THOMAS F. MIMM, Dec'd.

Late of Summit Hill.

Administrator: Thomas J. Mimm 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.

SENSINGER, STEVE C. a/k/a STEVE SENSINGER, Dec'd. Late of Lehighton.

Executor: Keith B. Sensinger. Attorneys: Roberti & Roberti, LLC, 56 Broadway, P.O. Box 29, Jim Thorpe, PA 18229.

SMITH, LINDA M., Dec'd.

Late of the Borough of Palmerton.

Executrix: Melanie R. Dickson, 161 Lehigh Ave., Palmerton, PA 18071.

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

REGISTER OF WILLS

GEORGE, LORI D.; Palmerton, PA; Testamentary; Lia K. Snyder, Esquire (Lehigh County).

KEMPF, FRED B.; Jim Thorpe, PA; Admn.; Kim M. Gillen, Esquire.

MURPHY, GILBERT; Lehighton, PA; Testamentary; Matthew G. Schnell, Esquire.

PATON, EDNA R. a/k/a EDNA PATON; Summit Hill, PA; Testamentary; Joseph J. Velitsky, Esquire.

SEITZ, MARY A.; Albrightsville, PA; Admn. C.T.A., Attorney: n/a.

SMITH, THOMAS A. a/k/a THOMAS SMITH; Lansford, PA; Admn.; Erik M. Helbing, Esquire.

Apr. 5

CARBON COUNTY LAW JOURNAL

- JONES, BILL; Deborah Stone; 24-CV-0584; 03/26/24; \$5,413.75
- KURTZ, DANIEL P.; Palmerton Community Ambulance; 24-CV-0540; 03/21/24; \$2,741.76
- MARTELLA, KALEY GRAFF; Blackrock Property Management; 24-CV-0543; 03/21/24; \$3,884.77
- MEDINA, BENJAMIN; Discover Bank; 24-CV-0551; 03/21/24; \$5,009.24
- MOULTHROP, DREW; Carbon County Clerk of Courts Office; 24-BOC-6237; 03/26/24; \$1,647.90
- POLLOCK, JENNIFER; Discover Bank; 24-CV-0546; 03/21/24; \$2,674.96
- PORAMBO, MATTHEW J.; Borough of Lansford; 24-CV-0558; 03/22/24; \$1,156.39
- ROTH, JESSE; Carbon County Clerk of Courts Office; 24-BOC-6232; 03/21/24; \$2,452.27
- ROTH, JESSE; Carbon County Clerk of Courts Office; 24-BOC-6233; 03/21/24; \$1,198.89
- SCHNEIDER, RICHARD G.; Lehigh Area School District; 24-CV-0559; 03/22/24; \$1,969.96
- SKONIECZNY, ADAM; Commonwealth of Pennsylvania Department of Revenue; 24-CV-0576; 03/25/24; \$2,436.51
- SMITH KELY E. LEE; Palmerton Community Ambulance; 24-CV-0541; 03/21/24; \$2,871.51
- TROUTMAN, KYLE; Carbon County Clerk of Courts Office; 24-BOC-6235; 03/26/24; \$2,631.04
- TURNER, JEREMY; Carbon County Clerk of Courts Office; 24-BOC-6234; 03/26/24; \$2,686.65
- WERSINGER, AUSTIN R.; Commonwealth of Pennsylvania Department of Revenue; 24-CV-0577; 03/25/24; \$6,764.39
- ZAHARIEV, MICHELLE; Discover Bank; 24-CV-0549; 03/21/24; \$2,892.68
- ZVER, MALIK; Carbon County Clerk of Courts Office; 24-BOC-6231; 03/21/24; \$1,984.48

Apr. 5

**NONPROFIT ARTICLES
OF INCORPORATION**

NOTICE IS HEREBY GIVEN that Nonprofit Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on March 22, 2024, for the purpose of obtaining a Certificate of Incorporation under the provisions of the Nonprofit Corporation Law of 1988. The name of the proposed nonprofit corporation is:

GRAYSTONES PRESERVE
HOMEOWNERS
ASSOCIATION, INC.

The purpose for which it will be organized is: To be a unit owners' association that provides for the management, main-

tenance and care of the residential community project located in Kidder Township, Carbon County, Pennsylvania, known as Graystones Preserve, A Planned Community.

McNEES WALLACE &
NURICK LLC
100 Pine Street
Harrisburg, PA 17101

Apr. 5

MORTGAGE FORECLOSURE

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

CASE NO. 2023-CV-1208

FIRST NORTHERN BANK
AND TRUST CO.

Plaintiff

v.

GERALDINE GREENZWEIG,
by and through her attorney in
fact, KEVIN L. GREENZWEIG
Defendant

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN to the Defendant, Geraldine Greenzweig, by and through her Attorney in Fact, Kevin L. Greenzweig, that a Complaint in Mortgage Foreclosure has been filed against you in the above captioned matter on June 30, 2023.

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the following pages, you must take

action within twenty (20) days after this 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.

DISTRICT COURT
ADMINISTRATOR

Carbon County Courthouse
4 Broadway
P.O. Box 131

Jim Thorpe, PA 18229-0131
(570) 325-8556

- or -

PENNSYLVANIA LAWYER
REFERRAL SERVICE

100 South Street
P.O. Box 186

Harrisburg, PA 17108

(Pennsylvania residents
phone: 1-800-692-7375

out-of-state residents

phone: (717) 238-6715)

CARBON COUNTY LAW JOURNAL

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.

JAMES T. SHOEMAKER,
ESQUIRE
Identification No. 63871
HOURIGAN, KLUGER &
QUINN LAW OFFICES
A Professional Corporation
Attorneys for Plaintiff
600 Third Avenue
Kingston, PA 18704-5815
(570) 287-3000

Apr. 5

NOTICE

NOTICE IS HEREBY GIVEN that a Certificate of Organization for a Domestic Limited Liability Company has been filed with the Pennsylvania Department of State at Harrisburg, PA on February 23, 2024 for the purpose of creating a limited liability company pursuant to Pennsylvania Uniform Limited Liability Act of 2016, P.L. 1328, No. 170. The name of the limited liability company is:

JOE PILLA
CONSULTING, LLC
Joseph R. Baranko, Jr.,
Esquire
The Slusser Law Firm
1620 North Church Street
Suite 1
Hazleton, PA 18202

Apr. 5

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 April 22, 2024 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
Mar. 22, 29; Apr. 5

Sale of the real estate shall be held on Wednesday, April 10, 2024 at 10:00 a.m. online at www.bid4assets.com.

SALE #1

Writ of Execution No.: 23-CV-1194.

Property Address: 146-148 South Fourth Street a/k/a 146 S. 4th Street, Lehighon, PA 18235.

Location: Borough of Lehighon.

Improvements: Residential.

Defendant: Thomas T. Caprio.

Darby; John P. Darby, in His Capacity as Heir of Edward T. Darby a/k/a Edward Darby and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Edward T. Darby a/k/a Edward Darby.

SALE #2

Writ of Execution No.: 22-1566.

Property Address: 95 Meckesville Road, Albrightsville, PA 18210.

Location: Township of Penn Forest.

Improvements: Residential.

Defendants: Marianne T. Pane, in Her Capacity as Heir of Edward T. Darby a/k/a Edward

SALE #3

Writ of Execution No.: 22-1686.

Property Address: 330 1/2 East Abbott Street, Lansford, PA 18232.

Location: Borough of Lansford.

Improvements: Residential.

Defendants: Martin S. Ditsky a/k/a Martin S. Ditsky, III and Margaret B. Ditsky.

CARBON COUNTY LAW JOURNAL

SALE #4

Writ of Execution No.: 23-CV-1248.

Property Address: 232 Lauchnor Road, Lehighton, PA 18235.

Location: Township of East Penn.

Improvements: Dwelling.

Defendants: Cynthia G. Griffith, Individually and as Executrix of the Estate of Larry A. Griffith and Stephen A. Griffith a/k/a Stephen A. Griffith, Sr., Devisee of the Estate of Larry A. Griffith, Deceased.

SALE #5

Writ of Execution No.: 21-2341.

Property Address: 48 Longbrook Way, Albrightsville, PA 18210.

Location: Township of Penn Forest.

Improvements: Residential.

Defendants: Toni Maria Misseri a/k/a Toni Marie Misseri; Robert Misseri a/k/a Robert Joseph Misseri; Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Katherine Misseri, Deceased.

SALE #6

Writ of Execution No.: 21-2134.

Property Address: 1008 Center Street, Jim Thorpe, PA 18229.

Location: Borough of Jim Thorpe.

Improvements: Residential.

Defendant: Nancy A. Murphy.

SALE #7

Writ of Execution No.: 21-1705.

Property Address: 154 Brittany Drive, Albrightsville, PA 18210.

Location: Penn Forest Township.

Improvements: Residential.

Defendants: William Santos and Spartans Carpentry, LLC.

SALE #8

Writ of Execution No.: 23-CV-2481.

Property Address: 121 E. Hazard Street, Summit Hill, PA 18250.

Location: Borough of Summit Hill.

Improvements: Residential dwelling.

Defendant: Mary H. Sloboda a/k/a Mary Sloboda Goodhile.

SALE #9

Writ of Execution No.: 22-0378.

Property Address: 97 Old Stage Road, Albrightsville, PA 18210.

Location: Township of Penn Forest.

Improvements: Residential dwelling.

Defendant: Ana Ujvari.

CARBON COUNTY LAW JOURNAL

SALE #10

Writ of Execution No.: 18-3086.

Property Address: 327 Mahoning Street, Lehighton, PA 18235.

Location: Borough of Lehighton.

Improvements: Unknown.

Defendants: Ruben J. Zellner, III a/k/a Ruben Jame Zellner, III a/k/a Ruben J. Zellner a/k/a Reuben James Zellner, III a/k/a Reuben J. Zellner and Cynthia L. Zellner.

MORTGAGES

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

MOSER, ASHLEY, Pennsylvania Housing Finance Agency, Palmrtn., \$8,500.00, 01/12/24

BAYOUMY, MOHAMED FE-TOUH, Mortgage Electronic Registration Systems Inc., Sum. Hill, \$155,200.00, 01/12/24

67 ARAPAHOE RD LLC, Mortgage Electronic Registration Systems Inc., Penn For., \$182,850.00, 01/12/24

McLAIN WALTER, JOANN, Mortgage Electronic Registration Systems Inc., Penn For., \$143,467.00, 01/12/24

FISHER, KURT R., Mortgage Electronic Registration Sys-

tems Inc., Tow. Twp., \$160,000.00, 01/12/24

HAWKS HIDEAWAY LLC, Mid Penn Bk., Kidder, \$743,000.00, 01/12/24

SCHAEFFER, ALICIA, Mortgage Electronic Registration Systems Inc., Lehighton, \$175,756.00, 01/15/24

MILLER, JOEL, Mortgage Electronic Registration Systems Inc., Frankl., \$225,834.00, 01/15/24

CINAMELLA, MARC E., Mortgage Electronic Registration Systems Inc., Tow. Twp., \$79,500.00, 01/16/24

SMITH, ROBERT R., JR., Secretary of Housing & Urban Development, Tow. Twp., \$32,195.22, 01/16/24

RAWLINS, MARK, People First Investments Group LLC, Penn For., \$61,000.00, 01/16/24

PASTRANA, VICTOR M., JR., Mortgage Electronic Registration Systems Inc., Nesq., \$312,618.00, 01/16/24

CORDOVA, STANLEY J., Neffs Ntl. Bk., E. Penn, \$182,000.00, 01/16/24

CORDOVA, STANLEY J., Neffs Ntl. Bk., E. Penn, \$350,000.00, 01/16/24

POTTGEISER, EDWARD, Mortgage Electronic Registration Systems Inc., Kidder, \$100,000.00, 01/17/24

YANULAVICH, JOSEPH R., JR., Secretary of Housing & Urban