

**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

MAYOR, MARIAN DOROTHEA, Dec'd.

Late of Jim Thorpe.

Executor: Russell R. Mayor
c/o Eric James Filer, Esquire,
P.O. Box 56, Lehighton, PA
18235.

Attorney: Eric James Filer,
Esquire, P.O. Box 56, Lehigh-
ton, PA 18235.

**SKWIERZ, CHRISTINE M.
a/k/a CHRISTINE SKWIERZ**,
Dec'd.

Late of the Village of Tresckow.

Executor: Jeffrey J. Skwierz, 53
Hamilton Street, West Wyo-
ming, PA 18644.

Attorney: Cynthia S. Yurchak,
Esquire, 121 Carbon Street,
P.O. Box 49, Weatherly, PA
18255.

**SECOND PUBLICATION
GUTOSKY, WILLIAM J.**, Dec'd.

Late of Tresckow.

Executrix: Janice S. Defran-
cisco.

Attorneys: Joseph R. Baranko,
Jr., Esquire, The Slusser Law
Firm, 1620 N. Church Street,
Suite 1, Hazleton, PA 18202.

**LAULETTA, ANGELO JOHN
a/k/a ANGELO J. LAULET-
TA a/k/a ANGELO LAU-
LETTA**, Dec'd.

Late of Nesquehoning.

Personal Representative: Rose
Lauletta.

Attorneys: Joseph S. Toczyd-
lowski, Jr., Esquire, Toczyd-
lowski Law Office, 723 North
Main Street, Archbald, PA
18403.

**SEDIVA, JOSEPH M. a/k/a JO-
SEPH SEDIVA**, Dec'd.

Late of Lansford.

Administratrix: Martha Sedi-
va c/o Joseph J. Velitsky, Es-
quire, Velitsky & Frycklund,
49 East Ludlow Street, Sum-
mit Hill, PA 18250.

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

**SNYDER, JOEL R., SR. a/k/a
JOEL R. SNYDER a/k/a JOEL
RICHARD SNYDER a/k/a
JOEL SNYDER**, Dec'd.

Late of Palmerton.

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Administrator: Joel R. Snyder, II, 228 West Patterson Street, Lansford, PA 18232.

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

THIRD PUBLICATION

BERGER, TRISHA A. a/k/a TRISHA A. WOLBACH a/k/a TRISHA ANN WOLBACH a/k/a TRISH WOLBACH, Dec'd.

Late of Palmerton.

Executrix: Katelyn E. Sloss, 86 Penn Forest Drive, Albrightsville, PA 18210.

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

Di DEA, ELIO, Dec'd.

Late of Mahoning Township. Administrators: Michael Di Dea, 313 North Jerome Street, Allentown, PA 18109 and Daniella Di Dea-Wolffe, 5 Gold Rose Lane, Easton, PA 18045.

Attorneys: J.T. Herber, III, Esquire, Williamson, Friedberg & Jones, LLC, 10 Westwood Road, Pottsville, PA 17901.

McGLYNN, EILEEN MARIE, Dec'd.

Late of Carbon County.

Administrator: Michael McGlynn, 1414 Center Street, Jim Thorpe, PA 18229.

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

REGISTER OF WILLS

BAUER, ERNEST E.; Lehigh-ton, PA; Admn.; Eric James Filer, Esquire.

HALDEMAN, RAY H.; Lehigh-ton, PA; Testamentary; Jon A. Swartz, Esquire (Lehigh County).

ROBERTS, STEVEN BRIAN; Tresckow, PA; Admn.; Joseph R. Baranko, Jr., Esquire (Luzerne County).

SMYRL, JOHN M. a/k/a JOHN MICHAEL SMYRL a/k/a JOHN SMYRL; Audenreid, PA; Admn.; Joseph R. Baranko, Jr., Esquire (Luzerne County).

SOLT, MILTON D., SR.; Bowmanstown, PA; Testamentary; Jenny Y.C. Cheng, Esquire.

Mar. 17

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.; Joseph J. Cerimele; 23-0376; Mortgage Foreclosure; Christine L. Graham, Esquire; 03/08/23.

BUFFARDI, STEVEN J.; Kelsy L. Miller; 23-0357; Protect/Abuse; Pro se; 03/02/23.

SAMHOURY ALFEO, MARIA-
GELSOMINA; Carbon County
Clerk of Courts Office; 23-6148;
03/03/23; \$466.00

SCHOCH, STANLEY KENITH;
Carbon County Clerk of
Courts Office; 23-6147; 03/03/
23; \$1,064.09

SILVER, DANIEL A.; Capital One
N.A.; 23-0354; 03/02/23;
\$6,381.85

WARNKIN, GENE L., III; Carbon
County Clerk of Courts Office;
23-6152; 03/07/23; \$1,245.24

WARNKIN, GENE LARRY, III;
Carbon County Clerk of
Courts Office; 23-6151; 03/07/
23; \$932.74

WASCH, ROY; Midland Funding
LLC; 23-0379; 03/09/23;
\$2,339.61

YASSON, SCOTT RYAN; Carbon
County Clerk of Courts Office;
23-6149; 03/07/23; \$1,044.13

YASSON, SCOTT RYAN; Carbon
County Clerk of Courts Office;
23-6150; 03/07/23; \$1,685.57
Mar. 17

**DECLARATORY
JUDGMENT/ACTION TO
QUIET TITLE**

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

NO. 22-1148

LEONARD A. ROSSI, JR. and
CHRISTOPHER C. ROSSI
Plaintiffs

vs.

BARRY J. BARAN, individually
and as HEIR OF THE ESTATE
OF AGNES D. BARAN, and
THE PERSONAL
REPRESENTATIVE OF THE
ESTATE OF AGNES D.
BARAN, if any, and ANY
UNKNOWN HEIRS OF THE
ESTATE OF AGNES D.
BARAN, their personal
representatives, heirs,
successors, and/or assigns, if
any, and THUNDER ROAD
INVESTMENTS, LLC and
MUNICIPAL AUTHORITY OF
HAZLE TOWNSHIP, their
successors and/or assigns, if
any, and UNKNOWN HEIRS
AND DEVISEES OF TENCH
COXE, DECEASED, their
personal representatives, heirs,
successors, and/or assigns, if
any, and FIDELITY-
PHILADELPHIA TRUST
COMPANY, WELLS FARGO
BANK NATIONAL
ASSOCIATION (AS
SUCCESSOR TO THE FIRST
PENNSYLVANIA BANKING
AND TRUST COMPANY),
MELLON BANK, NA, formerly
known as GIRARD TRUST
BANK (FORMERLY GIRARD
TRUST CORN EXCHANGE
BANK), and THE PNC
FINANCIAL SERVICES
GROUP, INC. (FORMERLY
KNOWN AS PNC FINANCIAL
CORP.) doing business as
PROVIDENT NATIONAL

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BANK (FORMERLY PROVIDENT TRADESMEN BANK AND TRUST COMPANY), in the capacity as TRUSTEES FOR THE TENCH COXE PROPERTIES, their successors and/or assigns, if any, and BRINTON C. COXE, as HEIR OF THE ESTATE OF DANIEL M. COXE, DECEASED, in his capacity as TRUSTEE FOR THE TENCH COXE PROPERTIES, and any unknown heirs, their personal representatives, heirs, successors, and/or assigns, if any, and ECKLEY BRINTON COXE, as HEIR OF ECKLEY B. COXE, III, DECEASED, in his capacity as TRUSTEE FOR THE TENCH COXE PROPERTIES, and any unknown heirs, their personal representatives, heirs, successors, and/or assigns, if any, and THE PERSONAL REPRESENTATIVE OF THE ESTATE OF TENCH COXE, JR., if any, and ANY UNKNOWN HEIRS OF THE ESTATE OF TENCH COXE, JR., in his capacity as TRUSTEE FOR THE TENCH COXE PROPERTIES, their personal representatives, heirs, successors, and/or assigns, if any, and COXE BROS. & CO., INC., its successors and/or assigns, if any, and LEHIGH VALLEY COAL COMPANY, its successors and/or assigns, if

any, and any/all others who may have a right, title, claim, lien, or interest in the properties subject to this Action to Quiet Title
Defendants

TEN DAY NOTICE OF
DEFAULT

TO: FIDELITY-PHILADELPHIA TRUST COMPANY (IN THE CAPACITY AS TRUSTEE FOR THE TENCH COXE PROPERTIES), their successors and/or assigns, if any; COXE BROS. & CO., INC., its successors and/or assigns, if any; and ANY/ALL OTHERS WHO MAY HAVE A RIGHT, TITLE, CLAIM, LIEN, OR INTEREST IN THE PROPERTIES SUBJECT TO THIS ACTION TO QUIET TITLE

IMPORTANT NOTICE

You are in default because you have failed to enter a written appearance personally or by attorney and file in writing with the court your defenses and objections to the claims set forth against you. Unless you act within ten days from the date of this notice, a judgment may be entered against you without a hearing and you may lose your property or other important rights.

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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 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 1-877-953-4250

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

Further inquiry can be directed to counsel for Plaintiffs as follows:

WILLIAM L. STEPHENS,

JR., ESQUIRE

PA ID No. 80455

DONALD G. KARPOWICH,

ATTORNEY-AT-LAW, P.C.

85 Drasher Road

Drums, PA 18222

(570) 788-6647

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NOTICE

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

NO. 22-0839

—
GREAT POCONO

HOMES, LLC

Plaintiff

vs.

PATRICIA WOLFF, RICHARD

CATOZZI, CATHY ANN

FRICKE, JAMES SCLAFANI

AND HELEN SCLAFANI,

HIS WIFE

Defendants

—
TO: JAMES SCLAFANI AND

HELEN SCLAFANI

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 formerly been owned by you and known as Lot B169 in Pocono Forest Lake Section B, 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.

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NOTICE

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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.

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DEEDS

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

GILLESPIE, LORRAINE D., Lorsch, Joyce A., Penn For., \$1.00, 04/11/22

LINGO, RONALD, Powely LLC, Kidder, \$192,000.00, 04/11/22

SECRETARY OF HOUSING & URBAN DEVELOPMENT, Hartman, David C., Frankl., \$147,600.00, 04/12/22

RITTER, CHRISTINE LYNN, Heft, Tyler Jared, Tow. Twp., \$185,900.00, 04/12/22

MELO ENTERPRISES LLC, Sliwka, Peter J., Jr., Tow. Twp., \$20,000.00, 04/12/22

HAYDT, LYLE M., Haydt, Lyle M., Tow. Twp., \$1.00, 04/12/22

FENSTERMAKER, ARTHUR, Kaniuga, Roman, Lansfd., \$1,250.00, 04/12/22

COURSON, PATRICIA, Crawley, Kimberly Ann, Weathrly., \$87,000.00, 04/12/22

KEENLY, BRIAN T., Keenly, Brian T., Low. Tow., \$1.00, 04/12/22

HOSFELD, JASON, Hosfeld, Erica, Penn For., \$1.00, 04/12/22