

## CARBON COUNTY LAW JOURNAL

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### Judge Matika, Joseph J., Hon.

9:00 AM

1	Pet. for Contmpt.	Stepien, C.E. (Sebelin) v. Stepien, S.M. (Frycklund)	15-1186
2	Pet. for Contmpt.	Griffin, J.A. (Michael) v. Griffin, J.R., Jr. (Walbert)	22-0457
3	Mot. for Sanctions	Stepien, C.E. (Sebelin) v. Stepien, S.M. (Frycklund)	15-1186

### Judge Nanovic, Roger N., II, Hon.

9:00 AM

1	Abuse Protection Pet.	Cardone, D.E. (Pro Se) v. Cardone, M.S. (Pro Se)	22-2312
2	Pet.	Bright, C. (Stehle) v. Gallagher, J. (Pro Se)	23-FC-1632

### Judge Matika, Joseph J., Hon.

1:15 PM

1	Pet. for Special Relief	Balderston, E.A. (Casari) v. Montz, A.L. (Pro Se)	23-FC-1808
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### 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

#### **DRUMBORE, BLAINE N.,**

Dec'd.

Late of the Township of Mahoning.

Executrix: Eleanor D. Drum-bore, 259 Gilberts Hill Road, Lehighton, PA 18235.

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

#### **GEORGE, DOROTHY A.,**

Dec'd.

Late of the Township of Towamensing.

Executor: David D. Semmel, 1785 Summer Mountain Road, Palmerton, PA 18071.

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

#### **McHUGH, VIOLET M. a/k/a VIOLET McHUGH,**

Dec'd.

Late of Nesquehoning.

Executrix: Charlene A. Skodacek, 433 East Railroad Street, Nesquehoning, PA 18240.

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

**ROVINSKE, EDWARD MARK**  
a/k/a **EDWARD M. ROVINSKE**, Dec'd.

Late of 210 Bear Creek Drive,  
Penn Forest Township, Jim  
Thorpe.

Administratrix: April Brugan,  
66 Honeysuckle Drive, Jim  
Thorpe, PA 18229.

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

**SAFAROV, SERGEY M.**, Dec'd.

Late of Penn Forest Township.  
Executrix: Nicole Safarov, 178  
Chambers Street, Phillips-  
burg, NJ 08865.

Attorneys: Brad M. Russo,  
Esquire, Russo Law Offices,  
LLC, 633 Belvidere Road, Phil-  
lipsburg, NJ 08865.

**SMITH, DONALD L.**, Dec'd.

Late of the Borough of Par-  
ryville.

Executrix: Phyllis E. Smith,  
270 Centre Street, Parryville,  
PA 18244.

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

**SECOND PUBLICATION**

**DETWEILER, JULIA S.**, Dec'd.

Late of 45 Oak Hill Road,  
Weatherly.

Administratrix: Deborah  
Hetherington, 45 Oak Hill  
Road, Weatherly, PA 18255.

Attorney: Jane S. Sebelin, Es-  
quire, 120 S. First St., Lehigh-  
ton, PA 18235.

**GRUBE, LARRY a/k/a LARRY  
L. GRUBE**, Dec'd.

Late of 476 North First Street,  
Lehighton.

Executor: Troy Kline a/k/a  
Troy Robert Kline, 132 Laurel  
Drive, Lehighton, PA 18235.

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

**HAMAN, SHERWIN D., SR.**  
a/k/a **SHERWIN D. HAMAN**  
a/k/a **SHERWIN HAMAN,**  
**SR. a/k/a SHERWIN HA-**  
**MAN**, Dec'd.

Late of 8 Occoquan Trail, Al-  
brightsville.

Executrix: Tammy Ann East-  
erday a/k/a Tammy A. East-  
erday, 8 Occoquan Trail, Al-  
brightsville, PA 18210.

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

**KEIPER, VINCENT G., SR.**,  
Dec'd.

Late of 1633 State Rt. 534, Al-  
brightsville.

Executors: Barry Keiper and  
Jane Hummel.

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

**RITTENHOUSE, ROBERT LEE**  
a/k/a **ROBERT RITTEN-**  
**HOUSE**, Dec'd.

Late of the Borough of Weatherly.

Administratrix: Nancy J. Rittenhouse, 1000 Brenkman Drive, Weatherly, PA 18255.

Attorneys: Charles A. DeCosmo, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202.

**SCHLECHT, RUTHANN**, Dec'd.

Late of 1111 Orioles Drive, Lehighton.

Executors: Michael Schlecht and Ellen Cardell.

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

**THIRD PUBLICATION**

**BAUDER, KERRY S.**, Dec'd.

Late of Nesquehoning Borough.

Administratrix: Justine Shamey c/o Kristen L. Behrens, Esquire, 457 Haddonfield Rd., Ste. 700, Cherry Hill, NJ 08002.

Attorneys: Kristen L. Behrens, Esquire, Dilworth Paxson LLP, 457 Haddonfield Rd., Ste. 700, Cherry Hill, NJ 08002.

**BENNEK, ROBERT P.**, Dec'd.

Late of 22 E. Richards Street, Summit Hill.

Administratrix: Denise De-roach, 2815 Gettysburg Lane, West Palm Beach, FL 33409.

Attorney: Jane S. Sebelin, Esquire, 120 S. First St., Lehighton, PA 18235.

**DAIT, JOSE E.**, Dec'd.

Late of Mahoning Twp.

Executors: Josephine Dait Thornton and Pierre T. Dait c/o Maureen A. Gorman, Esquire, 111 N. 6th St., P.O. Box 679, Reading, PA 19603.

Attorneys: Maureen A. Gorman, Esquire, Stevens & Lee, 111 N. 6th St., P.O. Box 679, Reading, PA 19603.

**LEVAN, TRAVIS J. a/k/a TRAVIS JEFFREY LEVAN a/k/a TRAVIS LEVAN**, Dec'd.

Late of 749 Oak Street, Apt. C8, Palmerton.

Administratrix: Laura L. Zacharias, 1930 Forest Inn Road, Palmerton, PA 18071.

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

**MALIKO, LOIS M.**, Dec'd.

Late of Nesquehoning.

Administrator D.B.N.C.T.A.: Robert John Hubickey c/o The Roth Law Firm, 537 Chestnut Street, Emmaus, PA 18049.

Attorneys: David M. Roth, Esquire, The Roth Law Firm, 537 Chestnut Street, Emmaus, PA 18049.

**PISULAK, WALTER**, Dec'd.

Late of 800 Mahoning Mountain Road, Lehighton.

Executrix: Kathy E. Pisulak, 800 Mahoning Mountain Road, Lehighton, PA 18235.

Attorneys: Matthew G. Schnell, Esquire, Strubinger Law, P.C.,

505 Delaware Avenue, P.O. Box 158, Palmerton, PA 18071-0158.

**REHRIG, DEBRA A.,** Dec'd.

Late of Palmerton Borough.  
Administrator: Kevin M. Smith  
c/o Peter Newman, Esquire,  
1845 Walnut St., 21st Fl., Phila-  
delphia, PA 19103.

Attorneys: Peter Newman,  
Esquire, Feldman Shepherd  
Wohlgelernter Tanner Wein-  
stock Dodig LLP, 1845 Walnut  
St., 21st Fl., Philadelphia, PA  
19103.

**UMSTEAD, BRIAN E.,** Dec'd.

Late of the Borough of Pal-  
merton.

Executor: Neil W. Umstead,  
320 S. Main Road, Mountain  
Top, PA 18707.

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

**WILLINGHAM, MICHAEL T.,**  
Dec'd.

Late of 247 Springhouse Road,  
Lehighton.

Administrator: David M. Will-  
ingham, 470 Plantation Drive,  
Lehighton, PA 18235.

Attorney: Jane S. Sebelin, Es-  
quire, 120 S. First St., Lehigh-  
ton, PA 18235.

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**REGISTER OF WILLS**

CREITZ, DOROTHY A.; Lehigh-  
ton, PA; Testamentary; Robert  
T. Yurchak, Esquire.

HOUGH, RICHARD a/k/a  
RICHARD F. HOUGH; Penn  
Forest, PA; Testamentary;  
Jenny Y.C. Cheng, Esquire.

KLOTZ, ELINOR M.; Lehighton,  
PA; Testamentary; Holly A.  
Heintzelman, Esquire.

KOWATCH, EVELYN C.; Le-  
highton, PA; Testamentary;  
Cynthia A. Dyrda-Hatton,  
Esquire.

McKINLEY, WILSON A.; Al-  
brightsville, PA; Testamenta-  
ry; Abigail M. Zonarich, Es-  
quire (Bucks County).

SHARP, PHILIP F.; Jim Thorpe,  
PA; Testamentary; Anthony  
Roberti, Esquire.

ZIMINSKY, LaRUE; Albright-  
ville, PA; Testamentary; Car-  
ole J. Walbert, Esquire.

Nov. 24

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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.

BANKS TOWNSHIP; Legacy  
Properties of McAdoo LLC,  
Board of Assessment; 23-CV-  
2398; Assessment Appeal;  
Cynthia S. Yurchak, Esquire;  
11/13/23.

CAVALRY SPV ILLC; Gail Mari-  
nari; 23-CV-2420; Debt Collec-  
tion; David J. Apothaker, Es-  
quire; 11/16/23.

CARBON COUNTY LAW JOURNAL

THEOBALD, CHRISTOPHER; Carbon County Clerk of Courts Office; 23-BOC-6835; 11/16/23; \$618.17

TROUT PONDS INC.; Lehigh Area School District; 23-CV-2406; 11/13/23; \$4,176.44

TURNBACH, ROBERT J., LORI A. TURNBACH; Public Asset Management Inc., Panther Valley School District; 23-CV-2404; 11/13/23; \$475.75

TYAHLA, ANDREW; Carbon County Clerk of Courts Office; 23-BOC-6832; 11/16/23; \$1,003.73

TYAHLA, ANDREW, SR.; Carbon County Clerk of Courts Office; 23-BOC-6831; 11/16/23; \$1,396.23

VANDEVER, CANDICE; Carbon County Clerk of Courts Office; 23-BOC-6829; 11/15/23; \$2,683.00

WARREN, DAVIONE; Carbon County Clerk of Courts Office; 23-BOC-6837; 11/16/23; \$553.97

WEHR, DORENE M., NICHOLE A. KUNKLE; Lehigh Area School District; 23-CV-2403; 11/13/23; \$1,939.47

Nov. 24

**PUBLIC NOTICE**

NOTICE IS HEREBY GIVEN that a Certificate of Organization for a Domestic Limited Liability Company has been filed with

and approved by the Pennsylvania Department of State at Harrisburg, PA, on September 25, 2023, for the purpose of creating a limited liability company pursuant Pennsylvania Uniform Limited Liability Act of 2016, P.L., 1828, No. 170. The name of the corporation is:

LAUREL RUN  
CAMPGROUND, LLC  
Cynthia S. Yurchak, Esquire  
121 Carbon St.  
P.O. Box 49  
Weatherly, PA 18255  
(570) 427-9817

Nov. 24

**CHANGE OF NAME NOTICE**

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

NO. 23-FC-1656

NOTICE IS HEREBY GIVEN that on September 27, 2023, the Petition of Carbon County Court for a Change of Name has been filed in the above named Court, praying for a Decree to change the name of Petitioner from Julia Marie Hrebin-Capinha to Julia Marie Capinha.

The court has fixed December 21, 2023 at 9:00 A.M. in Courtroom #2, Carbon County Courthouse, Jim Thorpe, PA, as the date and place for the hearing of said Petition.

All persons interested in the proposed change of name may appear and show cause, if any they have, why the prayer of said Petitioner should not be granted.

Nov. 24

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**CHANGE OF NAME NOTICE**

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

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NO. 23-FC-2031

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NOTICE IS HEREBY GIVEN  
that on October 27, 2023, the  
Petition of Clayton Vincent

Everitt for a Change of Name has been filed in the above named Court, praying for a Decree to change the name of Petitioner from Clayton Vincent Everitt to Clayton Vincent Christman.

The court has fixed November 30, 2023 at 11:30 A.M. in Courtroom #1, Carbon County Courthouse, Jim Thorpe, PA, as the date and place for the hearing of said Petition.

All persons interested in the proposed change of name may appear and show cause, if any they have, why the prayer of said Petitioner should not be granted.

Nov. 24

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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 26, 2023 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  
Nov. 24; Dec. 1, 8

**Sale of the real estate shall be held on Wednesday, December 13, 2023 at 10:00 a.m. online at [www.bid4assets.com](http://www.bid4assets.com).**

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**SALE #1**

Writ of Execution No.: 23-CV-0692.

Property Address: 3531 Mahoning Mountain Road, Lehigh-ton, PA 18235.

Location: East Penn Town-ship.

Improvements: Residential dwelling.

Defendants: Jenice L. Frehulfer, Known Surviving Heir of Venetia E. Archer; Carla J. Sizemore, Known Surviving Heir of Venetia E. Archer; Mark A. Archer, Known Surviving Heir of Venetia E. Archer; Douglas A. Archer, Known Surviving Heir of Venetia E. Archer and Un-known Surviving Heirs of Vene-tia E. Archer.

**SALE #2**

Writ of Execution No.: 22-1686.

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

Location: Borough of Lansford.

Improvements: Unknown.  
Defendant: Martin S. Ditsky a/k/a Martin S. Ditsky, III.

**SALE #3**

Writ of Execution No.: 19-3591.

Property Address: 278 Union-ville Road, Jim Thorpe, PA 18229.

Location: Penn Forest Town-ship.

Improvements: Residential dwelling.

Defendant: Daninne A. Egizio-Hughes a/k/a Daninne A. Egizio a/k/a Daninne Egizio-Hughes.

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**SALE #4**

Writ of Execution No.: 23-CV-1134.

Property Address: 808 Towamensing Trails, Albrightsville, PA 18210.

Location: Penn Forest Township.

Improvements: Residential dwelling.

Defendant: David W. Hayward.

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**SALE #5**

Writ of Execution No.: 23-0536.

Property Address: 345 Acorn Drive, Lehighton, PA 18235.

Location: Township of Franklin.

Improvements: Residential dwelling.

Defendants: Joseph McGinley and Maria McGinley.

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**SALE #6**

Writ of Execution No.: 23-0414.

Property Address: 7 East Maple Street, Tresckow, PA 18254.

Location: Township of Banks.

Improvements: Unknown.

Defendants: John S. Minzola and Joyce J. Minzola.

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**SALE #7**

Writ of Execution No.: 22-0981.

Property Address: 2060 Wintergreen Road, Palmerton, PA 18071.

Location: Lower Towamensing Township.

Improvements: Residential dwelling.

Defendants: The Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Larry W. Salter, Jr., Deceased.

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**SALE #8**

Writ of Execution No.: 22-1863.

Property Address: 217 Centre Street, Parryville, PA 18244.

Location: Borough of Parryville.

Improvements: Residential dwelling.

Defendants: Roberta M. Heinley, Known Surviving Heir of Raymond Stuckley, Jr.; Glenn O. Stuckley, Known Surviving Heir of Raymond Stuckley, Jr.; Raymond J. Stuckley, III, Known Surviving Heir of Raymond Stuckley, Jr.; Wade Allen Stuckley a/k/a Wade Alan Stuckley, Known Surviving Heir of Raymond Stuckley, Jr. and Unknown Surviving Heirs of Raymond Stuckley, Jr.



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### SALE #9

Writ of Execution No.: 21-1516.

Property Address: 479 Towamensing Trail f/k/a 1365 Towamensing Trail Road, Albrightsville, PA 18210.

Location: Penn Forest Township.

Improvements: Residential dwelling.

Defendants: Jerry Zemlan, in His Capacity as Heir of Natalie A. Zemlan a/k/a Natalie Zemlan; Jean Zemlan, in Her Capacity as Heir on Natalie A. Zemlan a/k/a Natalie Zemlan; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Natalie A. Zemlan a/k/a Natalie Zemlan.

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### MORTGAGES

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

ZIEGENFUSS, JAMES, ESSA Bk. and Trust, Mahoning, \$187,000.00, 05/09/23

HARVILLA, NANCY, First Northern Bk. and Trust Co., Palmrtn., \$72,000.00, 05/10/23

CRAIG, NEIL A., Truist Bk., Packer, \$75,000.00, 05/10/23

DREHER, PENNY MARIE, Mortgage Electronic Registra-

tion Systems Inc., Sum. Hill, \$118,181.00, 05/10/23

LOBACH, RODNEY W., JR., First Northern Bk. and Trust Co., Tow. Twp., \$53,900.00, 05/10/23

NONWEILER, JUSTIN, Jim Thorpe Neighborhood Bk., Lehighon, \$47,280.00, 05/10/23

BEHRENS, AMY L., Jim Thorpe Neighborhood Bk., Penn For., \$150,000.00, 05/10/23

BURCHELL, NICHOLE, Jim Thorpe Neighborhood Bk., J. Thorpe, \$13,000.00, 05/10/23

TROXELL, ALEXIS, Mortgage Electronic Registration Systems Inc., Lehighon, \$162,555.00, 05/11/23

TROXELL, ALEXIS, Pennsylvania Housing Finance Agency, Lehighon, \$8,000.00, 05/11/23

CONROY, CHRISTINA L., Mortgage Electronic Registration Systems Inc., Penn For., \$320,000.00, 05/11/23

McEVOY, SHANE J.F., Neffs Ntl. Bk., Lehighon, \$85,000.00, 05/11/23

GONZALEZ, XAVIER MIKAL, Neffs Ntl. Bk., Low. Tow., \$158,555.00, 05/11/23

PORRECA, AMANDA, M & T Bk., Sum. Hill, \$85,000.00, 05/11/23

O'NEILL, RICHARD PAUL, Trumark Financial Credit Union, Kidder, \$101,500.00, 05/11/23