

## CARBON COUNTY LAW JOURNAL

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1:00 PM			
9	Complnt. in Divorce Filed	Beck, A.C. (Iacobelli) v. Beck, S.A. (Augustus)	22-0338
<b>Judge Serfass, Steven R., Hon.</b>			
9:00 AM			
1	Protection from Abuse Pet.	Claypoole, L. (Pro Se) v. Henning, R.L. (Pro Se)	23-FC-0849
2	PFA Hrg.	Speece, N. (Pro Se) v. Speece, E. (Pro Se)	23-FC-1179
3	Pet. to Withdraw	Lamanna, S. (Pro Se) v. Lamanna, M. (Pro Se)	24-FC-0179
1:15 PM			
1	Mot. for Sanctions	Frankino, C. (Sebelin) v. Frankino, A.P. (Unrep.)	07-2402
2	Pet. for Special Relief	Perrella, L. (Burke) v. Perrella, M. (Pro Se)	23-FC-2168
<b>Judge Nanovic, Roger N., II, Hon.</b>			
1:15 PM			
1	Pet. for Contmpt.	Caban, C. (Pro Se) v. Binder, S. (Stehle)	07-3714
2	Pet. for Contmpt.	Mickey, J. (Masington) v. Mickey, D. (Iacobelli)	22-0919
3	Pet. for Contmpt.	Smith, B.L., Jr. (Pro Se) v. Frankenfield, K. (Pro Se)	22-0285
<b>Judge Serfass, Steven R., Hon.</b>			
1:15 PM			
1	Pet. for Contmpt.	Burns, B. (Yurchak) v. Burns, J. (Frycklund)	21-2162
2	Pet. for Contmpt.	Gianguzi, F. (Rapa) v. Reed, S.S. (Iacobelli)	13-0977
3	Pet. for Contmpt.	Cardone, E.C., Jr. (Pro Se) v. Bauder, A. (Pro Se)	23-FC-1186

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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 DAVIES, THOMAS P. a/k/a THOMAS PIERCE DAVIES, Dec'd.

Late of the Borough of Palmerton.

Executors: David T. Schwartz, 1051 NE Baker Road, Apt. 5410, Stuart, FL 34994 and Lisa A. Anthony, 360 Dairy 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.

### FINNEY, GRACE H., Dec'd.

Late of Lehighton Borough.  
Executors: Edward James Finney, 536 Summer Mountain Road, Lehighton, PA

18235 and Richard Thomas Finney, 424 S. 8th St., Lehigh-  
ton, PA 18235.

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

**GARAFFA, ANTONINO, Dec'd.**  
Late of Carini, Palermo, Italy and Jim Thorpe.

Personal Representative: Angela Garaffa Consiglio c/o R. Nicholas Nanovic, Esquire, Gross McGinley, LLP, 33 S. 7th Street, P.O. Box 4060, Allentown, PA 18105-4060.

Attorneys: R. Nicholas Nanovic, Esquire, Gross McGinley, LLP, 33 S. 7th Street, P.O. Box 4060, Allentown, PA 18105-4060.

**GATEWOOD, MARY ELLEN A., Dec'd.**

Late of Jim Thorpe.  
Executrix: Diane T. Martin, 219 Behrens Rd., Jim Thorpe, PA 18229.

Attorney: Brian Piccioni, Esquire, 75 Scotch Ct., Lehigh-  
ton, PA 18235.

**HOFACKER, JANICE K. a/k/a  
JANICE HOFACKER, Dec'd.**  
Late of the Borough of Pal-  
merton.

Executrix: Kay A. Phillips, 1645 Little Gap Road, Palmer-  
ton, PA 18071.

Attorneys: Jason M. Rapa, Esquire, Rapa Law Office, P.C., 141 South First Street, Lehigh-  
ton, PA 19235.

**KELLY, JOHN BERNARD a/k/a  
JOHN B. KELLY a/k/a JOHN  
KELLY, Dec'd.**

Late of Penn Forest Twp.  
Executrix: Brittany Lauren McNeely c/o Michael A. Breslow, Esquire, 1001 Conshohocken State Rd., #1-300, West Conshohocken, PA 19428.

Attorneys: Michael A. Breslow, Esquire, Heckscher, Teil-  
lon, Terrill & Sager, P.C., 1001 Conshohocken State Rd., #1-300, West Conshohocken, PA 19428.

**KOLLEOGY, MARY M., Dec'd.**  
Late of Palmerton.

Executrix: Kathy P. Hein c/o Elizabeth Kapo, Esquire, 2123 Pinehurst Rd., Bethlehem, PA 18018.

Attorney: Elizabeth Kapo, Esquire, 2123 Pinehurst Rd., Bethlehem, PA 18018.

**McDERMOTT, VIRGINIA S.,  
Dec'd.**

Late of Towamensing Twp.  
Executrix: Carol R. Livingood, P.O. Box 191, Wayne, PA 19087-0191.

Attorneys: Carol R. Livingood, Esquire, Timoney Knox, LLP, P.O. Box 191, Wayne, PA 19087-0191.

**MILLER, BARBARA E., Dec'd.**  
Late of 397 Hemlock Drive, Mahoning Township.

Administrator: Rodger L. Zellner, 372 Jessica Court, Brodheadsville, PA 18322.

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

**SECOND PUBLICATION**

**COLEMAN, CAROL A.**, Dec'd.

Late of Lehigh-  
ton.

Executors: Leroy W. Coleman,  
Jr., 107 Tatra Drive, Lehigh-  
ton, PA 18235 and Jason A.  
Coleman, 209 Overlook Drive,  
Schwenksville, PA 19473.

Attorney: Holly A. Heintzel-  
man, Esquire, 192 South First  
Street, Lehigh-  
ton, PA 18235,  
(610) 377-3331.

**ONICHIMOWSKI, EMILY M.**  
a/k/a **EMILY ONICHI-**  
**MOWSKI**, Dec'd.

Late of 700 Forest Street, Le-  
high-  
ton.

Administrator: Anthony J.  
Onichimowski, 700 Forest  
Street, Lehigh-  
ton, PA 18235.

Attorneys: Matthew G.  
Schnell, Esquire, Strubinger  
Law, P.C., 505 Delaware Av-  
enue, P.O. Box 158, Palmer-  
ton, PA 18071-0158.

**ROKITA, RONALD J.**, Dec'd.

Late of Lansford.

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

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

**SMITH, JUDITH A.**, Dec'd.

Late of Jim Thorpe.

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

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

**THIRD PUBLICATION**

**EASTERLY, DONALD A. a/k/a**  
**DONALD ADAM EAST-**  
**ERLY a/k/a D. ADAMEAST-**  
**ERLY a/k/a D.A. EASTERLY,**  
Dec'd.

Late of East Penn Township.  
Administratrix: Roseann M.  
Kutz c/o Joseph J. Velitsky,  
Esquire, Velitsky & Fryck-  
lund, 49 East Ludlow Street,  
Summit Hill, PA 18250.

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

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**PUBLIC NOTICE**

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**NOTICE OF CONFIRMATION**  
**OF FIDUCIARIES'**  
**ACCOUNTS**

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To all claimants, beneficiaries,  
heirs, next-of-kin and all other  
parties in interest:

NOTICE IS HEREBY GIVEN  
that the following named fidu-  
ciaries of the respective estates  
designated below have filed their  
Accounts and Statements of Pro-  
posed Distribution in the office  
of the Register of Wills in and for  
the County of Carbon, Pennsyl-  
vania, and the same will be pre-  
sented to the Orphans' Court

## CARBON COUNTY LAW JOURNAL

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Division, Courtroom No. 1, Carbon County Courthouse, Jim Thorpe, Pennsylvania, on March 22, 2024 for confirmation. All objections must be filed in writing in the office of the Clerk of Orphans' Court Division, Court of Common Pleas, Jim Thorpe, Pennsylvania, prior to the foregoing stated date and time:

ESTATE; Fiduciary; Attorney  
GARY L. WIDDOWSON  
a/k/a GARY WIDDOWSON,  
Dec'd.; Denise Widdowson, Ex-  
ecutrix; Thomas S. Nanovic, Esq.

JEAN A. PAPAY

Register of Wills &  
Clerk of Orphans' Court  
Carbon County, PA

Mar. 1, 8

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### REGISTER OF WILLS

FINNEY, GRACE H.; Leighton,  
PA; Testamentary; James R.  
Nanovic, Esquire.

HOAGLAND, BARBARA EL-  
LEN a/k/a BARBARA E.  
HOAGLAND; Leighton, PA;  
Testamentary; Jenny Y.C.  
Cheng, Esquire.

TRIMMEL, HELEN; Andreas,  
PA; Testamentary; Thomas S.  
Nanovic, Esquire.

ZEPLIN, ROBERT W.; Nesque-  
honing, PA; Testamentary;  
Attorney: n/a.

Mar. 8

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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.

ADREWS FEDERAL CREDIT  
UNION; Randall Kunkle; 24-  
CV-0361; Debt Collection;  
Gregg L. Morris, Esquire;  
02/26/24.

BANK OF AMERICA; Jolynn  
Swanger; 24-CV-0341; Debt  
Collection; Frederic I. Wein-  
berg, Esquire; 02/22/24.

BANK OF AMERICA N.A.; Bruce  
Hinkle, Jr.; 24-CV-0366; Debt  
Collection; Bryan J. Polas, Es-  
quire; 02/26/24.

BANK OF AMERICA N.A.; Sue  
Smith; 24-CV-0343; Debt Col-  
lection; Bryan J. Polas, Esquire;  
02/22/24.

BANKS, GLYNNIS; Solomon  
Banks; 24-FC-0380; Divorce;  
Kim M. Gillen, Esquire; 02/28/  
24.

BARCLAYS BANK DELAWARE;  
David Chamides; 24-CV-0360;  
Debt Collection; Julie E. Good-  
child, Esquire; 02/26/24.

BARCLAYS BANK DELAWARE;  
David Chamides; 24-CV-0382;  
MDJ Appeal Debt Collection;  
Pro Se; 02/28/24.

BARCLAYS BANK DELAWARE;  
David Chamides; 24-CV-0383;  
MDJ Appeal Debt Collection;  
Pro Se; 02/28/24.

BECK, WILLIAM; Taylor Paton;  
24-FC-0359; Custody; Angela  
M. Stehle, Esquire; 02/23/24.

BORGER, BRITTANY; Matthew  
McFarland; 24-FC-0373; Cus-  
tody; Kaitlyn A. Burke, Es-  
quire; 02/26/24.

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partment of Labor & Industry; 24-CV-0377; 02/28/24; \$1,200-.55  
STRAUSBERGER, DAMIAN; Carbon County Clerk of Courts Office; 24-BOC-6163; 02/27/24; \$1,226.65  
SUSKO, KATHRYN E.; Borough of Lansford; 24-CV-0370; 02/26/24; \$1,021.13  
WEB, WEB LLC; Public Asset Management Inc., Panther Valley School District; 24-CV-0355; 02/23/24; \$1,943.43  
WHITEMAN, CHANCE; Carbon County Clerk of Courts Office; 24-BOC-6164; 02/27/24; \$1,040.07  
YOCOM, STERLING, III; Carbon County Clerk of Courts Office; 24-BOC-6154; 02/22/24; \$2,543.21  
ZYM, JOHN J.; United States Internal Revenue Service; 24-CV-0365; 02/26/24; \$6,536.11

Mar. 8

**NOTICE OF ORGANIZATION**

NOTICE IS HEREBY GIVEN that a Certificate of Organization for a Domestic Limited Liability Company has been filed with the Corporation Bureau of the Pennsylvania Department of State on or about February 12, 2024, for the purpose of creating a limited liability company pursuant to the provisions of the Pennsylvania Limited Liability Company Law of 1994, 15 Pa. C.S.A. §8901

et seq. The name of the limited liability company is:

NAILED IT BY DANA, LLC  
Jenny Y.C. Cheng, Esquire  
Cheng Law Offices, P.C.  
430 Delaware Avenue  
P.O. Box 195  
Palmerton, PA 18071

Mar. 8

**NOTICE**

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

NO. 23-CV-2756

GREAT POCONO HOMES, LLC

Plaintiff

vs.

ARBOR INVESTMENTS, LLC  
Defendants

To: ARBOR INVESTMENTS, LLC

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 V 1631 in Section V Towamensing Trails, Penn Forest Township, Carbon County, Pennsylvania. The Plaintiff purchased this property from Carbon County Repository on February 28, 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.

**NORTH PENN LEGAL SERVICES**

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

- or -

**CARBON COUNTY LAWYER REFERRAL**

73 W. Broadway  
Jim Thorpe, PA 18229  
Telephone: (610) 379-4950  
Fax: (610) 379-4952

Mar. 8

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**NOTICE OF ORGANIZATION**  
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NOTICE IS HEREBY GIVEN that a Certificate of Organization for a Domestic Limited Liability Company has been filed with the Corporation Bureau of the Pennsylvania Department of State on or about February 20, 2024, for the purpose of creating a limited liability company pursuant to the provisions of the Pennsylvania Limited Liability Company Law of 1994, 15 Pa. C.S.A. §8901 et seq. The name of the limited liability company is:

THIRD ST. STUDIO, LLC  
Jenny Y.C. Cheng, Esquire  
Cheng Law Offices, P.C.  
430 Delaware Avenue  
P.O. Box 195  
Palmerton, PA 18071

Mar. 8

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 March 25, 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  
Feb. 23; Mar. 1, 8

**Sale of the real estate shall be held on Wednesday, March 13, 2024 at 10:00 a.m. online at [www.bid4assets.com](http://www.bid4assets.com).**

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**SALE #1**

Writ of Execution No.: 23-0382.

Property Address: 75 Narragansett Trail, Albrightsville, PA 18210.

Location: Township of Penn Forest.

Improvements: Residential dwelling.

Defendant: Theresa Auch-Schwelk a/k/a Therese Auch-Schwelk.

**SALE #2**

Writ of Execution No.: 22-0624.

Property Address: 165 Longfellow Circle, Albrightsville, PA 18210.

Location: Penn Forest Township.

Improvements: Residential dwelling.

Defendants: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right Title or Interest From or Under Michael P. Darcy, Deceased.

**SALE #3**

Writ of Execution No.: 23-CV-1328.

Property Address: 3530 Forest Inn Road, Palmerton, PA 18071.

Location: Lower Towamensing Township.

Improvements: Residential dwelling.

Defendant: Tori A. Fronheiser in her Capacity as Heir and Administratrix of the Estate of Theresa Fronheiser a/k/a Theresa Nansteel.

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**SALE #4**

Writ of Execution No.: 23-CV-1228.

Property Address: 3845 Forest Inn Road, Aquashicola, PA 18012.

Location: Lower Towamensing Township.

Improvements: Unknown.

Defendants: Lisa Ann Hofacker, the Estate of Elizabeth M. Hofacker, Deceased, and Any and All Known and Unknown Heirs, Successors and Assigns, Representatives and Devisees, and All Persons, Firms or Associations Claiming Right Title or Interest From Under the Estate of Elizabeth M. Hofacker, Deceased.

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**SALE #5**

Writ of Execution No.: 23-0505.

Property Address: 209 E. Hazard Street, Summit Hill, PA 18250.

Location: Borough of Summit Hill.

Improvements: Residential dwelling.

Defendant: Beth Mantz.

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**SALE #6**

Writ of Execution No.: 23-CV-2106.

Property Address: 60 Mill Road, Aquashicola, PA 18012 together with the adjacent lot; AND the adjoining vacant lot of land on Mill Street.

Location: Township of Lower Towamensing.

Improvements: Unknown.

Defendants: Kimberly A. Nierer and Scott J. Nierer.

**SALE #7**

Writ of Execution No.: 23-CV-1590.

Property Address: 424-426 White Street, Weissport a/k/a Leighton, PA 18235.

Location: Borough of Weissport.

Improvements: Unknown.

Defendant: Teresa Trudich.

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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.

REHRIG, AUDREY M., First Commonwealth Federal Credit Union, Mahoning, \$60,000.00, 01/02/24

IWASIUK, ANGELA B., First Commonwealth Federal Credit Union, Mahoning, \$18,000.00, 01/02/24

FAIRCHILD, CHRISTOPHER J., First Commonwealth Federal Credit Union, E. Penn, \$24,000.00, 01/02/24

BOYCHUK, ANDRIY, CNB Mort. Co., Penn For., \$298,800.00, 01/02/24

SORRENTINO, VINCENT, Mortgage Electronic Registration Systems Inc., Leighton, \$171,000.00, 01/02/24

SHOOK, ANGELICA R., Mortgage Electronic Registration Systems Inc., Sum. Hill, \$141,391.00, 01/02/24