

# 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

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Vol. XXI      Jim Thorpe, PA, Friday, September 8, 2017      No. 36

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JOYCE MIKOLAWSKI and DENNIS MIKOLAWSKI, Plaintiffs  
vs. CURTIS ANTHONY YOUNG, JAROD BROWN, WELLINGTON  
MAYO and YOUTH SERVICES AGENCY OF PENNSYLVANIA,  
Defendants ..... 69

*Civil Law—Negligence—General Duty of Care—Foreseeable Risks of  
Injury—Liability for the Criminal Conduct of a Third Party—Negligent  
Infliction of Emotional Distress—“Zone of Danger”—Requisite Nexus  
With Defendant’s Tortious Conduct*

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## CARBON COUNTY PUBLIC DEFENDER’S OFFICE

Annual Salary: \$53,560, including benefits.

The Public Defender has one (1) full-time position available Sep-  
tember 18, 2017. Defender provides assistance pursuant to 16  
P.S. 9960.6. Position would be for 8:30 a.m. to 4:30 p.m. M-F.

Benefits include medical insurance, vacation, pension opportuni-  
ties.

Please respond to the Public Defender’s Office, P.O. Box 128, Jim  
Thorpe, PA 18229.

Applications accepted until position filled.

Sept. 8

**ASSOCIATE ATTORNEY NEEDED**

Steckel and Stopp, a small general practice law firm with locations in Lehigh and Northampton Counties, is accepting applications for a dedicated, committed, hardworking, empathetic associate ranging from a recent law school graduate up to and including approximately two years of experience. The position offers the satisfaction of assisting individuals and organizations with their legal needs and involves a high degree of commitment and community involvement. Only those possessing exceptional interpersonal skills need apply. Computer efficiency a must. Part-time attorney applicants may be considered. Applicants shall provide salary expectations to be considered. Please provide a resume to Attention: Office Manager, marked "Personal and Confidential," P.O. Box 159, Slatington, PA 18080.

Sept. 8

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Published by the Carbon County Bar Association, Inc.

Sheri A. Ryan, Managing Editor

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## CARBON COUNTY LAW JOURNAL

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1:15 PM			
2	Pre-Tr. Conf.	Counterman, M. (Munley) v. Frey, J. (Taylor)	14-2800
3	Pet. for Contmpt.	Thompson, E. (Matta) v. Weirich, M. (Kulp)	15-1906
<b>Thursday, September 14</b>			
<b>Judge Matika, Joseph J., Hon.</b>			
9:00 AM			
1	Pet. Judg. Non Pros & Rule	Flowers, R.C. (Clemente) v. Kohutka, J. (Livingood)	17-0425
2	Pet. Prel. Injunc.	Towamensing Township (Nanovic) v. SAS Development Inc. (Anders)	17-1654
3	Pet. to Extend Milestones	United Parcel Service (Sexton) v. Melendez, I.G. (Bruderle)	15-2254
<b>Chairman Levy, Paul John, Esq.</b>			
9:00 AM			
4	Arbitration Ready	Plieth, H. (Srogoncik) v. Hutnick, J. (Linn)	16-0443
<b>Friday, September 15</b>			
<b>Judge Nanovic, Roger N., II, Hon.</b>			
9:00 AM			
1	Non-Jury Tr.	Bank of America (Rauer) v. Bobkova, N. (Yurovsky)	16-2299
2	Praec. to Withdraw	Roman, S. (Pro Se) v. Couison, B.M.W. (Pro Se)	17-1448
<b>Judge Serfass, Steven R., Hon.</b>			
9:00 AM			
3	Non-Jury Tr.	Schaffer, F.M. (Frycklund) v. Bank of America N.A. (Clark)	15-2047
<b>Judge Matika, Joseph J., Hon.</b>			
9:00 AM			
4	Mot. to Terminate	Kunkle, J.J. (Pro Se) v. Baker, J. (Pro Se)	17-1217
5	Non-Jury Tr.	Noga, G., Executor (Baranko) v. Yurkanin, A. (Pro Se)	16-0873
6	Non-Jury Tr.	Joshua, M.A. (Yurchak) v. Keck, T. (Walbert)	16-1927
7	PFA Hrg.	Mazzella, I. (Pro Se) v. Mazzella, A. (Pro Se)	17-0238
8	PFA Hrg.	Quinn, E. (Pro Se) v. Bruno, M.A. (Pro Se)	17-1777
<b>Chairman Diehl, Eileen M., Esq.</b>			
1:00 PM			
9	Complnt./Pet. for Cust.	Kutz, D.A. (Walbert) v. Susko, B. (Greek)	17-0321

### 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 PETRO, JOHN J., JR. a/k/a JOHN PETRO, Dec'd.

Late of the Borough of Summit Hill.

Executrix: Jan Marie Petro a/k/a Jan Marie Perilli, 152 West School Street, Summit Hill, PA 18250.

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

**ROMEIKE, BARBARA A.**,  
Dec'd.

Late of Kidder Township.

Co-Executrices: Diane L. Stevens, 202 W. 8th Street, Pennsylvania, PA 18073-1624 and Cheryl T. Jones, P.O. Box 331, Lake Harmony, PA 18624-0331.

Attorney: None.

**SECOND PUBLICATION**

**MERLUZZI, GORDON L., II**  
a/k/a **LES MERLUZZI**, Dec'd.

Late of the Borough of Lehighton.

Administrators: Kimberly M. Pudliner and Ryan P. Merluzzi c/o 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 18229-0359.

**SEDIVA, JOHN J., SR.**, Dec'd.

Late of the Borough of Summit Hill.

Administratrix: Mary M. Sediva, 220 East White Street, Summit Hill, PA 18250.

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

**WISSER, BEVERLY A.** a/k/a  
**BEVERLY WISSER**, Dec'd.

Late of 418 4th Street, Palmerton.

Executrix: Heidi Waylen, 1058 Oakhurst Drive, Slatington, PA 18080.

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

**THIRD PUBLICATION**

**DOPIRA, SUSAN**, Dec'd.

Late of the Borough of Summit Hill.

Executor: Daniel J. Dopira, 304 Twin Hill Drive, Lehighton, PA 18235.

Attorney: Joseph J. Velitsky, Esquire, 49 East Ludlow Street, Summit Hill, PA 18250.

**FAUST, HELEN**, Dec'd.

Late of the Borough of Summit Hill.

Executors: Andrew Kokinda, 326 East Hazard Street, Summit Hill, PA 18250 and Barbara A. Boyle, 75 West White Bear Drive, Summit Hill, PA 18250.

Attorney: Joseph J. Velitsky, Esquire, 49 East Ludlow Street, Summit Hill, PA 18250.

**KUNKLE, DOLORES J.**, Dec'd.

Late of Lehighton.

Executor: Mitchell T. Phifer a/k/a Mitchell Thomas Phifer c/o John O. Stover, Jr., Esquire, 537 Chestnut Street, Emmaus, PA 18049.

Attorney: John O. Stover, Jr., Esquire, 537 Chestnut Street, Emmaus, PA 18049.

**LEIBY, EDWIN F.**, Dec'd.

Late of East Penn Township.

Executor: Blaine Alan Leiby, 711 Princeton Avenue, Palmerton, PA 18071.

Attorneys: William G. Schwab, Esquire, Law Offices of William G. Schwab & Associates, 811 Blakeslee Blvd. Dr. East, P.O. Box 56, Lehigh-  
ton, PA 18235, (610) 377-5200.

**LIGNORE, RICHARD C., SR.**  
a/k/a **RICHARD C. LIGNORE** a/k/a **RICHARD LIGNORE**, Dec'd.

Late of the Township of Kidder.

Executrix: Nicole Quevedo, P.O. Box 399, Albrightsville, PA 18210.

Attorney: Michael J. Garfield, Esquire, 2588 State Route 903, Suite 5, P.O. Box 609, Albrightsville, PA 18210, (570) 722-3839.

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**REGISTER OF WILLS**

**ACKERSON, DOROTHY R.**  
a/k/a **DOROTHY ACKERSON**; Weatherly, PA; Admn.;  
Attorney: n/a.

**BELTRAMINE, HENRY A.**; Lehigh-  
ton, PA; Will; William G. Schwab, Esquire.

**BELTRAMINE, SUSANNA**; Lehigh-  
ton, PA; Will; William G. Schwab, Esquire.

**MERTZ, BRUCE E.**; Lehigh-  
ton, PA; Will; Robert A. Bull, Esquire (Columbia County).

**PFEIL, M. GEORGINE** a/k/a  
**MIRIAM GEORGINE PFEIL**  
a/k/a **GEORGINE PFEIL**;  
Lehigh-  
ton, PA; Will; Jeffrey P. Bowe, Esquire (Skuykill County).

**SCALISE, MURIEL JO**; Weatherly, PA; Admn.; Christy M. Demelfi, Esquire (Schuylkill County).

**WENTZ, HELEN R.** a/k/a **HELENG. WENTZ** a/k/a **HELEN GRAVER WENTZ** a/k/a **HELEN WENTZ**; Franklin Township, PA; Will; Jason M. Rapa, Esquire.

Sept. 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.

**84 LUMBER COMPANY LP**; Jeffrey D. Redline; 17-1919; Civil Action; Pro Se; 08/25/17.

**ABBOTT, MICHAEL J.**; Jeanette L. Abott; 17-1936; Custody; Pro Se; 08/28/17.

**BAKA ESTATES INC.**; Maggie Flores; 17-1938; DJ Appeal; Pro Se; 08/28/17.

**BALDASSANO, SALVATORE**  
obo **GRACE BALDASSANO**;  
Christine Baldassano; 17-1915;  
Protect/Abuse; Pro Se;  
08/25/17.

**BAYVIEW LOAN SERVICING LLC**; Luciana Cruz Hasker a/k/a Liciana Cornel Hasker in Her Capacity As Heir of Marvin L. Hasker et al.; 17-1917; Mortgage Foreclosure; Elizabeth M. Bennett, Esquire; 08/25/17.

SANTO, PHYLLIS; Panther Valley School District; 17-1951; 08/31/17; \$1,797.83

SEMKO, ROBERT J. & CHRISTINE M. SEMKO; Panther Valley School District; 17-1950; 08/31/17; \$1,759.59

STEMPA, ROBERT; Panther Valley School District; 17-1949; 08/31/17; \$1,703.14

Sept. 8

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**LEGAL NOTICE**

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NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania.

The name of the corporation is:

REWinners Inc.

The corporation has been incorporated under the Pennsylvania Business Corporation Law of 1988, as amended.

MICHAEL L. OZALAS,  
ESQUIRE

47 Broadway  
Jim Thorpe, PA 18229

Sept. 8

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**NOTICE OF SHERIFF'S SALE**

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IN THE COURT OF COMMON PLEAS OF CARBON COUNTY,  
PENNSYLVANIA

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NO. 17-0693

PENNYMAC LOAN SERVICES, LLC

vs.

JAMIE HAM, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF JAMES A. HAM, CHRISTOPHER PARMLEY, IN HIS CAPACITY AS HEIR OF THE ESTATE OF JAMES A. HAM and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JAMES A. HAM, DECEASED

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**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

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NOTICE TO: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JAMES A. HAM, DECEASED AND CHRISTOPHER PARMLEY, IN HIS CAPACITY AS HEIR OF THE ESTATE OF JAMES A. HAM Being Premises: 3794 LONG RUN RD., LEHIGHTON, PA 18235-8875.

Being in FRANKLIN TOWNSHIP, County of CARBON, Commonwealth of Pennsylvania, 54-13-A21.

Improvements consist of residential property.

Sold as the property of JAMIE HAM, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF JAMES A. HAM, CHRISTOPHER PARMLEY, IN HIS CAPACITY AS HEIR OF THE ESTATE OF JAMES A. HAM and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JAMES A. HAM, DECEASED.

Your house (real estate) at 3794 LONG RUN RD., LEHIGHTON, PA 18235-8875 is scheduled to be sold at the Sheriff's Sale on October 13, 2017 at 11:00 A.M., at the CARBON County Courthouse, P.O. Box 147, Jim Thorpe, PA 18229, to enforce the Court Judgment of \$174,282.89 obtained by, PENNYMAC LOAN SERVICES, LLC (the mortgagee), against the above premises.

PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorneys for Plaintiff

Sept. 8

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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.

SNYDER, JOSEPH D., First Northern Bk. and Trust Co., Tow. Twp., \$75,000.00, 02/01/17

ZAWALY, LARRY J., First Northern Bk. and Trust Co., Palmrtn., \$18,000.00, 02/01/17

ANDREW, NELSON P., First Commonwealth Federal Credit Union, Frankl., \$54,000.00, 02/01/17

HRUSOVSKY, THOMAS T., First Commonwealth Federal Credit Union, Lehighon, \$30,000.00, 02/01/17

STEIGERWALT, SUE E., First Commonwealth Federal Credit Union, E. Penn, \$25,000.00, 02/01/17

BACHMAN, JOY, Mortgage Electronic Registration Systems Inc., Tow. Twp., \$100,223.00, 02/01/17

ROBLES, ALBERTO, ESSA Bk. & Trust, Penn For., \$100,000.00, 02/01/17

JACOBY, DARRYL, PNC Mort., Palmrtn., \$127,546.00, 02/01/17

McGRATH, KEVIN G., Pannonia Federal Credit Union, Penn For., \$334,964.69, 02/01/17

MACKEY, LESLIE, M., Mauch Chunk Trust Co., Kidder, \$158,000.00, 02/01/17

KROMER, KAYLA MARIE, Mortgage Electronic Registration Systems Inc., Penn For., \$80,993.00, 02/01/17

MILLER, CHRISTOPHER, Mortgage Electronic Registration Systems Inc., Lehighon, \$122,608.00, 02/01/17

SCHNEIDER, JONATHON D., New Tripoli Bk., Mahoning, \$275,450.00, 02/01/17