

## CARBON COUNTY LAW JOURNAL

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2	Pet. for Contmpt.	Chomos, E. (Yurchak) v. Davis, S.A., Jr. (Kemmerer)	25-FC-0141
3	Rule Issued	Bartsch, J. (Swain) v. Ruff, S. (Pro Se)	25-FC-0787
4	Prelim. Obj.	Bartsch, J. (Swain) v. Ruff, S. (Pro Se)	25-FC-0787
Tuesday, September 23—10:00 AM—NON-SUPPORT HEARINGS—Judge Matika			

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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

**DADERKO, ETHEL**, Dec'd.

Late of Summit Hill.

Executrix: Melanie Gilbert 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.

**STROUP, BARRY CLAIR**, Dec'd.

Late of 112 Lehigh Ave., Palmerton.

Executrix: Elizabeth Beahm.

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

#### THIRD PUBLICATION

**BUCK, BRANDON R.**, Dec'd.

Late of Towamensing Twp.

Executrix: Kathryn M. Bauer.

Attorney: Steven J. Hartz, Esquire, P.O. Box 3, Bowmanstown, PA 18030, (610) 504-3520.

**FINLEY, THAIREN DEAN**, Dec'd.

Late of the Borough of Lansford.

Administratrix: Michelle R. Ward.

Attorney: Steven J. Hartz, Esquire, P.O. Box 3, Bowmanstown, PA 18030, (610) 504-3520.

**KLOTZ, JAY MARK a/k/a JAY M. KLOTZ and JAY KLOTZ**, Dec'd.

Late of 156 Unionville Road, Jim Thorpe.

Executrix: Marissa A. Andrews, 1979 State Route 903, Jim Thorpe, PA 18229.

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

**MAHMDE, WILLIAM, SR. a/k/a WILLIAM J. MAHMDE and WILLIAM MAHMDE**, Dec'd.  
Late of Kidder Township.  
Administratrix: Kay Mahmde,  
P.O. Box 1480, Albrightsville,  
PA 18210.

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

**SISSICK, JOHN a/k/a JOHN EDWARD SISSICK and JOHN E. SISSICK**, Dec'd.

Late of Weatherly.  
Executrix: Theresa J. Kupres.  
Attorneys: Joseph D. Ustynowski,  
Esquire, Ustynoski & Marusak, LLC, 101 West Broad  
St., Suite 205, Hazleton, PA  
18201.

**SITTLER, PEARL AUGUSTA**,  
Dec'd.

Late of 1720 Stagecoach Road  
W., Palmerton.  
Administratrices: Carol Brenstuhl  
and Mary Beth Rodriguez.  
Attorneys: David M. Sebelin,  
Esquire, Sebelin & Sebelin,  
P.C., 301 South 3rd Street, Lehigh-  
ton, PA 18235.

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**REGISTER of WILLS**

**CESARE, ROBERT M.**; Lehigh-  
ton, PA; Testamentary; Attor-  
ney: n/a.

**DADERKO, ETHEL**; Summit  
Hill, PA; Testamentary; Joseph  
J. Velitsky, Esquire.

**GRUBER, MARI**; Jim Thorpe, PA;  
Testamentary; James R. Na-  
novic, Esquire.

**HEWITT, THOMAS F., JR.**;  
Nesquehoning, PA; Testamen-  
tary; Susan Sernak-Martinelli,  
Esquire.

Sept. 19

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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.

**ALLEN, JESSICA**; Jacob Allen;  
25-FC-2127; Divorce; Pro Se;  
09/10/25.

**AMERICANEXPRESSNATION-  
AL BANK**; Roy Haydt, Roy  
Haydt; 25-CV-2124; Debt Col-  
lection; Nicole E. Collins, Es-  
quire; 09/10/25.

**AUTOVEST LLC**; Sara Heyman;  
25-CV-2093; Debt Collection;  
Demetrios H. Tsarouhis, Es-  
quire; 09/05/25.

**AUTOVEST LLC**; Crystal Serfass;  
25-CV-2095; Debt Collection;  
Demetrios H. Tsarouhis, Es-  
quire; 09/05/25.

**BABA, NICHOLE**; Russo's Piz-  
zeria & Italian Restaurant,  
LLC, Marcello Russo; 25-Cv-  
2102; Contract-Employment  
Dispute; Kimberly D. Borland,  
Esquire; 09/08/25.

**BANK OF AMERICA NA**; David  
Miller, Aileen Coccozzo-Miller;  
25-CV-2129; Mortgage Fore-  
closure; Jill Manuel Coughlin,  
Esquire; 09/10/25.

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MORRIS, JAMES; Alex Wilson,  
Wilson Judgment Recovery,  
Michael Louis & Associates;  
25-CV-2103; 09/08/25; \$3,776-  
.91

POWER & FAITH LLC; Borough  
of Lansford; 25-CV-2122; 09/  
10/25; \$788.84

REIS, MICHELE M.; Borough of  
Lansford; 25-CV-2112; 09/  
10/25; \$1,085.97

ROLDAN, JOSE, DIANE  
ROLDAN; Panther Valley  
School District, Public Asset  
Management Inc.; 25-CV-2115;  
09/10/25; \$1,783.92

ROLAND, JOSE, DIANE  
ROLDAN; Panther Valley  
School District, Public Asset  
Management Inc.; 25-CV-2116;  
09/10/25; \$1,716.19

SCHAUB, THOMAS; Carbon  
County Clerk of Courts; 25-  
BOC-7764; 09/09/25; \$861.44

SKODACEK, PAUL F., JR.; Pan-  
ther Valley School District,  
Public Asset Management Inc.;  
25-CV-2120; 09/10/25; \$922.89

THOMPSON, ADRIAN; Carbon  
County Clerk of Courts; 25-  
BOC-7762; 09/08/25; \$2,413.60

Sept. 19

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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  
Division, Courtroom No. 1,  
Carbon County Courthouse, Jim  
Thorpe, Pennsylvania, on the 6th  
day of June 2025 for confirma-  
tion. All objections must be filed  
in writing in the office of the  
Clerk of Orphans' Court Divi-  
sion, Court of Common Pleas,  
Jim Thorpe, Pennsylvania, prior  
to the foregoing stated date and  
time:

ESTATE; Fiduciary; Attorney  
ANTHONY R. MASSEY,  
Dec'd.; Dana Marie Montoya-  
Massey, Administratrix; Aman-  
da Snoke Dubbs, Esq.

LEROY C. BEHLER, Dec'd.;  
Judy E. Lahr, Administratrix;  
Jenny Y.C. Cheng, Esq.

HELEN A. BRYAN, Dec'd.;  
Mauch Chunk Trust Company,  
Trustee; James R. Nanovic, Esq.

MARY L. MOYER, Dec'd.;  
Mauch Chunk Trust Company,  
Trustee; James R. Nanovic, Esq.

JEAN A. PAPAY

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

Sept. 12, 19

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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 October 20, 2025 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  
Sept. 19, 26; Oct. 3

**Sale of the real estate shall be held on Wednesday, October 8, 2025 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-0690.

Property Address: 118 Buckhill Road, Albrightsville, PA 18210.

Location: Penn Forest Township.

Improvements: Single family.

Defendants: Edward Cullen & Susan Cullen.

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**SALE #2**

Writ of Execution No.: 22-CV-0526.

Property Address: 230 Broadview Drive, Jim Thorpe, PA 18229.

Location: Borough of Jim Thorpe  
Improvements: Single family.

Defendants: Louise Howells  
a/k/a Louise A. Howells,

solely in her capacity as Administratrix of the Estate of William R. Howells a/k/a William Rodger Howells, deceased and The Unknown Heirs of William R. Howells.

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**SALE #3**

Writ of Execution No.: 24-CV-1831.

Property Address: 92 Steadman Avenue, Lehighton, PA 18235.

Location: Borough of Lehighton.

Improvements: Single family.

Defendant: Lucas A. Long.

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**SALE #4**

Writ of Execution No.: 22-1478.

Property Address: 631 E. Patterson Street, Lansford, PA 18232.

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Location: Borough of Lansford.  
Improvements: Single family.  
Defendant: Steven McEvoy.

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### SALE #5

Writ of Execution No.: 25-CV-0727.  
Property Address: 320 Yeakle Street, Weatherly, PA 18255.  
Location: Borough of Weatherly.  
Improvements: Residential dwelling.  
Defendant: Robert A. Petke.

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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.

NETZNIK, MICHAEL S., JR.,  
People First Federal Credit Union, Low. Tow., \$250,000.00, 03/24/25

HURLEY, COLTON RAY, Mortgage Electronic Registration Systems Inc., Penn For., \$265,590.00, 03/24/25

PLAVIN, STEVEN, Citizens Bk. N.A., Kidder, \$250,000.00, 03/24/25

CEVALLOS, SCARLET A. OJEDA, Mortgage Electronic Registration Systems Inc., Palmrtn., \$199,075.00, 03/24/25

SNIEZEK, HENRY R., Peoples Security Bk. and Trust Co., Low. Tow., \$75,000.00, 03/24/25

RUSHATZ, RILEY, Crosscounty Mort. LLC, Penn For., \$186,558.00, 03/24/25

RUSHATZ, RILEY, Pennsylvania Housing Finance Agency, Penn For., \$9,500.00, 03/24/25  
PLEASANT HILLS PROPERTIES LLC, Bank of Bird In Hand, Penn For., \$365,000.00, 03/24/25

MALDONADO MARTINEZ, WALTER M., Mortgage Electronic Registration Systems Inc., Lansfd., \$101,250.00, 03/24/25

ANDREWS, TODD, Manufacturers and Traders Trust Co., Penn For., \$70,000.00, 03/25/25

MOSER, RYAN, Mortgage Electronic Registration Systems Inc., Sum. Hill, \$454,003.00, 03/25/25

HONSOWETZ, ALYSSA, Mortgage Electronic Registration Systems Inc., Penn For., \$135,000.00, 03/25/25

WELSH, SEAN M., First Commonwealth Federal Credit Union, Penn For., \$162,973.00, 03/25/25

ARGOT, TYLER, First Commonwealth Federal Credit Union, Tow. Twp., \$90,000.00, 03/25/25

VIZCARRA CUARDOS, CARLOS, First Commonwealth Federal Credit Union, Mahoning, \$140,000.00, 03/25/25

FRITZ, JUSTIN, Mortgage Electronic Registration Systems Inc., Parryvl., \$47,709.00, 03/26/25