

CARBON COUNTY LAW JOURNAL

Friday, December 14

Judge Serfass, Steven R., Hon.

9:00 AM

1	Mot. for Summary Judg.	Martyn, D.B. (Margolis) v. Martin, D. (Powell)	15-2553
2	PFA Hrg.	McLaughlin, E. (Pro Se) v. Gulla, L. (Pro Se)	18-1853
3	PFA Hrg.	Troxell, J. (Pro Se) v. Fratesi, D. (Pro Se)	18-2735
4	PFA Hrg.	McFarland, J.S. (Pro Se) v. McFarland, K.S., Sr. (Pro Se)	18-3442
5	PFA Hrg.	McFarland, R.D. (Pro Se) v. McFarland, K.S., Sr. (Pro Se)	18-3443
6	Prelim. Obj.	Kleintop Contracting (Goldberg) v. Lutz, S. (Fogerty)	18-0912
7	Prelim. Obj.	Kleintop Contracting (Goldberg) v. Lutz, S. (Fogerty)	18-0912
8	Prelim. Obj.	Kleintop Contracting (Goldberg) v. Lutz, S. (Fogerty)	18-0912

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 POST, DOROTHY E., Dec'd.

Late of the Township of Towamensing.

Executor: Raymond R. Post
c/o Dionysios C. Pappas, Esquire, Vasiliadis Pappas Associates LLC, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020.

Attorneys: Dionysios C. Pappas, Esquire, Vasiliadis Pap-

pas Associates LLC, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020.

SOMMERS, ELIZABETH N. a/k/a ELIZABETH SOMMERS, Dec'd.

Late of the Borough of Summit Hill.

Executrix: Patricia E. Sommers, 4805 Fox Lane, Schwenksville, PA 19473.

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

STANKO, NORA J. a/k/a NORA STANKO, Dec'd.

Late of the Borough of Lansford.

Executor: John E. Stanko, 431 East Bertsch Street, Lansford, PA 18232.

Attorney: William E. McDonald, Esquire, 113 West Ridge Street, P.O. Box 130, Lansford, PA 18232.

SECOND PUBLICATION FENSTERMAKER, THERESA a/k/a THERESA LAMB FENSTERMAKER a/k/a THERESA LAMB a/k/a THERESA MESHER, Dec'd.

Late of the Township of Lower Towamensing.

Administrator: Scott Lee Fenstermaker, Sr., 2140 Lower Smith Gap Road, Kunkletown, PA 18058.

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

GUARDIOLA, HARRY, Dec'd.

Late of the Township of Penn Forest.

Co-Executors: James Guardiola, 9 Pocahontas Street E., Massapequa, NY 11758 and Paul Guardiola, P.O. Box 489, Millbrook, NY 12545.

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

JEFFRIES, RUSSELL W. a/k/a RUSSELL WILLIAM JEFFRIES, Dec'd.

Late of Lehighton.

Executor: Ronald R. Jeffries, 865 Jefferson Street, Lehighton, PA 18235.

Attorneys: Douglas A. Gifford, Esquire, Clemens, Nulty and Gifford, 510 E. Broad Street, P.O. Box 64439, Souderton, PA 18964-0439.

JONES, VALERIE ANN a/k/a VALERIE A. JONES a/k/a VALERIE JONES, Dec'd.

Late of Lehighton.

Administratrix: Trisha L. Costenbader, 2595 Rising Hill Drive, Saylorsburg, PA 18353.

Attorneys: Keith R. Pavlack, Esquire, Pavlack Law Offices, P.C., 1415 Blakeslee Blvd. Dr. E., Lehighton, PA 18235.

SHOBER, JOAN T. a/k/a JOAN SHOBER, Dec'd.

Late of the Borough of Nesquehoning.

Co-Executors: Joseph Shober, 29 Grist Mill Lane, Easton, PA 18045 and Patricia Pecha, 11 Little Flower Avenue, Nesquehoning, PA 18240.

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

ZELLER, LEE C., Dec'd.

Late of 519 North 8th Street, Lehighton.

Executrix: Carol Dominic, 3 9th Avenue, Nesquehoning, PA 18240.

Attorney: Cynthia Ann Dyrda Hatton, Esquire, 442 Mahoning Street, Lehighton, PA 18235.

THIRD PUBLICATION

CHRISTMAN, ARLENE HELEN a/k/a ARLENE H. CHRISTMAN, Dec'd.

Late of 2221 Hemlock Drive, Lehighton.

Executors: Mr. Russell R. Christman, Jr., 347 N. 3rd Street, Lehighton, PA 18235 and Ms. Lynn A. McGowan, 95 Daniel Circle, Lehighton, PA 18235.

Attorneys: Angela M. Stehle, Esquire, Strubinger Law, P.C., 505 Delaware Avenue, P.O. Box 158, Palmerton, PA 18071-0158.

SOLT, CLARK G., Dec'd.

Late of 2045 Walnut Drive, Palmerton.

Administratrix: Marie J. Boyer, 1375 Oak Grove Drive, Lehighton, PA 18235.

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

REGISTER OF WILLS

BOYLE, JAMES JOSEPH, JR.; Albrightsville, PA; Admn.; Attorney: n/a.

HARTMAN, DARLENE J. a/k/a DARLENE JOAN HARTMAN; Lehighton, PA; Admn. CTA; William E. McDonald, Esquire.

RITENOUR, MARY ANN a/k/a MARY ANN FAUZIORITENOUR; Nesquehoning, PA; Will; Joseph J. Velitsky, Esquire.

SOMMERS, ELIZABETH N. a/k/a ELIZABETH SOMMERS; Summit Hill, PA; Will; Michael S. Greek, Esquire.

STANKO, NORA J. a/k/a NORA STANKO; Lansford, PA; Will; William E. McDonald, Esquire.

ZUBER, DAVID A.; Parryville, PA; Admn.; William G. Schwab, Esquire.

ZUBER, FRANCES F.; Parryville, PA; Admn.; William G. Schwab, Esquire.

Dec. 7

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.

AMARI, DAVID obo A. A. (M.) & A. A. (M.); Stacy Lombardo; Protect/Abuse; 18-3620; Pro Se; 11/27/18.

C. K. A. A MINOR BY & THROUGH HIS PARENTS & NATURAL GUARDIANS JEANNE M. & MATTHEW KNEPPER; Freddy Rivera-Morales; 18-3604; Civil Action; Gerald F. Strubinger, Jr., Esquire; 11/26/18.

DISCOVER BANK; Sherri L. Anthony; 18-3595; DJ Appeal; Pro Se; 11/21/18.

FIRST COMMONWEALTH FEDERAL CREDIT UNION; Devan Rae Fisher; 18-3622; Civil Action; Michael R. Nesfeder, Esquire; 11/28/18.

FISHER, TORI; Darrin Griffin; 18-3623; Custody; Pro Se; 11/28/18.

FLEMMING, TINA L.; Michael Rosado; 18-3629; Protect/Abuse; Pro Se; 11/29/18.

HEYDT, RICHARD R., JR.; Shawntel S. Heydt; 18-3627; Divorce; Pro Se; 11/28/18.

JAEGER, HEATHER; James Jaeger; 18-3592; Custody; Pro Se; 11/21/18.

JONES, GENESIS M.; Michael W. Jones; 18-3625; Custody; Pro Se; 11/28/18.

KATSANOS, MICHELLE; Layne Roberts; 18-3628; Divorce; Nicholas Quinn, Esquire; 11/29/18.

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE**

COURT OF COMMON PLEAS
CARBON COUNTY
CIVIL ACTION—LAW

No. 18-0943

New Penn Financial, LLC
d/b/a Shellpoint Mortgage
Servicing

Plaintiff

vs.

Monique Richardson and
Roland Richardson, Mortgageors
and Real Owners

Defendants

To: Monique Richardson and
Roland Richardson, Mortgageors
and Real Owners, Defendants, whose last known
address is 461 Patten Circle f/k/a
Lot 144 Valley View Estates,
Albrightsville, PA 18210

This firm is a debt collector and we are attempting to collect a debt owed to our client. Any information obtained from you will be used for the purpose of collecting the debt. You are hereby notified that Plaintiff, New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing, has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Carbon County, PA, docketed to No. 18-0943, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 461 Patten Circle

f/k/a Lot 144 Valley View Estates, Albrightsville, PA 18210, whereupon your property will be sold by the Sheriff of Carbon County.

NOTICE

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after the Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint for any other claim or 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 or cannot afford one, 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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North Penn Legal Services
101 W. Broad St.
Ste. 713
Hazleton, PA 18201
(877) 953-4250
- or -
Carbon County Lawyer Referral
811 Blakeslee Blvd. Dr. East
Ste. 130
Lehighton, PA 18235
(610) 379-4950
MICHAEL T. McKEEVER,
ESQUIRE
KML LAW GROUP, P.C.
Attys. for Plaintiff
Mellon Independence
Center
701 Market St.
Ste. 5000
Philadelphia, PA 19106-
1532
(215) 627-1322

Dec. 7

FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN,
pursuant to the provisions of 54
Pa. C.S.A. §311, of intention to
file, or the filing of, in the Office
of the Secretary of Common-
wealth of Pennsylvania, at Har-
risburg, Pennsylvania, certificate
for the conduct of a business in
Pennsylvania, under the as-
sumed or fictitious name, style
or designation of:

Fictitious Name:

LEHIGHTON AMBULANCE
Principal place of business:
516 Iron Street, P.O. Box 82, Le-
highton, Carbon County, PA
18235.

The name and address of the
entity owning or interested in
said business are: Lehighton
Ambulance Association, Inc., 516
Iron Street, P.O. Box 82, Lehigh-
ton, Carbon County, PA 18235.

The Certificate was filed on
November 28, 2018.

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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 24, 2018 and that distribution will be made in accordance with that Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ANTHONY C. HARVILLA
Sheriff, County of Carbon
www.carboncountysheriff.com
Nov. 23, 30; Dec. 7

Sale of the real estate described below shall be held on Friday, December 14, 2018 at 11:00 a.m. at the Carbon County Courthouse.

SALE #1

Writ of Execution No.: 18-2318.

Property Address: 377 Kipling Lane, Albrightsville, PA 18210 (Parcel #22A-51-A377).

Location: Penn Forest Township.

Improvements: Residential dwelling.

Defendants: Joseph Andrasi a/k/a Joseph J. Andrasi and Tammy D. Snyder.

SALE #2

Writ of Execution No.: 18-1755.

Property Address: 87 Hickory Run Road f/k/a HC1 Box 87, Albrightsville, PA 18210.

Location: Township of Kidder.

Improvements: Residential dwelling.

Defendant: Jillian Berger, in her capacity as Administrator of the Estate of Mark A. Berger as Real Owner.

SALE #4

Writ of Execution No.: 17-2122.

Property Address: 2172 Blakeslee Blvd. Drive W., Lehighton, PA 18235.

Location: Township of Mahoning.

Improvements: Misc. under Act 319.

Defendants: Calogero Carlino and Rebecca Santee Shook.

SALE #5

Writ of Execution No.: 14-1249.

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Property Address: 80 Mountain View Drive a/k/a 157 Mountain View Drive, Jim Thorpe, PA 18229.

Location: Penn Forest Township.

Improvements: Residential dwelling.

Defendant: Thomas Chase a/k/a Arthur Csaszar a/k/a Arthur M. Csaszar.

SALE #6

Writ of Execution No.: 18-2467.

Property Address: 31 W. Cherokee Trail, Albrightsville, PA 18210.

Location: Township of Penn Forest.

Improvements: Residential dwelling.

Defendant: James Cole.

SALE #7

Writ of Execution No.: 18-0096.

Property Address: 1834 South Lehigh Gorge Drive, Weatherly, PA 18255-4614.

Location: Township of Lehigh.

Improvements: Residential dwelling.

Defendants: Denise Hoffman a/k/a Denise C. Hoffman, in Her Capacity as Administratrix and Heir of the Estate of Michael K. Hoffman a/k/a Michael Hoffman.

Amber M. Sharpe, in Her Capacity as Heir of the Estate of Michael K. Hoffman a/k/a Michael Hoffman.

Minor Defendant #1, in Capacity as Heir of the Estate of Michael K. Hoffman a/k/a Michael Hoffman.

Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Michael K. Hoffman a/k/a Michael Hoffman, Deceased.

SALE #8

Writ of Execution No.: 17-0101.

Property Address: 8 South Chestnut Street, Tresckow, PA 18254.

Location: Township of Banks.
Improvements: Residential dwelling.

Defendant: Jason S. Kimmel.

SALE #9

Writ of Execution No.: 14-2209.

Property Address: 19 East Center Street, Nesquehoning, PA 18240-1604.

Location: Nesquehoning Borough.

Improvements: Residential dwelling.

Defendant: Herbert V. McIntosh a/k/a Herbert McIntosh.

SALE #10

Writ of Execution No.: 17-1116.

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Property Address: 4220 Interchange Road, Lehighton, PA 18235.

Location: Township of Franklin.

Improvements: Misc. under Act 319.

Defendants: William O. Moreton, III and Sharon K. Moreton.

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SALE #11

Writ of Execution No.: 16-1916.

Property Address: 369 W. Water Street, Lansford, PA 18232.

Location: Borough of Lansford.

Improvements: Twin (half-double) 2-story frame.

Defendant: Carmen L. Sotomayor.

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SALE #12

Writ of Execution No.: 17-1305.

Property Address: 206 W. Patterson Street, Lansford, PA 18232.

Location: Borough of Lansford.

Improvements: Twin (half-double) 3-story frame.

Defendant: Jeffrey D. Zellner.

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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.

DAMIANI, PETE, Damiani, Andrew, Kidder, \$1.00, 05/24/18

TAKACS, STEPHEN L., Drey Real Estate LLC, Palmrtn., \$1.00, 05/25/18

COSTENBADER, ALVERTA E., Montes, Terrence S., Low. Tow., \$1.00, 05/25/18

FABIANI, NICHOLAS L., Haugh, Michael, Kidder, \$62,000.00, 05/25/18

JPMORGAN CHASE BK. NTL. ASSN., TBB Realty LLC, Palmrtn., \$57,000.00, 05/25/18

EMMERT, BONNIE J., Scheckler, Bonnie J., Lehighton, \$1.00, 05/25/18

HINKLE, KATHLEEN J., Hinkle, Ruth N., Lehighton, \$1.00, 05/25/18

DAILEY, DENNIS J., Dailey, Charles D., Sr., E. Penn, \$1.00, 05/25/18

MAXWELL, DANIEL, Bradley, Paul, Kidder, \$200,000.00, 05/29/18

SCERBO, JOHN, Darby, Tom, Kidder, \$133,500.00, 05/29/18

AYERS, GAIL L., Williams, Catherine C., Penn For., \$140,000.00, 05/29/18

ANDREWS, RALPH M., Andrews, Ralph M., Tow. Twp., \$1.00, 05/29/18

BARTLESON, JACQUELINE A., Bartleson, Bryan R., Penn For., \$1.00, 05/29/18

ROHLFING, ANTHONY J., McCormick, Amanda, Nesq., \$1.00, 05/29/18

FRANK, CHARLES, Guedes, Kyle, Low. Tow., \$1.00, 05/29/18