

CARBON COUNTY LAW JOURNAL

Friday, December 6
Judge Matika, Joseph J., Hon.

9:00 AM			
1	PFA Hrg.	Barile, S.J. (Pro Se) v. Torres, F.D. (Pro Se)	19-1359
2	PFA Hrg.	Becker, M.M. (Stafiuc) v. Whateley, J.M. (Pro Se)	19-2082
3	PFA Hrg.	Marshall, T.L. (Pro Se) v. Marshall, B.E.L. (Kemmerer)	19-2304
4	PFA Hrg.	Durning, C.J. (Pro Se) v. Glanz, J.H. (M.) (Pro Se)	19-3232
5	PFA Hrg.	Caprio, P. (Pro Se) v. Caprio, T. (Pro Se)	19-3243
6	PFA Hrg.	Michael, S.M. (Pro Se) v. Pelaez, T.A. (Pro Se)	19-3248
7	Pet. to Amend	Sellare, C. (Pro Se) v. Space, K. (Pro Se)	19-2067

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

BLAZOSKY, DONNA M.,
Dec'd.

Late of the Borough of Summit Hill.

Administrator: Daniel J. Blazosky 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.

MARCZYK, VIOLET, Dec'd.

Late of 101 South First Street, Lehighton.

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

STEIGERWALT, EVELYN G.,
Dec'd.

Late of Bowmanstown.
Executor: Michael Steigerwalt, P.O. Box 0178, Bowmanstown, PA 18030.

Attorney: None.

SECOND PUBLICATION

YELLEN, JOHN A., JR. a/k/a JOHN A. YELLEN, Dec'd.

Late of Summit Hill.
Executor: Wayne Phillips 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.

THIRD PUBLICATION

LORAH, ALADORE L., Dec'd.

Late of Lehighton.

Executors: Neil S. Lorah, 271 Franklin Heights Road, Lehighton, PA 18235 and Alison S. Whiteman, 593 Lower Nis Hollow Drive, Lehighton, PA 18235.

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

MERLUZZI, GORDON L., SR., Dec'd.

Late of the Borough of Lehighton.

Executor: Rex David Merluzzi, 145 North 11th Street, Lehighton, PA 18235.

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

SHEER, ROBERT D. a/k/a ROBERT SHEER, Dec'd.

Late of 28 Second Street, Beaver Meadows.

Executor: Gregory J. Skitko a/k/a Gregory Skitko, 177 Hoch Road, Oley, PA 19547.

Attorneys: Daniel A. Miscavige, Esquire, Gillespie, Miscavige & Ferdinand, LLC, 67 North Church Street, Hazleton, PA 18201.

REGISTER OF WILLS

WYLIE, WAYNE G.; Albrightsville, PA; Will; Michael J. Garfield, Esquire.

Nov. 29

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.

AMERICAN EXPRESS NATIONAL BANK; Clinton Bachert; 19-3416; Civil Action; Amy F. Doyle, Esquire; 11/18/19.

ANDERSON, JOHN; Susan Anderson; 19-3410; Divorce; Robert S. Frycklund, Esquire; 11/18/19.

BERWICK HOSPITAL COMPANY LLC d/b/a BERWICK HOSPITAL CENTER; Tracy Brotzman; 19-3427; Civil Action; Neil Sarker, Esquire; 11/18/19.

BONER, BRIAN T.; Commonwealth of Pennsylvania Department of Transportation Bureau of Driver Licensing; 19-3417; License Appeal; Matthew J. Rapa, Esquire; 11/18/19.

BUSKIRK, AMANDA L. obo K.M.K. (M.); Kristian Carwell; 19-3447; PFSVI; Pro Se; 11/19/19.

CARD, BREANNA; Corey Fox; 19-3426; Custody; Pro Se; 11/18/19.

CARD, BREANNA F.; Corey L. Fox; 19-3430; Protect/Abuse; Pro Se; 11/18/19.

HEIL, MAKAYLA G.; Quincy L. Ciolek; 19-3446; Protect/Abuse; Pro Se; 11/19/19.

YORGEY, JOSHUA N.; Carbon County Adult Probation Office; 19-7038; 11/19/19; \$1,063-93

Nov. 29

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

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

No. 19-0957

JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION
Plaintiff

vs.

THEOHARIS A.
TOUMAZATOS a/k/a
THEOHARIS TOUMAZATOS
Defendant

NOTICE

To: THEOHARIS A. TOUMAZATOS a/k/a THEOHARIS TOUMAZATOS

You are hereby notified that on May 17, 2019, Plaintiff, JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of CARBON County, Pennsylvania, docketed to No. 19-0957. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 20 PAUTUXENT

TRAIL a/k/a 1642 PAUTUX-ENT TRAIL, ALBRIGHTSVILLE, PA 18210 whereupon your property would be sold by the Sheriff of CARBON County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE

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 NOTICE 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

CARBON COUNTY LAW JOURNAL

SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

North Penn Legal Services
101 W. Broad Street
Suite 713
Hazleton, PA 18201
Telephone (877) 953-4250
Fax (570) 455-3625

- or -

Carbon County Lawyer Referral
811 Blakeslee Blvd. Dr. E.
Suite 130
Lehighton, PA 18235
Telephone (610) 379-4950
Fax (610) 379-4952

Nov. 29

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

CIVIL ACTION LAW
COURT OF COMMON PLEAS
CARBON COUNTY

Number 17-2355

American Advisors Group

v.

Michael J. Curry, Executor of
the Estate of Joan A. Curry

TO: Michael J. Curry, Executor
of the Estate of Joan A. Curry
Your house (real estate) at 89
Greenwood Road, Lake Harmony,
Pennsylvania 18624 is scheduled
to be sold at Sheriff's Sale on
January 10, 2020 at 11:00 a.m.
at Sheriff's Office of the Carbon
County Courthouse, Broadway,
Jim Thorpe, Pennsylvania to
enforce the court judg-

ment of \$147,344.65 obtained by
American Advisors Group against
the above premises.

**NOTICE OF OWNER'S
RIGHTS, YOU MAY BE
ABLE TO PREVENT THIS
SHERIFF'S SALE**

To prevent this Sheriff's Sale
you must take immediate action:

1. The sale will be canceled if
you pay to American Advisors
Group the back payments, late
charges, costs, and reasonable
attorney's fees due. To find out
how much you must pay, you
may call McCabe, Weisberg and
Conway, LLC, Esquire at (215)
790-1010.

2. You may be able to stop the
sale by filing a petition asking
the Court to strike or open the
judgment, if the judgment was
improperly entered. You may
also ask the Court to postpone
the sale for good cause.

3. You may also be able to stop
the sale through other legal
proceedings.

You may need an attorney to
assert your rights. The sooner
you contact one, the more chance
you will have of stopping the
sale. (See the following notice on
how to obtain an attorney.)

**YOU MAY STILL BE ABLE
TO SAVE YOUR PROPERTY
AND YOU HAVE OTHER
RIGHTS EVEN IF THE
SHERIFF'S SALE DOES
TAKE PLACE**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, LLC, at (215) 790-1010.

4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed sched-

ule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.

7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

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.

LAWYER REFERRAL
SERVICE
ASSOCIATION DE
LICENCIADOS

101 West Broad Street
Suite 713

Hazleton, PA 18201
(877) 953-4250

McCABE, WEISBERG
& CONWAY, LLC

Attorneys for Plaintiff
123 S. Broad St.

Ste. 1400

Philadelphia, PA 19109

(215) 790-1010

Nov. 29

CARBON COUNTY LAW JOURNAL

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 23, 2019 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. 22, 29; Dec. 6

Sale of the real estate described below shall be held on Friday, December 13, 2019 at 11:00 a.m. at the Carbon County Courthouse.

SALE #1

Writ of Execution No.: 19-1893.

Property Address: 51 Boyko Drive a/k/a 51 Boyko Road, Lehighton, PA 18235.

Location: Mahoning Township.

Improvements: Residential dwelling.

Defendants: William J. Fisher and Shannon M. Fisher a/k/a Shannon M. Fish.

SALE #2

Writ of Execution No.: 19-3081.

Property Address: 342 Fawn Circle, Jim Thorpe, PA 18229.

Location: Penn Forest Township.

Improvements: Unknown.

Defendant: John Galarza.

SALE #3

Writ of Execution No.: 18-2848.

Property Address: 132 Patten Circle, Albrightsville, PA 18210.

Location: Township of Penn Forest.

Improvements: Residential dwelling.

Defendants: Karen L. Gyarmati and Peter T. Gyarmati.

SALE #4

Writ of Execution No.: 19-0409.

Property Address: 4 West Cherokee Trail, Albrightsville, PA 18210.

Location: Township of Penn Forest.

Improvements: Residential property.

Defendants: Sarah Hoffman and Jeffrey Hoffman.

CARBON COUNTY LAW JOURNAL

SALE #5

Writ of Execution No.: 19-0273.

Property Address: 1417 Kickapoo Trail a/k/a 21 Kickapoo Trail, Albrightsville, PA 18210.

Location: Penn Forest Township.

Improvements: Residential dwelling.

Defendant: Douglas A. Hollman, Jr.

SALE #6

Writ of Execution No.: 19-0188.

Property Address: 81 Pautuxent Trail, Albrightsville, PA 18210.

Location: Penn Forest Township.

Improvements: Residential dwelling.

Defendant: Peter D. Ivanitch.

SALE #7

Writ of Execution No.: 19-0420.

Property Address: 99 Pawnee Trail, Albrightsville, PA 18210.

Location: Township of Penn Forest.

Improvements: Residential dwelling.

Defendant: Jessica Marie Krzywicki.

SALE #8

Writ of Execution No.: 19-2007.

Property Address: 90 Thomas Lane a/k/a 185 Thomas Lane, Albrightsville, PA 18210.

Location: Penn Forest Township.

Improvements: Residential dwelling.

Defendants: James Leary and Denise Leary.

SALE #9

Writ of Execution No.: 19-0497.

Property Address: 36 West Garibaldi Avenue, Nesquehoning, PA 18240.

Location: New Columbus Borough.

Improvements: Residential dwelling.

Defendants: Jessica R. Lipari and David Lipari, Jr.

SALE #10

Writ of Execution No.: 19-1942.

Property Address: 7 Maynard Road a/k/a 2 Maynard Road, Albrightsville, PA 18210.

Location: Township of Kidder.

Improvements: Unknown.

Defendants: William J. Mahmde a/k/a William J. Mahmde, Jr. a/k/a William Mahmde and Melissa A. Mahmde a/k/a Melissa Mahmde.

SALE #12

Writ of Execution No.: 17-1326.

Property Address: 351 W. Abbott Street, Lansford, PA 18232.

Location: Borough of Lansford.

CARBON COUNTY LAW JOURNAL

Improvements: Two-story frame (conventional).

Defendant: Greg Prosmushkin, Esq., Admin. of the Estate of George W. Carns.

SALE #13

Writ of Execution No.: 19-1667.

Property Address: 8 Wahoo Court, Albrightsville, PA 18210.

Location: Penn Forest Township.

Improvements: Unknown.

Defendant: Melody J. Schwarz.

SALE #14

Writ of Execution No.: 19-0020.

Property Address: 515 North Street, Jim Thorpe, PA 18229.

Location: Borough of Jim Thorpe.

Improvements: Residential dwelling.

Defendant: Debra L. Sebelin.

SALE #15

Writ of Execution No.: 19-2101.

Property Address: 40 Stock Street, Nesquehoning, PA 18240.

Location: Nesquehoning Borough.

Improvements: Residential dwelling.

Defendants: Adam T. Smith and Erin K. Smith.

SALE #16

Writ of Execution No.: 18-0482.

Property Address: 218 East Abbott Street, Lansford, PA 18232.

Location: Borough of Lansford.

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

Defendant: Craig S. Welsh.

DEEDS

The name of the grantor appears first, followed by name of grantee, location of premises, amount of consideration, and date of recording.

KELLER, DAVID, Scutt, Richard, Penn For., \$18,000.00, 05/13/19

ZIEGENFUS, ROBERT L., Sander, Michael A., Tow. Twp., \$1.00, 05/13/19

DAGES, ROBERT, Mr. Real Estate Development LLC, J. Thorpe, \$55,000.00, 05/13/19

HOFFMAN, MATTHEW E., Pascoe Healy, Laura E., Palmrtn., \$99,900.00, 05/13/19

BILLMAN, RICHARD, Billman, Richard K., Weathrly., \$1.00, 05/13/19

BILLMAN, RICHARD K., Richard K. Billman Irrevocable Grantor Trust, Weathrly., \$1.00, 05/13/19

GEORGE, CLARK H., Evergreen Lake Partnership, Frankl., \$1.00, 05/13/19

GEORGE, CLARK H., Evergreen Lake Partnership, Low. Tow., \$1.00, 05/13/19

ADAMS, HARRY E., Arentzen, Mark E., Sr., Penn For., \$144,900.00, 05/13/19