

CARBON COUNTY LAW JOURNAL

Friday, May 14

Judge Serfass, Steven R., Hon.

9:00 AM

1	Appeal From Arbitration	Yachera, S. (Weaver) v. Pauls Auto Body & Mechanical R. (Karpowich)	18-2664
2	PFA Hrg.	Dougherty, K.M. (Pro Se) v. Bollinger, T. (Riegel)	20-2654

Judge Matika, Joseph J., Hon.

1:15 PM

3	Non-Jury Tr.	Lehigh Township (Nanovic) v. Hoffman, F. (Shiffer)	19-3449
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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

BRIMMER, ROBERTA F., Dec'd.

Late of the Borough of Lansford.

Executrix: Kim D. Thomas, 173 Great Oaks Drive, Nesquehoning, PA 18240.

Attorneys: Michael L. Ozalas, Esquire, Ozalas & McKinley, 47 Broadway, Jim Thorpe, PA 18229.

BUCK, HANNAH E., Dec'd.

Late of Lower Towamensing.

Co-Executors: Linda Lou Hill, 370 Buck Hill Road, Palmerton, PA 18071 and Lanny Lee Buck, P.O. Box 5, Aquashicola, PA 18012.

Attorneys: Michael L. Ozalas, Esquire, Ozalas & McKinley, 47 Broadway, Jim Thorpe, PA 18229.

EASTGATE, DESIREE C., Dec'd.

Late of Palmerton.

Administratrix: Danielle E. Eastgate, 4384 Coulbourn Mill Road, Salisbury, MD 21804.

Attorneys: Angela M. Stehle, Esquire, Shabbick & Associates, P.C., 533 Delaware Avenue, Palmerton, PA 18071.

MATZEN, PATRICIA A., Dec'd.

Late of Nesquehoning.

Executrix: Dawn Marie Jacobs 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.

MOYER, BRENDA K. a/k/a BRENDA MOYER, Dec'd.

Late of 701 E. Ridge Street, Lansford.

Executor: Dennis A. Snyder
a/k/a Dennis Alan Snyder, 22
West Fell Street, Summit Hill,
PA 18250.

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

SHERLOCK, NICHOLAS J.
a/k/a **NICHOLAS SHER-**
LOCK a/k/a NICHOLAS J.
SHERLOCK, SR., Dec'd.

Late of Albrightsville.

Executrix: Donna Marie Bar-
tle, 1026 Avenue E, Lang-
horne, PA 19047.

Attorney: Kelly C. Jamison,
Esquire, Professional Bldg.,
Rt. 903, P.O. Box 2257, Al-
brightsville, PA 18210.

WAGNER, WAYNE T. a/k/a
WAYNE WAGNER, Dec'd.

Late of 1254 Laurytown Road,
Weatherly.

Co-Executors: Laura Pfeiffer
and Timothy Wagner, 1132
Laurytown Road, Weatherly,
PA 18255.

Attorneys: Daniel A. Miscav-
ige, Esquire, Gillespie, Mis-
cavige & Ferdinand, LLC, 67
North Church Street, Hazle-
ton, PA 18201.

WARNER, HARRY H. a/k/a
HARRY WARNER a/k/a
SPATZ WARNER, Dec'd.

Late of 800 Sixth Street,
Weatherly.

Executrix: Wendy Utz, 23
Larbo Road, Millersville, MD
21108.

Attorneys: Daniel A. Miscav-
ige, Esquire, Gillespie, Mis-
cavige & Ferdinand, LLC, 3
East Butler Drive, Suite 102,
Drums, PA 18222.

SECOND PUBLICATION

ALTRECHE, MARIA C., Dec'd.
Late of Lansford.

Administrator: Victor Velez-
Altreche, 215 Market Street,
Tamaqua, PA 18252.

Attorneys: James J. Amato,
Esquire, Fanelli, Evans & Pa-
tel, P.C., No. 1 Mahantongo
Street, Pottsville, PA 17901.

BUJCS, JOHN, Dec'd.

Late of 400 Bridge Street,
Weissport.

Administrator: Tabnie Bujcs.
Attorneys: Sebelin & Sebelin,
P.C., 301 South 3rd Street,
Lehighon, PA 18235.

ECKHART, JOHN D., Dec'd.

Late of the Borough of Sum-
mit Hill.

Executrix: Penelope A. Trojan,
136 Hampton Road, Frank-
fort, NY 13340.

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

LEMPA, MILDRED A., Dec'd.

Late of the Township of Ma-
honing.

Executrix: Julia Barwis, 308
North 2nd Street Pike, Church-
ville, PA 18966.

Attorneys: Jeffrey P. Bowe,
Esquire, Bowe & Odorizzi
Law, LLC, 109 West Broad
Street, Tamaqua, PA 18252.

MILLER, LEE F., Dec'd.

Late of 20 Woods Road, Palmerton.

Executor: Craig Sandt.

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

RUCH, GLORIA D. a/k/a GLORIA RUCH, Dec'd.

Late of the Borough of Lehighton.

Executor: Jason Gary Ruch, 217 North Fourth Street, Lehighton, PA 18235.

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

THIRD PUBLICATION

ASBROCK, WILLIAM H., JR. a/k/a WILLIAM H. ASBROCK, Dec'd.

Late of Albrightsville.

Executor: Frederick C. Asbrock c/o Timothy B. Fisher, II, Esquire, Fisher & Fisher Law Offices, LLC, 525 Main Street, P.O. Box 396, Gouldsboro, PA 18424.

Attorneys: Timothy B. Fisher, II, Esquire, Fisher & Fisher Law Offices, LLC, 525 Main Street, P.O. Box 396, Gouldsboro, PA 18424.

BACH, ELIZABETH, Dec'd.

Late of Jim Thorpe.

Executrix: Roseann Cochrane, 120 W. Isle of Palms Avenue, Myrtle Beach, SC 29579.

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

BLACKWELL, CHRIS J. a/k/a

CHRIS BLACKWELL a/k/a

CHRIS JOHN BLACKWELL, Dec'd.

Late of 660 Brenkman Drive, Packer Township.

Administrator: Tracy Blackwell, 660 Brenkman Drive, Weatherly, PA 18255.

Attorneys: Daniel A. Miscavige, Esquire, Gillespie Miscavige & Ferdinand, LLC, 3 E. Butler Drive, Suite 102, Drums, PA 18222.

BROWN, HARRY N., Dec'd.

Late of Palmerton Borough.

Administratrix CTA: Rebecca Brown Steigerwalt c/o David B. Shulman, Esquire, Shulman Law Office PC, 419 Delaware Avenue, P.O. Box 157, Palmerton, PA 18071.

Attorneys: David B. Shulman, Esquire, Shulman Law Office PC, 419 Delaware Avenue, P.O. Box 157, Palmerton, PA 18071.

MAJKO, THOMAS A., JR., Dec'd.

Late of 111 Trettle Street, Beaver Meadows.

Administrator: Justin Majko, 1029 Lehigh Parkway East, Allentown, PA 18103.

Attorney: Donald G. Karpovich, Esquire, 85 Drasher Road, Drums, PA 18222.

PATTERSON, CLARENCE L., JR., Dec'd.

Late of Palmerton.

Executors: James L. Patterson and Lynn N. Bensinger c/o Keith W. Strohl, Esquire, Steckel and Stopp, LLC, 125 S. Walnut Street, Suite 210, Slatington, PA 18080.

Attorneys: Keith W. Strohl, Esquire, Steckel and Stopp, LLC, 125 S. Walnut Street, Suite 210, Slatington, PA 18080.

STRAUSS, NATALIE R. a/k/a NATALIE STRAUSS, Dec'd. Late of 800 6th Street, Borough of Weatherly.

Executor: Andrew H. Strauss, 1020 Laurytown Road, Weatherly, PA 18255.

Attorneys: Daniel A. Miscavige, Esquire, Gillespie Miscavige & Ferdinand, LLC, 3 E. Butler Drive, Suite 102, Drums, PA 18222.

WOLFE, SHARON L., Dec'd. Late of the Borough of Parryville.

Administrator: Philip Walck c/o George M. Vasiliadis, Esquire, Vasiliadis Pappas Associates, LLC, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020.

Attorneys: George M. Vasiliadis, Esquire, Vasiliadis Pappas Associates, LLC, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020.

REGISTER OF WILLS

MATZEN, PATRICIA A.; Nesquehoning, PA; Will; Joseph Velitsky, Esquire.

May 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.

CARBON COUNTY TAX CLAIM BUREAU; Factotum Resources LLC, Greenbriar Marketing & Mgmt., Fred G. & Mildred W. Knappenberger et al.; 21-1015; Tax Sale; Robert S. Frycklund, Esquire; 04/27/21.

CARBON COUNTY TAX CLAIM BUREAU; Factotum Resources LLC, Greenbriar Marketing & Mgmt., Fred G. & Mildred W. Knappenberger Estate et al.; 21-1018; Tax Sale; Robert S. Frycklund, Esquire; 04/27/21.

CAVALRY SPV I LLC AS ASSIGNEE OF CITIBANK N.A.; Todd C. Emmert; 21-1017; Civil Action; David J. Apothaker, Esquire; 04/27/21.

CAVALRY SPV I LLC AS ASSIGNEE OF CITIBANK N.A.; Valerie R. Vargas; 21-1019; Civil Action; David J. Apothaker, Esquire; 04/27/21.

ENGLEHART, TAMI; Timothy Williams; 21-1024; Protect/Abuse; Pro Se; 04/29/21.

FATZINGER, MELANIE A.; Terry D. Fatzinger; 21-1009; Divorce; James R. Nanovic, Esquire; 04/23/21.

HORN, SARAH NOW BY MARRIAGE SARAH MERTZ; Erie Insurance Exchange; 21-1007; Civil Action; Barry C. Shabick, Esquire; 04/23/21.

CARBON COUNTY LAW JOURNAL

- HARGETT, EILEEN PATRICIA; Carbon County Clerk of Courts Office; 21-6515; 04/23/21; \$7,641.68
- HIBBLER, WHITTNEY MARIE; Carbon County Clerk of Courts Office; 21-6523; 04/29/21; \$426.05
- HILL, ANTHONY; Carbon County Clerk of Courts Office; 21-6530; 04/29/21; \$873.68
- HILL, ANTHONY W.; Carbon County Clerk of Courts Office; 21-6532; 04/29/21; \$980.18
- HILL, ANTHONY WILLIAM; Carbon County Clerk of Courts Office; 21-6529; 04/29/21; \$1,458.39
- HILL, ANTHONY WILLIAM; Carbon County Clerk of Courts Office; 21-6531; 04/29/21; \$1,491.43
- HITTINGER, SHEANNA LYNN; Carbon County Clerk of Courts Office; 21-6527; 04/29/21; \$1,574.65
- HITTINGER, SHEANNA LYNN; Carbon County Clerk of Courts Office; 21-6528; 04/29/21; \$1,126.85
- HUNTINGTON, BROOKE; Carbon County Clerk of Courts Office; 21-6516; 04/23/21; \$1,326.18
- HUNTINGTON, BROOKE LEE; Carbon County Clerk of Courts Office; 21-6517; 04/23/21; \$1,525.60
- HUNTINGTON, BROOKE LEE; Carbon County Clerk of Courts Office; 21-6518; 04/23/21; \$945.75
- JONES, LEONARD QUAY, SR.; Carbon County Clerk of Courts Office; 21-6520; 04/23/21; \$1,528.92
- KEPLER, DANIEL; Sunrise Ridge Property Owners Association; 21-1003; 04/22/21; \$3,018.10
- KEPLER, DANIEL; Sunrise Ridge Property Owners Association; 21-1004; 04/22/21; \$2,276.14
- MOYER, JOSEPH L., SR.; Carbon County Clerk of Courts Office; 21-6519; 04/23/21; \$5,160.18
- SILBAUGH, TYLER JAMES; Carbon County Clerk of Courts Office; 21-6521; 04/29/21; \$2,085.18
- SILBAUGH, TYLER JAMES; Carbon County Clerk of Courts Office; 21-6522; 04/29/21; \$2,470.18
- VENTURA-GARCIA, JUAN A.; Carbon County Clerk of Courts Office; 21-6533; 04/29/21; \$2,305.18
- ZECHMAN, PIERCE ADDISON; Carbon County Clerk of Courts Office; 21-6524; 04/29/21; \$1,767.68

May 7

PUBLIC NOTICE

**NOTICE OF CONFIRMATION
OF FIDUCIARIES'
ACCOUNTS**

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

NOTICE IS HEREBY GIVEN that the following named fiduciaries of the respective estates

CARBON COUNTY LAW JOURNAL

designated below have filed their Accounts and Statements of Proposed Distribution in the office of the Register of Wills in and for the County of Carbon, Pennsylvania, and the same will be presented to the Orphans' Court Division, Courtroom No. 1, Carbon County Courthouse, Jim Thorpe, Pennsylvania, on June 7, 2021 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 ANNA MARIE HELBING, DEC'D., HELBING FUND FOR NURSING TRUST; Mauch Chunk Trust Company, Trustee; Carole J. Walbert, Esq.

JEAN A. PAPAY
Register of Wills &
Clerk of Orphans' Court
Carbon County, PA
May 7, 14

**NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY
PURSUANT TO
PENNSYLVANIA RULE OF
CIVIL PROCEDURE 3129**

IN THE COURT OF COMMON
PLEAS, CARBON COUNTY,
PENNSYLVANIA
CIVIL DIVISION

Docket No.: 19-2947

Wells Fargo Bank, N.A.
Plaintiff

vs.

Kristan Eschbach;
Chad Eschbach a/k/a
Chad M. Eschbach
Defendants

TO: Chad Eschbach a/k/a Chad M. Eschbach, 554 Franklin Avenue, Palmerton, PA 18071 AND 253 East Patterson Street, Lansford, PA 18232

TAKE NOTICE: That the Sheriff's Sale of Real Property (Real Estate) will be held at the Carbon County Sheriff's Office, at the Carbon County Courthouse, 1st Floor Conference Room, 4 Broadway, Jim Thorpe, PA 18229 on June 11, 2021 at 11:00 A.M. prevailing local time.

THE PROPERTY TO BE SOLD is delineated in detail in a legal description consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land.

The LOCATION of your property to be sold is: 253 East Patterson Street, Lansford, PA 18232.

The JUDGMENT under or pursuant to which your property is being sold is docketed to: No. 19-2947.

THE NAME(S) OF THE OWNER(S) OR REPUTED OWNER(S) OF THIS PROPERTY

ARE: Kristan Eschbach; Chad Eschbach a/k/a Chad M. Eschbach.

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example to banks that hold mortgages and municipalities that are owed taxes), will be filed by the Sheriff thirty (30) days after the sale, and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it, within ten (10) days of the date it is filed. Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of Carbon County, at the Carbon County Courthouse, 1st Floor Conference Room, 4 Broadway, Jim Thorpe, PA 18229.

—————
THIS PAPER IS A NOTICE
OF THE TIME AND PLACE
OF THE SALE OF
YOUR PROPERTY
—————

It has been issued because there is a Judgment against you. It may cause your property to be held, to be sold or taken to pay the Judgment. You may have legal rights to prevent your property from being taken. A lawyer

can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE.

Pennsylvania Lawyer Referral Service

Pennsylvania Bar Association
P.O. Box 186
Harrisburg, PA 17108
(800) 692-7375

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of Carbon County to open the Judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.

2. After the Sheriff's Sale, you may file a petition with the Court of Common Pleas of Carbon County to set aside the sale for a grossly inadequate price or for other proper cause. This petition must be filed before the Sheriff's Deed is delivered.

3. A petition or petitions raising the legal issues or rights mentioned in the preceding

CARBON COUNTY LAW JOURNAL

paragraphs must be presented to the Court of Common Pleas of Carbon County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the Court and a proposed order or rule must be attached to the petition. If a specific return date is desired, such date must be obtained from the Court Administrator's Office, Carbon County Courthouse, 4 Broadway, P.O. Box 130, Jim Thorpe, PA 18229 before presentation of the petition to the Court.

JOSEPH E. DeBARBERIE,
ESQUIRE
MANLEY DEAS
KOCHALSKI LLC
Attorneys for Plaintiff
P.O. Box 165028
Columbus, OH 43216-
5028
Telephone: (614) 222-4921
May 7

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 May 24, 2021 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
Apr. 23, 30; May 7

Sale of the real estate shall be held on Friday, May 14, 2021 at 11:00 a.m. at the Jim Thorpe School District Building, 410 Center Avenue, Jim Thorpe, PA 18229.

SALE #1

Writ of Execution No.: 20-0027.

Property Address: 766 Stoney Mountain Road, Albrightsville, PA 18210.

Location: Penn Forest Township.

Improvements: Residential family dwelling.

Defendants: Bernadette Burke and Michael C. Burke.

SALE #2

Writ of Execution No.: 19-3681.

Property Address: 350 Hudsonale Street, Weatherly, PA 18255.

Location: Borough of Weatherly.

Improvements: Single family dwelling.

Defendant: David J. Fulton, Sr.

SALE #3

Writ of Execution No.: 18-0526.

Property Address: 222 West Patterson Street, Lansford, PA 18232.

Location: Borough of Lansford.

Improvements: Residential property.

Defendant: Suzanne C. Smith a/k/a Suzanne Smith.