
CARBON COUNTY LAW JOURNAL

11:30 AM
4 Complnt./Pet. George, T. (Kemmerer) v. Beaulieu, D. (Pro Se) 25-FC-0017
for Cust.

1:00 PM
5 Pet. to Mod. Cwiertniewicz, B. (Sebelin) v. Pursell, C.L. (Kemmerer) 22-0415
Cust.

Friday, February 7

Chairman Smith, Debra A., Esq.

10:30 AM
1 Pet. to Appoint Blevins, T. (Pro Se) v. Blevins, K. (Cook) 23-FC-2696
Master

11:30 AM
2 Pet. to Mod. Martonyak, J. (Gillen) v. Neifert, E. (Beltrami) 23-0261
Cust.

3 Pet. to Appoint Perrella, L. (Burke) v. Perrella, M. (Sebelin) 23-FC-2168
Master

1:00 PM
4 Pet. to Mod. Fender, L.M. (Pro Se) v. Sullivan, S. (Weaver) 23-FC-1347
Cust.

Friday, February 7

Judge Matika, Joseph J., Hon.

9:00 AM
1 Protection from Wayda, P.G. (Pro Se) v. Wayda, M.E. (Kemmerer) 24-FC-2839
Abuse Pet.

2 Protection from Turner, K. (Pro Se) v. Turner, R. (Pro Se) 24-FC-1996
Abuse Pet.

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 BOLLINGER, RONALD CARL, Dec'd.

Late of Palmerton Borough.
Executor: Randall Carl Bollinger c/o Daniella A. Horn, Esquire, 1 Roberts Ave., Glenside, PA 19038.

Attorneys: Daniella A. Horn, Esquire, Klenk Law, LLC, 1 Roberts Ave., Glenside, PA 19038.

CONIGLIO, DORIS JEAN a/k/a DORIS J. CONIGLIO, Dec'd.

Late of Nesquehoning.
Executor: Andrew Scott Coniglio 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.

- DOMBROSKY, ARLENE HELEN**, Dec'd.
Late of 402 West Bertsch Street, Lansford.
Executrix: Cynthia Louise Bell.
Attorneys: David M. Sebelin, Esquire, Sebelin & Sebelin, P.C., 301 South 3rd Street, Lehighton, PA 18235.
- DUGAN, MARGARET L.**, Dec'd.
Late of Jim Thorpe.
Executrix: Kathryn L. McArdle.
Attorneys: Roberti & Roberti, LLC, 56 Broadway, P.O. Box 29, Jim Thorpe, PA 18229.
- REESE, SANDRA K.**, Dec'd.
Late of Jim Thorpe.
Executor: Donald A. Reese c/o Kelly C. Jamison, Esquire, P.O. Box 2257, Albrightsville, PA 18210.
Attorney: Kelly C. Jamison, Esquire, P.O. Box 2257, Albrightsville, PA 18210.
- STEIGERWALT, WARREN W.**, Dec'd.
Late of Weatherly Borough.
Executor: Nathan Houser c/o Nicholas M. Orloff, Esquire, 1 W. Third St., Media, PA 19063.
Attorneys: Nicholas M. Orloff, Esquire, Orloff Law, 1 W. Third St., Media, PA 19063.
- STEIGERWALT, WARREN W.**, Dec'd.
Late of Weatherly Borough.
The Warren W. Steigerwalt Revocable Living Trust Agreement dated September 29, 2024 as amended March 14, 2017, October 9, 2019 and June 24, 2022.
Trustee: Virginia Heimer c/o Nicholas M. Orloff, Esquire, 1 W. Third St., Media, PA 19063.
Attorneys: Nicholas M. Orloff, Esquire, Orloff Law, 1 W. Third St., Media, PA 19063.
- WILLIAMSON, PHILIP J.**, Dec'd.
Late of 50 E. Locust Street, Nesquehoning.
Administratrix: Kathleen Pickard, 6 Surrey Glen, P.O. Box 897, Albrightsville, PA 18210.
Attorney: Jane S. Sebelin, Esquire, 120 S. First St., Lehighton, PA 18235.
- SECOND PUBLICATION**
- CALLAVINI, JOAN A. a/k/a JOAN CALLAVINI**, Dec'd.
Late of Tresckow.
Executrix: Candace J. Highland, 3380 Long Run Road, Lehighton, PA 18235.
Attorneys: Megan A. Nanovic, Esquire, Nanovic Law Offices, 57 Broadway, P.O. Box 359, Jim Thorpe, PA 18229-0359.
- FISHER, RONALD ERNEST, JR. a/k/a ERNEST RONALD FISHER and ERNEST R. FISHER**, Dec'd.
Late of the Borough of Nesquehoning.
Administratrix: Constance L. Fisher, 237 Stock Street, Nesquehoning, PA 18240.

Attorneys: Erik M. Helbing, Esquire, Bowe & Odorizzi Law, LLC, 109 West Broad Street, Tamaqua, PA 18252.

MASSEY, ANTHONY R., Dec'd.

Late of the Township of Towamensing.

Administratrix: Dana Marie Montoya-Massey, 3885 Fire-line Road, Palmerton, PA 18071.

Attorneys: Jenny Y.C. Cheng, Esquire, Cheng Law Offices, P.C., 430 Delaware Avenue, P.O. Box 195, Palmerton, PA 18071.

O'HAZZO, ROBERT H., SR., Dec'd.

Late of Tresckow, Banks Township.

Executrix: Gina Callavini.

Attorneys: Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202.

THIRD PUBLICATION

BORGER, VERNA J., Dec'd.

Late of the Township of Towamensing.

Executrix: Diane R. Fronheiser, 4280 Stagecoach Rd. W., Palmerton, PA 18071.

Attorneys: Jenny Y.C. Cheng, Esquire, Cheng Law Offices, P.C., 430 Delaware Avenue, P.O. Box 195, Palmerton, PA 18071.

CEBOLLERO, ROBERT J., SR., Dec'd.

Late of Lehighton.

Personal Representative: Sharon A. Cebollero.

Attorney: Matthew T. Tranter, Esquire, One West Broad Street, Suite 700, Bethlehem, PA 18018.

LEIBENSPERGER, WILLARD J., JR. a/k/a WILLARD J. LEIBENSPERGER, Dec'd.

Late of Weatherly Borough.
Executrices: Donna Korba, 265 Church Road, Mountain Top, PA 18707 and Darlene Gerhard, 85 Pole Road, Weatherly, PA 18255.

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

LILL, HARRY L., Dec'd.

Late of Summit Hill.

Executrix: Diane L. Lill 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.

MILAN, CLETUS W., Dec'd.

Late of Jim Thorpe.

Executrix: Theresa A. Cinicola 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.

RAGGIO, DARRYL A., Dec'd.

Late of Summit Hill.

Administratrix: Patricia Elsdon 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, GLENN D. a/k/a GLENN DAVID STROUP and GLENN STROUP, Dec'd. Late of 1195 Hemlock Street, Palmerton.

Executor: Robert Sauers a/k/a Robert Joseph Sauers, 1080 Greenleaf Drive, Bethlehem, PA 18017.

Attorneys: Gerald F. Strubinger, Jr., Esquire, Strubinger Law, P.C., 505 Delaware Avenue, P.O. Box 158, Palmerston, PA 18071-0158.

WOODWARD, RUSSELL, JR. a/k/a RUSSELL L. WOODWARD, JR., Dec'd.

Late of Lansford.

Administratrix: Lori A. Zonca 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.

REGISTER OF WILLS

DIMINA, JEAN; Nesquehoning, PA; Testamentary; Anthony Roberti, Esquire.

JASEK, BORIVOJ; Lehighon, PA; Testamentary; Robert S. Frycklund, Esquire.

JONES, WILLIAM CHRISTOPHER a/k/a WILLIAM C. JONES; Albrightsville, PA; Admn.; Michelle F. Farley, Esquire (Monroe County)

ROTHENBERGER, RICHARD LLOYD a/k/a RICHARD L. ROTHENBERGER; Jim Thorpe, PA; Testamentary; Anthony Robert, Esquire.

SELTZER, ELAINE; Parryville, PA; Testamentary; Jenny Y.C. Cheng, Esquire.

Jan. 31

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.

ALLIANT CREDIT UNION; John Bobita; 25-CV-0125; Mortgage Foreclosure; Daniel J. Capecci, Esquire; 01/21/25.

AMERICAN BUILDERS & CONTRACTORS SUPPLY CO. INC., ABC SUPPLY CO. INC.; Eron Ahmeti, Kristin Ahmeti; 25-CV-0107; Contract; Scott H. Bernstein, Esquire; 01/17/25.

BALL, CARRIE; Frank Ball; 25-FC-0119; Divorce; Pro Se; 01/17/25.

BANK OF AMERICA N.A.; Rebecca Rimsky No; 25-CV-0124;

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HALENAR, MICHELE; Carbon County Clerk of Courts; 25-BOC-7037; 01/22/25; \$2,384.80

HARTSELL, JENNIFER; Midland Credit Management; 25-CV-0136; 01/22/25; \$1,113.89

KAUFFMAN, KENNETH; Carbon County Clerk of Courts; 25-BOC-7035; 01/22/25; \$1,679.97

KING ESTATES LLC; Snow Ridge Community Trust; 25-CV-0129; 01/21/25; \$6,727.23

KLUK, JONATHAN; Carbon County Clerk of Courts; 25-BOC-7040; 01/22/25; \$263.84

LANGE, JAMES K., AQUA SOLUTIONS PLUS INC.; Commonwealth Of Pennsylvania Department Of Revenue; 25-CV-0131; 01/21/25; \$1,456.38

MOTA, MARIA; Midland Credit Management Inc; 25-CV-0137; 01/22/25; \$2,455.85

NEWHARD, SAMANTHA; Carbon County Clerk of Courts; 25-BOC-7042; 01/22/25; \$3,285.37

ORTIZ, ANTONIO, LIZBETH RODRIGUEZ; Borough of Lansford; 25-CV-0115; 01/17/25; \$1,167.86

ORTIZ, ANTONIO, LIZBETH RODRIGUEZ; Borough of Lansford; 25-CV-0116; 01/17/25; \$753.33

PALADINO, WILLIAM; Carbon County Clerk of Courts; 25-BOC-7044; 01/22/25; \$2,222.95

REALE, NATALIE; Carbon County Clerk of Courts; 25-BOC-7036; 01/22/25; \$2,224.80

SEARFOSS, KEITH; Carbon County Clerk of Courts; 25-BOC-7041; 01/22/25; \$2,803.29

SNYDER, EDWARD; Carbon County Clerk of Courts; 25-BOC-7034; 01/17/25; \$328.75

TEMOS, JACOB; Carbon County Clerk of Courts; 25-BOC-7027; 01/16/25; \$127.70

Jan. 31

NOTICE

Articles of Incorporation have been filed for:

BEAVER MEADOWS

HUNTING CLUB

a Domestic Nonprofit Corporation, incorporated under the provisions of the Nonprofit Corporation Law of 1988.

Jan. 31

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

Docket No.: 24-CV-1497

FREEDOM
MORTGAGE CORPORATION
Plaintiff

v.

CHRISTINA HARTMAN
Defendant(s)

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

CARBON COUNTY LAW JOURNAL

NOTICE TO: Christina Hartman
Being Premises: 240 Ave. A,
Palmerton, PA 18071.

Being in BOROUGH OF
PALMERTON, County of CAR-
BON, Commonwealth of Penn-
sylvania, 42A-48-J33 a/k/a 42A-
48-J33 2291-943.

Improvements consist of resi-
dential property.

Sold as the property of Chris-
tina Hartman, an adult individ-
ual.

Your house (real estate) at 240
Ave. A, Palmerton, PA 18071 is
scheduled to be sold at the Sher-
iff's Sale on March 12, 2025 at
10:00 A.M., at the CARBON
COUNTY COURTHOUSE, 4
BROADWAY, JIM THORPE, PA
18229, to enforce the Court Judg-
ment of \$42,508.88 obtained by,
FREEDOM MORTGAGE COR-
PORATION (the mortgagee),
against the above premises.

CARBON COUNTY BAR
ASSOCIATION

LAWYER REFERRAL

73 W. Broadway

Jim Thorpe, PA 18229

Telephone: (610) 379-4950

Fax: (610) 379-4952

- or -

NORTH PENN LEGAL
SERVICES

101 W. Broad Street

Ste. 713

Hazleton, Pa 18201

Telephone: 1-877-953-4250

Fax: (570) 455-3625

BROCK & SCOTT, PLLC

Attorneys for Plaintiff

(844) 856-6646

Jan. 31

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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 February 24, 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
Jan. 24, 31; Feb. 7

Sale of the real estate shall be held on Wednesday, February 12, 2025 at 10:00 a.m. online at www.bid4assets.com.

SALE #1

Writ of Execution No.: 23-0309.

Property Address: 10 Rockspring Court, 517, Lake Harmony, PA 18624.

Location: Kidder Township.

Improvements: Single family.

Defendant: AASTHA Real Estate Investments, LLC.

SALE #2

Writ of Execution No.: 21-2959.

Property Address: 11 Cedar Street, Nesquehoning, PA 18240.

Location: Borough of Nesquehoning.

Improvements: Single family.

Defendant: Broadway Properties, LLC.

SALE #3

Writ of Execution No.: 20-2058

Property Address: 252 E. Ludlow Street, Summit Hill, PA 18250.

Location: Borough of Summit Hill.

Improvements: Single family.

Defendants: David A. Castro and Anne M. Castro.

SALE #4

Writ of Execution No.: 22-1481.

Property Address: 258 E. Bertsch Street, Lansford, PA 18232.

Location: Borough of Lansford.

Improvements: Single family.

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Defendants: Juan J. Escalante and Ceaira Swartley.

—————
SALE #5

Writ of Execution No.: 19-1683.

Property Address: 12 W. Abbott Street, Lansford, PA 18232.

Location: Borough of Lansford.

Improvements: Single family.
Defendant: Steven Graham.

—————
SALE #6

Writ of Execution No.: 23-CV-0839.

Property Address: 136 E. Garibaldi Avenue, Nesquehoning, PA 18240.

Location: Borough of Nesquehoning.

Improvements: Single family.
Defendants: Marianna Hefelfinger and Michael P. Hefelfinger.

—————
SALE #7

Writ of Execution No.: 22-1815.

Property Address: 337 W. Ridge Street, Lansford PA 18232.

Location: Borough of Lansford

Improvements: Single family.
Defendant: Brian Higgins, Jr.

—————
SALE #8

Writ of Execution No.: 21-0286.

Property Address: 41 E. Hazard Street, Summit Hill PA 18250.

Location: Borough of Summit Hill.

Improvements: Single family.
Defendants: Paul Hinkle and Christina Gelding.

—————
SALE #9

Writ of Execution No.: 18-2162.

Property Address: 15 W. High Street, Nesquehoning, PA 18240.

Location: Borough of Nesquehoning.

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

Defendant: James E. Hunsicker.

—————
SALE #10

Writ of Execution No.: 22-2147.

Property Address: 329 W. Ridge Street, Lansford, PA 18232.

Location: Borough of Lansford.

Improvements: Single family.
Defendants: Kathleen Lordan-Kevenaar, Administratrix of the Estate of Mary P. Lemon.

—————
SALE #11

Writ of Execution No.: 22-1233.

Property Address: 203 W. Abbott Street, Lansford, PA 18232.

Location: Borough of Lansford.

Improvements: Single family.
Defendant: Kevin A. Larry, Sr.

—————
SALE #12

Writ of Execution No.: 21-2957.

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Property Address: 218 W. Water Street, Lansford, PA 18232.

Location: Borough of Lansford.

Improvements: Single family.

Defendant: M & S property Solutions, LLC.

SALE #13

Writ of Execution No.: 24-CV-1536.

Property Address: 4 Linden Drive, Albrightsville, PA 18210.

Location: Township of Penn Forest.

Improvements: Residential dwelling.

Defendant: Victor Polanco.

SALE #14

Writ of Execution No.: 24-CV-2310.

Property Address: 216 Birch Drive, Lehighton, PA 18235.

Location: Franklin Township.

Improvements: Residential dwelling.

Defendants: Beverly C. Shellenberger a/k/a Beverly Shellenberger a/k/a Beverly Carol Shellenberger and Scott D. Shellenberger a/k/a Scott Shellenberger.

SALE #15

Writ of Execution No.: 24-CV-0975.

Property Address: 1486 Grist Mill Drive, Weatherly, PA 18255.

Location: Township of Packer.

Improvements: Single family.

Defendant: Amy Melissa Smith.

SALE #16

Writ of Execution No.: 22-2300.

Property Address: 131 E. Center Street, Nesquehoning, PA 18240.

Location: Borough of Nesquehoning.

Improvements: Single family.

Defendant: Jeffrey Martin Vaclavik.

DEEDS

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

STRONGIN, GREGG, Kocis, Autumn M., Kidder, \$228,000.00, 04/17/24

DAMIANI, BEVERLY, Fasci, Eric, Kidder, \$260,000.00, 04/17/24

GEORGE, MARSHELLE E., Gonzalez, Misty Pantoja, Palmrtn., \$365,000.00, 04/17/24

MOYER PROPERTIES INC, Leinbach, Russell, Lansfd., \$133,000.00, 04/18/24

DUQUEGON CORP, Mahepa Assets Corp., Lansfd., \$67,500.00, 04/18/24

SHERIFF OF CARBON COUNTY, Pennsylvania Housing Finance Agency, Low. Tow., \$1.00, 04/18/24

37 KENT CLARK ROAD LLC, Snowland LLC, Kidder, \$500,000.00, 04/18/24