

CARBON COUNTY LAW JOURNAL

2	Pet. for Contmpt.	Flexer, T. (Pro Se) v. Frey, L. (Kemmerer)	20-1641
3	Pet. for Contmpt.	Flexer, T. (Pro Se) v. Frey, L. (Kemmerer)	20-1641

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

JASEK, BORIVOJ, Dec'd.

Late of Lehighton.
Executor: Paul Jasek, 19 Warren Place, New Providence, NJ 07974.

Attorney: Robert S. Frycklund, Esquire, 49 East Ludlow Street, P.O. Box 190, Summit Hill, PA 18250.

WHITENIGHT, DOLORES MARIA a/k/a DOLORES M. WHITENIGHT and DOLORES WHITENIGHT, Dec'd.

Late of Nesquehoning.

Executor: Daniel Whitenight, 205 N. Lehigh Street, Tamqua, PA 18252.

Attorneys: Megan A. Nanovic, Esquire, Nanovic Law Offices, 57 Broadway, P.O. Box 359, Jim Thorpe, PA 18229-0359.

SECOND 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.

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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.

THIRD 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.

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Administratrix: Dana Marie Montoya-Massey, 3885 Fireline 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.

REGISTER OF WILLS

BUCHOLA, CARL J., III; Kunkletown, PA; Testamentary; Jane S. Sebelin, Esquire.

CANTAGALLO, HELEN D.; Lehighton, PA; Admn.; Jane S. Sebelin, Esquire.

TASCHLER, PATRICK J. a/k/a PATRICK TASCHLER; Lehighton, PA; Testamentary; Gerald F. Strubinger, Jr., Esquire.

WHITENIGHT, DOLORES MARIA a/k/a DOLORES M. WHITENIGHT and DOLORES WHITENIGHT; Nesquehoning, PA; Testamentary; Megan A. Nanovic, Esquire.

Feb. 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.

ALMEIDA, SHARI; Kodi Almeida; 25-FC-0148; Divorce; Matthew J. Rapa, Esquire; 01/23/25.

BAILEY-BURGER, TERRI; Jeremy Burger; 25-FC-0147; Divorce; Jennifer Lynn Rapa, Esquire; 01/23/25.

BANK OF AMERICA N.A.; Lindsie Lytle; 25-CV-0142; Debt Collection; Jonathan P. Cawley, Esquire; 01/23/25.

CAPITAL ONE N.A.; Patricia Oswald; 25-CV-0183; MDJ Appeal Debt Collection; Pro Se; 01/27/25.

CAVALRY SPV I LLC; Priscilla Ramos; 25-CV-0180; Debt Collection; David J. Apothaker, Esquire; 01/27/25.

CAVALRY SPV I LLC; Raymond Neikam; 25-CV-0181; Debt Collection; David J. Apothaker, Esquire; 01/27/25.

DEGENNARO, LAWRENCE; Erica Degennaro; 25-FC-0161; Divorce; Joseph V. Sebelin, Jr., Esquire; 01/24/25.

DEGENNARO, LAWRENCE; Erica Degennaro; 25-FC-0162; Custody; Joseph V. Sebelin, Jr., Esquire; 01/24/25.

DELONG, JADE; Jeffrey Delong; 25-FC-0199; Divorce; Jennifer Lynn Rapa, Esquire; 01/28/25.

FRITZINGER, DENNIS, JR., KRISTIAN FRITZINGER; Emerald Auto; 25-CV-0200; MDJ Appeal; Pro Se; 01/28/25.

CARBON COUNTY LAW JOURNAL

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

ACTION OF MORTGAGE
FORECLOSURE

Term No. 24-CV-1938

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

PENNYMAC LOAN
SERVICES, LLC

Plaintiff

vs.

DONALD STEPP a/k/a
DONALD P. STEPP

Mortgagor and Real Owner
Defendant

TO: DONALD STEPP a/k/a
DONALD P. STEPP, MOR-
TAGOR AND REAL OWN-
ER, DEFENDANT whose last
known address is 171 Franklin
Avenue, Palmerton, PA 18071
THIS FIRM IS A DEBT COL-
LECTOR AND WE ARE AT-
TEMPTING TO COLLECT A
DEBT OWED TO OUR CLIENT.
ANY INFORMATION OB-
TAINED FROM YOU WILL BE
USED FOR THE PURPOSE OF
COLLECTING THE DEBT.

You are hereby notified that
Plaintiff PENNYMAC LOAN
SERVICES, LLC, has filed a
Mortgage Foreclosure Com-
plaint endorsed with a notice to
defend against you in the Court
of Common Pleas of Carbon

County, Pennsylvania, docketed
to No. 24-CV-1938 wherein
Plaintiff seeks to foreclose on the
mortgage secured on your prop-
erty located, 171 Franklin Ave-
nue, Palmerton, PA 18071 where-
upon your property will be sold
by the Sheriff of Carbon.

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 en-
tered against you by the Court
without further notice for any
money claim in the Complaint of
for any other claim or relief re-
quested 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 AF-
FORD ONE, GO TO OR TELE-
PHONE THE OFFICE SET
FORTH BELOW. THIS OFFICE
CAN PROVIDE YOU WITH
INFORMATION ABOUT HIR-
ING A LAWYER.

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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.

Carbon County
Lawyer Referral
73 W. Broadway
Jim Thorpe, PA 18229
(610) 379-4950

- or -

North Penn Legal Services
101 West Broad Street
Suite 713
Hazleton, PA 18201

(877) 953-4250
MICHAEL T. McKEEVER,
ESQUIRE

KML LAW GROUP, P.C.

Attorneys for Plaintiff

BNY Independence

Center

701 Market Street

Suite 5000

Philadelphia, PA 19106-1532

(215) 627-1322

Feb. 7

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

—————
No.: 23-CV-2816

THE BANK OF NEW YORK
MELLON f/k/a
THE BANK OF NEW YORK
AS SUCCESSOR TO
JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION
AS INDENTURE TRUSTEE
FOR NOTEHOLDERS
AND THE NOTE INSURER OF
ABFS MORTGAGE LOAN
TRUST 2001-3

Plaintiff

v.

DONNA STROHL;
AMERICAN BUSINESS
MORTGAGE SERVICES, INC.

Defendant(s)

—————
NOTICE
—————

NOTICE TO: American Business
Mortgage Services, Inc.

You are hereby notified on that on November 18, 2024, Plaintiff, THE BANK OF NEW YORK MELLON f/k/a THE BANK OF NEW YORK AS SUCCESSOR TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION AS INDENTURE TRUSTEE FOR NOTEHOLDERS AND THE NOTE INSURER OF ABFS MORTGAGE LOAN TRUST 2001-3 filed a Complaint against you in the Court of Common Pleas of CARBON County, Pennsylvania, Docket No. 23-CV-2816, wherein Plaintiff seeks to enforce its rights under its loan documents.

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

CARBON COUNTY BAR
ASSOCIATION
LAWYER REFERRAL
73 W. Broadway
Jim Thorpe, PA 18229
Telephone: 1-610-379-4950
Fax: (610) 379-4952
BROCK & SCOTT, PLLC
Attorneys for Plaintiff
(844) 856-6646

Feb. 7

NOTICE

NOTICE IS HERBY GIVEN that on the 24th day of January, 2025, the Petition of Tracy Jean Nistico Marasheski was filed in Carbon County Court of Common Pleas at Docket No. 24-FC-2769, seeking to change the name of Petitioner from Tracy Jean Nistico Marasheski to TJ Nistico Marasheski

The Court has fixed Thursday, March 20, 2025 at 9:00 a.m. in Courtroom #2 of the Carbon County Courthouse at Jim Thorpe, PA as the date for hearing of the Petition. All persons interested in the proposed change of name may appear and show cause, if any they have, why the prayer of the Petitioner should not be granted.

Feb. 7

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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.

PENNSYLVANIA HOUSING FINANCE AGENCY, RSK Flipper LLC, Lansfd., \$31,000.00, 04/22/24

REX, NANCY J., Rex, Kevin T., Frankl., \$1.00, 04/23/24

TOUT, WINIFRED C., Van Nieuwburg, Bradley, J. Thorpe, \$1.00, 04/23/24

WORKMAN, RICHARD W., Righter, George H., Tow. Twp., \$420,000.00, 04/23/24

FETFATZIS, IORDANIS M., Equity Trust Co., Penn For., \$10,500.00, 04/23/24

FOELLER, NATHAN, Gorzelewski, Penn For., \$10,500.00, 04/23/24

TAX CLAIM BUREAU OF CARBON COUNTY, Volovski, Paul B., Kidder, \$813.00, 04/23/24