

**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

**BYNON, CAREN V. a/k/a/
CAREN BYNON, Dec'd.**

Late of 1641 Hemlock Drive, Lehighton.

Executor: Gerard Christian Bynon a/k/a Gerard Bynon, 1641 Hemlock Drive, Lehighton, PA 18235.

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

**O'NEILL, ROMAYNE H. a/k/a
ROMAYNE O'NEILL, Dec'd.**

Late of Jim Thorpe.

Administrator C.T.A.: Dominique Binko 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.

**STARNER, WILLIAM E., JR.,
Dec'd.**

Late of Carbon County.

Executor: Scott Dickens, 4501 Hershey Way, Baltimore, MD 21236.

Attorney: Michael L. Daiello, Esquire, 2 W. Market Street, West Chester, PA 19382.

**YOTHERS, BARBARA ANN
a/k/a BARBARA A. YOTHERS
and BARBARA YOTHERS,
Dec'd.**

Late of Lehigh Township.

Administratrix: Theresa Nace c/o Peter O'Donnell, Esquire, 1402 N. Church St., Hazle Township, PA 18202.

Attorney: Peter O'Donnell, Esquire, 1402 N. Church St., Hazle Township, PA 18202.

SECOND PUBLICATION

AUSTRO, BENJAMIN J., Dec'd.

Late of 32 Clearbrook Drive, Albrightsville.

Executors: Benjamin J. Austro, Jr., James B. Austro and Sarah Zappola, 13245 Atlantic Blvd., Suite 4-389, Jacksonville, FL 32225.

**EICHHORN, WILLIAM F.,
Dec'd.**

Late of Lehighton.

Administrator C.T.A.: Alanya Renee Moyer c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045.

Attorneys: Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045.

FREY, IRENE R., Dec'd.

Late of Weatherly.

Executrix: Linda Ann Craigle.

Attorneys: Susan Sernak-Martinelli, Esquire, Law Office of Susan Sernak-Martinelli, 199 North Church Street, Hazleton, PA 18201.

GARRETT, ELIZABETH A. a/k/a **LIZ GARRETT** and **ELIZABETH AMELIA GARRETT**, Dec'd.

Late of Summit Hill.

Executor: Charles Emerson Garrett Matusick 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.

KATKOCIN, THOMAS R., Dec'd.

Late of Lansford.

Administratrix: Diane Eidle Clawson 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.

LAZAR, EVA, Dec'd.

Late of Lansford.

Administrator: Mark A. Lazar 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

DONADT, ANNELIESE W., Dec'd.

Late of the Borough of Palmerton.

Executor: Eric A. Krueger, 28 Parkway Drive, Hackettstown, NJ 07840.

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

LEVIS, CYNTHIA A., Dec'd.

Late of 226 North 2nd Street, Lehighton.

Executor: Richard Morgans.

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

MUFFLEY, LUTHER E., Dec'd.

Late of 205 Ashtown Drive, Mahoning Township.

Administrator: Steven Miller, 184 Miller Lane, Lehighton, PA 18235.

Attorney: Jane S. Sebelin, Esquire, 120 S. First St., Lehighton, PA 18235.

CARBON COUNTY LAW JOURNAL

- SONON, BRYCE; Carbon County Clerk of Courts; 24-BOC-7338; 10/08/24; \$173.50
- STANGLE, JOSEPH; Carbon County Clerk of Courts; 24-BOC-7309; 10/04/24; \$3,696.27
- STANLEY, NELSON, JR.; Carbon County Clerk of Courts; 24-BOC-7351; 10/09/24; \$391.45
- STERLING, KAREN E.; Commonwealth of Pennsylvania Department of Revenue; 24-CV-2114; 10/07/24; \$1,000.00
- TERRY, CAROL ANN; Summit Hill Borough; 24-CV-2121; 10/07/24; \$901.34
- TORRISI, MICHAEL L., ERIKA L. TORRISI; Glen Onoko Estates Inc.; 24-CV-2078; 10/03/24; \$1,351.40
- TORRISI, MICHAEL L., ERIKA L. TORRISI; Glen Onoko Estates Inc.; 24-CV-2079; 10/03/24; \$2,501.40
- WEAVER, BRANDON; Summit Hill Borough; 24-CV-2117; 10/07/24; \$1,193.01
- WILLIAMS, ERIC; Carbon County Clerk of Courts; 24-BOC-7329; 10/07/24; \$1,112.28
- WILLIAMS, ERIC; Carbon County Clerk of Courts; 24-BOC-7330; 10/07/24; \$2,003.46
- WILLIAMS, ERIC; Carbon County Clerk of Courts; 24-BOC-7331; 10/07/24; \$816.70
- WILLIAMS, ERIC; Carbon County Clerk of Courts; 24-BOC-7332; 10/07/24; \$4,394.11
- WILLIAMS, PATRICIA M.; Glen Onoko Estates Property Owners Association; 24-CV-2087; 10/03/24; \$2,405.05
- WURST, ERIK, JR.; Carbon County Clerk of Courts; 24-BOC-7323; 10/07/24; \$5,553.48
- YOSTYS AUTO SERVICE INC; Commonwealth of Pennsylvania Department of Revenue; 24-CV-2138; 10/09/24; \$4,078.35
- ZABALA DAQUILEMA, JOSE ADOLFO; Panther Valley School District; 24-CV-2104; 10/07/24; \$1,473.24

Oct. 18

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

No.: 23-CV-1589

FREEDOM MORTGAGE
CORPORATION

Plaintiff

v.

UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS
AND ALL PERSONS, FIRMS
OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER
ALLEN T. JAMES, DECEASED;
ALLISON DENISE GUINN IN
HER CAPACITY AS HEIR TO
THE ESTATE OF ALLEN T.
JAMES, DECEASED

Defendant(s)

CARBON COUNTY LAW JOURNAL

NOTICE

NOTICE TO: ALLISON DENISE GUINN IN HER CAPACITY AS HEIR TO THE ESTATE OF ALLEN T. JAMES, DECEASED

You are hereby notified on that on August 24, 2023, Plaintiff, FREEDOM MORTGAGE CORPORATION filed a Complaint against you in the Court of Common Pleas of CARBON County, Pennsylvania, Docket No. 23-CV-1589, 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: (610) 379-4950
Fax: (610) 379-4952
BROCK & SCOTT, PLLC
Attorneys for Plaintiff
(844) 856-6646

Oct. 18

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 November 25, 2024 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
Oct. 18, 25; Nov. 1

Sale of the real estate shall be held on Wednesday, November 13, 2024 at 10:00 a.m. online at www.bid4assets.com.

SALE #1

Writ of Execution No.: 24-CV-1277.

Property Address: 1092 E. Lizard Creek Road, Lehighon, PA 18235.

Location: East Penn Township.

Improvements: Single family home.

Defendant: Candy L. Everett.

SALE #2

Writ of Execution No.: 23-CV-2396.

Property Address: 321 Carbon Street, Weatherly, PA 18255.

Location: Borough of Weatherly.

Improvements: Single family home.

Defendant: Kenneth J. Kitts

SALE #3

Writ of Execution No.: 18-3161.

Property Address: 248 Held Street, Lehighon, PA 18235.

Location: Franklin Township.

Improvements: Residential dwelling.

Defendant: Eugene F. Vargson a/k/a Eugene Vargson.

DEEDS

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

BUTLER, LOIS M., Menist, Matthew, Weathrly., \$4,727.48, 03/08/24

SQUILLACE, FRANK J., Gargiulo, Steven, Kidder, \$180,000.00, 03/08/24