

CARBON COUNTY LAW JOURNAL

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1:00 PM			
10	Complnt. in Divorce Filed	Minarcik, K.R. (Kemmerer) v. Minarcik, C.V., III (Sebelin)	22-2370
	<b>Judge Nanovic, Roger N., II, Hon.</b>		
9:00 AM			
1	Protection from Abuse Pet.	Lopez, E. (Pro Se) v. Lopez, D., Sr. (Rapa)	24-FC-0778
2	Pet. to Withdraw	Lopez, E. (Pro Se) v. Lopez, D., Sr. (Rapa)	24-FC-0778
3	Protection from Abuse Pet.	Hawk, M.L. (Bohenek) v. Hawk, S.I., Sr. (Pro Se)	24-FC-1161
4	Protection from Abuse Pet.	Navanjo, A. (Bohenek) v. Outterbridge, J. (Johnson)	23-FC-1322
	<b>Judge Serfass, Steven R., Hon.</b>		
9:00 AM			
1	Protection from Abuse Pet.	Steward, J. (Pro Se) v. Steward, J. (Pro Se)	24-FC-1211

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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**

**LAKATOSH, DALE A., SR.,**  
Dec'd.  
Late of Lehighton.  
Co-Administrators: Debra Ann Lakatosh, Dale Allen Lakatosh, Jr. and Kathy Jane Lakatosh 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.

**REHRIG, LAWRENCE C.,**  
Dec'd.

Late of 397 Hemlock Drive, Lehighton.

The Lawrence C. Rehrig Revocable Living Trust Agreement u/d/t July 25, 2001, dated February 8, 2008.

Trustee: Marsha Jean Long, 95 South Shore Road, Cuba, NY 14727.

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

**SNISCAK, THOMAS J.,** Dec'd.

Late of Nesquehoning.  
Executrix: Mary Helen Rehatck 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.

**SECOND PUBLICATION**

**CUSCANI, SUSAN MARY a/k/a SUSAN CUSCANI,** Dec'd.

Late of the Township of Kinder.

Executor: Gerard George Desiano.

Attorneys: Stacey F. Acri, Esquire, Steinbacher, Goodall & Yurchak, 273 East Northampton Street, Wilkes-Barre, PA 18702.

**EVANEK, EDWARD G.,** Dec'd.

Late of Summit Hill.

Executrix: Donna Robatta 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.

**FINNAN, FRANCIS M.,** Dec'd.

Late of Albrightsville.

Administratrix: Geraldine Finnan c/o Ashley E. Sharek, Esquire, Entrusted Legacy Law, P.O. Box 130, Bradford Woods, PA 15015.

Attorneys: Ashley E. Sharek, Esquire, Entrusted Legacy Law, P.O. Box 130, Bradford Woods, PA 15015.

**FRABLE, JOANNE E.,** Dec'd.

Late of Franklin Township.

Executrix: Jodi B. Baldwin, 200 South Liberty Street, Orwigsburg, PA 17961.

Attorneys: Edward M. Brennan, Esquire, Brennan Law Firm LLC, 306 Mahantongo Street, Pottsville, PA 17901.

**JULIUS, SANDRA J.,** Dec'd.

Late of Nesquehoning.

Administrator: Daniel A. Julius, 38 Pershing Lane, Sicklerville, NJ 08081.

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

**PROCINA, HARRY J.,** Dec'd.

Late of the Township of East Penn.

Executor: Jason Sean Moulthrop, 125 Borden Street, Toronto, Ontario Province, Canada M5S2N2.

Attorneys: Jason M. Rapa, Esquire, Rapa Law Office, P.C., 141 South First Street, Lehighton, PA 19235.

**THIRD PUBLICATION**

**CARD, MICHAEL F. a/k/a MICHAEL FRANCIS CARD a/k/a MICHAEL CARD,** Dec'd.

Late of Beaver Meadows.

Administrator: Daniel J. Card, 56 Old Salem Pike, Honesdale, PA 18431.

Attorney: Nicholas A. Barna, Esquire, 207 Tenth Street, Honesdale, PA 18431.

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**CERVENAK, JANE G.,** Dec'd.

Late of the Borough of Palmerton.

Executor: Charles Laviolette, 570 Columbia Avenue, Palmerton, PA 18071.

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

**CHRISTIE, JOAN,** Dec'd.

Late of Palmerton.

Executor: Alex Christie, 423 Shady Oaks Drive W., Saylorsburg, PA 18353.

Attorneys: Jason R. Costanzo, Esquire, ARM Lawyers, 115 East Broad Street, Bethlehem, PA 18018.

**HEINTZELMAN, ALICE R.,** Dec'd.

Late of Nesquehoning.

Executrices: Barbara L. Wiemann, 4782 Sylvan Drive, Northampton, PA 18067 and Janet L. Weaver, 744 Hidden Valley Road, King of Prussia, PA 19406.

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

**KONDERTAVAGE, ANTHONY J., JR.,** Dec'd.

Late of the Borough of Lansford.

Administratrix: Valerie Horvat, 161 Algonquin Drive, Hazleton, PA 18202.

Attorney: Robert T. Yurchak, Esquire, 1 East Catawissa Street, Nesquehoning, PA 18240.

**McCALL, TERRANCE P. a/k/a TERRANCE McCALL,** Dec'd.

Late of Lansford.

Administratrix: Colleen S. McCall.

Attorneys: The Seach Law Offices, 466 State Route 93, Sugarloaf, PA 18249.

**RAFTOPOULOS, PAULINE A.,** Dec'd.

Late of Summit Hill.

Executrix: Anne M. Vaccaro 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.

**RHOADS-PROCINA, SUSAN M. a/k/a SUSAN RHOADS-PROCINA,** Dec'd.

Late of the Township of East Penn.

Executor: Jason Sean Moulthrop, 125 Borden Street, Toronto, Ontario Province, Canada M5S2N2.

Attorneys: Jason M. Rapa, Esquire, Rapa Law Office, P.C., 141 South First Street, Lehighton, PA 19235.

**ROGERS, FRANCES JEAN a/k/a FRANCES J. ROGERS,** Dec'd.

Late of Lehighton.

Executrix: Robert Almeida, Jr.,  
155 Tiffany Lane, Lehigh-  
ton, PA 18235.

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

**SPENCER, SHIELA L. a/k/a  
SHIELA SPENCER**, Dec'd.  
Late of Palmerton.

Executrix: Casey M. Spencer,  
618 Kensington Circle, Wal-  
nutport, PA 18088.

Attorneys: Angela M. Stehle,  
Esquire, Law Office of Shab-  
bick & Stehle, 533 Delaware  
Avenue, Palmerton, PA 18071.

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**REGISTER OF WILLS**

**DERHAMMER, THERESA DOR-  
OTHY a/k/a THERESA D.  
DERHAMMER a/k/a THE-  
RESA DERHAMMER**; Lehigh-  
ton, PA; Testamentary; Mat-  
thew G. Schnell, Esquire.

**HALAL, STELLA G.**; Lehigh-  
ton, PA; Testamentary; Robert B.  
Roth, Esquire (Lehigh Coun-  
ty).

**KEMMERLE, FRED C.**; Lehigh-  
ton, PA; Admn.; Jason M.  
Rapa, Esquire.

**SIMON, PAUL L.**; Lehigh-  
ton, PA;  
Testamentary; Jenny Y.C.  
Cheng, Esquire.

**SNISCAK, THOMAS J.**; Nesque-  
honing, PA; Testamentary;  
Joseph J. Velitsky, Esquire.

**WILLIAMS, LEWIS H. a/k/a  
LEWIS WILLIAMS**; Lehigh-  
ton, PA; Admn.; Jason M.  
Rapa, Esquire.

**WILLIAMS, THELMA E. a/k/a  
THELMA E. DOLLY WIL-  
LIAMS**; Lehigh-  
ton, PA; Testa-  
mentary; Jason M. Rapa, Es-  
quire.

**ZUBER, JOSEPH**; Nesquehoning,  
PA; Admn.; Robert T. Yurchak,  
Esquire.

Aug. 2

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**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.

**BANI, SANDRA**; Walter Diedel;  
24-FC-1368; Custody; Cheryl  
L. Young, Esquire; 07/18/24.

**CAPITAL ONE N.A.**; Ashley R.  
Hawk; 24-CV-1434; MDJ Ap-  
peal; Michael F. Ratchford,  
Esquire; 07/24/24.

**CAVALRY SPV I LLC**; Brian Se-  
bring; 24-CV-1374; Debt Col-  
lection; David J. Apothaker,  
Esquire; 07/18/24.

**CAVALRY SPV I LLC**; Cherie  
Bachman; 24-CV-1373; Debt  
Collection; David J. Apothak-  
er, Esquire; 07/18/24.

**CAVALRY SPV I LLC**; Daniel  
Pierce; 24-CV-1377; Debt Col-  
lection; David J. Apothaker,  
Esquire; 07/18/24.

**CAVALRY SPV I LLC**; Eric  
Hughes; 24-CV-1407; Debt  
Collection; David J. Apothak-  
er, Esquire; 07/22/24.

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TRATORRIA 903 INC; Commonwealth of Pennsylvania Department of Revenue; 24-CV-1411; 07/22/24; \$423.53

TREESE, JUSTIN; Carbon County Clerk of Courts; 24-BOC-6663; 07/22/24; \$1,183.93

TREESE, JUSTIN; Carbon County Clerk of Courts; 24-BOC-6664; 07/22/24; \$3,447.10

VOLKERS, WALDEMAR; Carbon County Clerk of Courts; 24-BOC-6687; 07/23/24; \$390.18

WEB WEB LLC; Public Asset Management Inc., Panther Valley School District; 24-CV-1382; 07/18/24; \$1,944.04

YOSTYS AUTO SERVICES INC; Commonwealth of Pennsylvania Department of Revenue; 24-CV-1436; 07/24/24; \$3,005.64

Aug. 2

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**NOTICE**

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GARGIULO & CO CPAS P.C. has been incorporated under the provisions of Chapter 29 of the Pennsylvania Business Corporation law of 1988 as a Professional Corporation, as amended.

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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 August 26, 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  
July 26; Aug. 2, 9

**Sale of the real estate shall be held on Wednesday, August 14, 2024 at 10:00 a.m. online at [www.bid4assets.com](http://www.bid4assets.com).**

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**SALE #1**

Writ of Execution No.: 23-CV-1936.

Property Address: 1640 State Route 534, Albrightsville, PA 18210.

Location: Township of Penn Forest.

Improvements: Residential dwelling.

Defendants: 1640 Rt. 534 Holdings LLC, a Pennsylvania limited liability company and Puneet Sinah.

Improvements: Residential property.

Defendant: Douglas J. Ahner.

**SALE #3**

Writ of Execution No.: 21-2424.

Property Address: 9 N. Walnut Street, Lansford, PA 18232.

Location: Borough of Lansford.

Improvements: Residential property.

Defendant: Douglas Ahner.

**SALE #2**

Writ of Execution No.: 21-2589.

Property Address: 7 N. Walnut Street, Lansford, PA 18232.

Location: Borough of Lansford.

**SALE #4**

Writ of Execution No.: 22-0071.

Property Address: 621 E. Ridge Street, Lansford, PA 18232.

Location: Borough of Lansford.

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Improvements: Residential property.

Defendant: Cynthia C. Clements.

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**SALE #5**

Writ of Execution No.: 18-2251.

Property Address: 329 E. White Street, Summit Hill, PA 18250.

Location: Summit Hill Borough.

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

Defendant: Vincent Conover.

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**SALE #6**

Writ of Execution No.: 20-2057.

Property Address: 154 E. Walter Street, Summit Hill, PA 18250.

Location: Borough of Summit Hill.

Improvements: Residential property.

Defendant: Lori Devonshire.

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**SALE #7**

Writ of Execution No.: 24-CV-0633.

Property Address: 322 White Street, Bowmanstown, PA 18030.

Location: Borough of Bowmanstown.

Improvements: Single family.

Defendant: Laura A. Dorshimer.

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**SALE #8**

Writ of Execution No.: 23-CV-2820.

Property Address: 19 Sycamore Circle, Albrightsville, PA 18210.

Location: Township of Penn Forest.

Improvements: Single family.

Defendants: Toni Fesler a/k/a Toni L. Fesler and Vito Fesler a/k/a Vito A. Fesler.

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**SALE #9**

Writ of Execution No.: 23-CV-2395.

Property Address: 1735 Strohl Valley Road, Palmerton, PA 18071.

Location: Township of Towamensing.

Improvements: Residential dwelling.

Defendants: Meher Real Estate Investments, LLC and Shastrughan Sinha.

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**SALE #10**

Writ of Execution No.: 20-2048.

Property Address: 337 E. White Street, Summit Hill, PA 18250.

Location: Borough of Summit Hill.

Improvements: Residential property.

Defendants: Michael Richardson and Theresa Richardson.

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**SALE #11**

Writ of Execution No.: 24-CV-0722.

Property Address: 150 MacCauley Road, Albrightsville, PA 18210.

Location: Penn Forest Township.

Improvements: Single family.  
Defendant: Keri Schlosser.

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**SALE #12**

Writ of Execution No.: 24-CV-0336.

Property Address: 8 Kent Clarke Road f/k/a 1 Kent Clarke Road, Lake Harmony, PA 18624.

Location: Township of Kidder.  
Improvements: Single family.  
Defendant: Guy Tumminello.

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**SALE #13**

Writ of Execution No.: 23-0425.

Property Address: 45 Tamarack Terrace, Albrightsville, PA 18210.

Location: Penn Forest Township.

Improvements: Residential dwelling.

Defendants: Donald Edward Jones a/k/a Donald E. Jones, in his Capacity as Heir of Eloise J. Osborne a/k/a Eloise Jones Osborne and Camille D. Osbourne a/k/a Camille Denise Osborne, Deceased Heir of Eloise J. Osborne a/k/a Eloise Jones Osborne; Roxanne Osbourne a/k/a Roxanne Osborne, in her Capacity as Heir of Camille D. Osbourne a/k/a Camille Denise Osborne, Deceased Heir of Eloise J. Osborne a/k/a Eloise Jones Osborne; Ricky Osborne a/k/a Ricarldo Osbourne, in His Capacity as Heir Camille D. Osbourne a/k/a Camille Denise

Osborne, Deceased Heir of Eloise J. Osborne a/k/a Eloise Jones Osborne; Noel Osbourne a/k/a Noel Osborne, in His Capacity as Heir of Camille D. Osbourne a/k/a Camille Denise Osborne, Deceased Heir of Eloise J. Osborne a/k/a Eloise Jones Osborne; Sean Osbourne a/k/a Sean Osborne, in His Capacity as Heir of Camille D. Osbourne a/k/a Camille Denise Osborne, Deceased Heir of Eloise J. Osbourne a/k/a Eloise Jones Osbourn; Unknown Successor Administrator of the Estate of Eloise J. Osbourn a/k/a Eloise Jones Osborne; Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations, Claiming Right Title or Interest From or Under Eloise J. Osborne a/k/a Eloise Jones Osborne and Unknown Heirs, Successors, Assigns, and all Persons, Firms, or Associations, Claiming Right, Title or Interest From or Under Camille D. Osborne a/k/a Camille Denise Osborne, Deceased Heir of Eloise J. Osborne a/k/a Eloise Jones Osborne.

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**SALE #14**

Writ of Execution No.: 21-2900.

Property Address: 828 E. Patterson Street, Lansford, PA 18232.

Location: Borough of Lansford.

Improvements: Residential property.

Defendant: Teresa Weirich.