

CARBON COUNTY LAW JOURNAL

11:30 AM			
7	Complnt./Pet. for Cust.	Cressman, K.A. (Rahl-Heffner) v. Cressman, S.A. (Pro Se)	22-2448
8	Pre-Tr. Conf.	Beck, A.C. (Iacobelli) v. Beck, S.A. (Pro Se)	22-0338
1:00 PM			
9	Pre-Tr. Conf.	Stewart, T.M. (Schnell) v. Stewart, K.G. (Frycklund)	20-1417
Monday, January 2—NEW YEAR'S HOLIDAY.			

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

FRABLE, LEON S., JR. a/k/a

LEON S. FRABLE a/k/a LEON FRABLE, Dec'd.

Late of 512 Gypsy Gardens, Lehighton.

Administrator: Jonathan Michael Frable, 1660 Little Gap Road, Palmerton, PA 18071.

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

HAUSMAN, WARREN P. a/k/a

WARREN E.P. HAUSMAN, Dec'd.

Late of Nesquehoning Township.

Executrix: Gertrude Wetherall c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401.

Attorneys: MacGregor J. Brillhart, Esquire, Stock and Leader.

MERTZ, DONALD A. a/k/a

DONALD A. MERTZ, SR. a/k/a DONALD MERTZ, Dec'd.

Late of Jim Thorpe.

Co-Executors: Donald A. Mertz, II, 371 W. Broadway, Jim Thorpe, PA 18229 and Charlotte A. Nemeth, 369 W. Broadway, Jim Thorpe, PA 18229.

Attorneys: Keith R. Pavlack, Esquire, Pavlack Law Offices, P.C., 1415 Blakeslee Blvd. Dr. E., Lehighton, PA 18235.

O'DONNELL, MARY E., Dec'd.

Late of Summit Hill.

Co-Executors: Steven S. O'Donnell and Judith Hoben 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.

WEBER, ANN E., Dec'd.

Late of Jim Thorpe.

Executor: Ronald E. Corkery, Esquire c/o Eric R. Strauss, Esquire, Worth, Magee & Fisher, P.C., 2610 Walbert Avenue, Allentown, PA 18104.

Attorneys: Eric R. Strauss, Esquire, Worth, Magee & Fisher, P.C., 2610 Walbert Avenue, Allentown, PA 18104.

SECOND PUBLICATION

GIANNANGELI, ALFRED a/k/a ALFRED M. GIANNANGELI a/k/a FRED JOHNSON, Dec'd.

Late of Lansford.

Executrix: Joann Protivnak 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

ARMBRUSTER, ELAINE MARY a/k/a ELAINE M. ARMBRUSTER a/k/a ELAINE ARMBRUSTER, Dec'd.

Late of the Township of Mahoning.

Executor: Richard R. Armbruster, 6 Pine Street, Lehighton, PA 18235.

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

BADDICK, JEAN M. a/k/a JEAN MARIE BADDICK a/k/a JEAN BADDICK, Dec'd.

Late of Weatherly.

Executor: Daniel J. Baddick 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.

CHRISTMAN, JEAN M., Dec'd.

Late of the Township of Franklin.

Executrix: Audrey S. Cebrosky, 1749 Mauch Chunk 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.

GILLY, MARY Y., Dec'd.

Late of Weatherly.

Administratrix: Dolores R. Yundt c/o Law Office of Prokup & Swartz, 7736 Main Street, Fogesville, PA 18051.

Attorney: Michael Prokup, Esquire, 7736 Main Street, Fogesville, PA 18051.

POLAKOVICH, WILLIAM J. a/k/a WILLIAM POLAKOVICH, Dec'd.

Late of Summit Hill.

Co-Executrices: Siobhan O'Gurek and Jane E. Cavanaugh 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.

SELLARE, DIANE, Dec'd.

Late of Kidder Township.

Administratrix: Jessica Sellare c/o James R. Nanovic, Esquire, Nanovic Law Offices, 57 Broadway, P.O. Box 359, Jim Thorpe, PA 18229.

Attorneys: James R. Nanovic, Esquire, Nanovic Law Offices, 57 Broadway, P.O. Box 359, Jim Thorpe, PA 18229.

TASCHLER, MICHAEL S., Dec'd.

Late of Lower Towamensing Township.

Executrix: Debbie Lynn Green c/o James R. Nanovic, Esquire, Nanovic Law Offices, 57 Broadway, P.O. Box 359, Jim Thorpe, PA 18229.

Attorneys: James R. Nanovic, Esquire, Nanovic Law Offices, 57 Broadway, P.O. Box 359, Jim Thorpe, PA 18229.

REGISTER OF WILLS

HAUSMAN, WARREN P. a/k/a WARREN E.P. HAUSMAN; Nesquehoning, PA; Testamentary; MacGregor J. Brillhart, Esquire (York County).

KELLY, LAWRENCE F. a/k/a LAWRENCE KELLY a/k/a LARRY KELLY; Beaver Meadows, PA; Testamentary; Louis J. Mattioli, III, Esquire (Luzerne County).

KREITZ, NANCY L.; Leighton, PA; Testamentary; Cynthia A. Dyrda-Hatton, Esquire.

MERTZ, DONALD A. a/k/a DONLAD A. MERTZ, SR. a/k/a DONALD MERTZ; Jim Thorpe, PA; Testamentary; Keith Pavlack, Esquire.

NOTHSTEIN, BETTY L.; Parryville, PA; Testamentary; Holly Heintzelman, Esquire.

O'DONNELL, MARY E.; Summit Hill, PA; Testamentary; Joseph J. Velitsky, Esquire.

ZEIGENFUSS, JODIE M.; Leighton, PA; Testamentary; Holly Heintzelman, Esquire.

Dec. 30

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.

ADAMS, ANN WALLHOFER; Anthony Jerome Adams; 22-2545; Divorce; Elizabeth Anderson, Esquire; 12/21/22.

BARNES, KAILEIGH MARIE; Commonwealth of Pennsylvania Department of Transportation Bureau of Driver Licensing; 22-2538; License Appeal; Pro Se; 12/19/22.

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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 January 23, 2023 and that distribution will be made in accordance with that Schedule unless exceptions are filed thereto within ten (10) days thereafter.

DANIEL ZEIGLER
Acting Sheriff, County of Carbon
www.carboncountysheriff.com
Dec. 23, 30; Jan. 6

Sale of the real estate shall be held on Wednesday, January 11, 2023 at 10:00 a.m. online at www.bid4assets.com.

SALE #1

Writ of Execution No.: 22-1631.

Property Address: 707 E. Main Street, Weatherly, PA 18255.

Location: Borough of Weatherly.

Improvements: Unknown.

Defendant: Gerald B. Blackwell, III.

SALE #2

Writ of Execution No.: 15-1857.

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

Location: Borough of Summit Hill.

Improvements: Duplex.

Defendants: David A. Castro and Anne M. Castro and United States of America.

SALE #3

Writ of Execution No.: 18-1422.

Property Address: 195 Main Street, Parryville, PA 18244.

Location: Borough of Parryville.

Improvements: Residential dwelling.

Defendants: Denise M. Dailey and Daniel O. Dailey.

SALE #4

Writ of Execution No.: 22-1686.

Property Address: 330 1/2 East Abbott Street, Lansford, PA 18232.

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Location: Borough of Lansford.

Improvements: Unknown.

Defendants: Martin S. Ditsky a/k/a Martin S. Ditsky, III and Margaret P. Ditsky a/k/a Margaret B. Ditsky.

SALE #5

Writ of Execution No.: 22-1629.

Property Address: Lot 1A E. Penn Twp. a/k/a 1670 Germans Road, Lehigh, PA 18235.

Location: Township of East Penn.

Improvements: Residential dwelling.

Defendant: Dean S. Faust.

SALE #6

Writ of Execution No.: 18-0483.

Property Address: 723 N. First Street, Lehigh, PA 18235.

Location: Mahoning Township.

Improvements: Duplex.

Defendant: Frank W. Hannon

SALE #7

Writ of Execution No.: 22-1213.

Property Address: 77 Avenue A, Palmerton, PA 18071.

Location: Borough of Palmerton.

Improvements: Residential dwelling.

Defendant: Carol E. Hofacker.

SALE #8

Writ of Execution No.: 22-0116.

Property Address: 25 Berry Lane, Jim Thorpe, PA 18229.

Location: Township of Penn Forest.

Improvements: Unknown.

Defendants: Sean Maiden and Patricia Maiden a/k/a Patricia O'Mara.

SALE #9

Writ of Execution No.: 21-2704.

Property Address: 463 Stony Mountain Road, Jim Thorpe, PA 18229.

Location: Penn Forest Township.

Improvements: Unknown.

Defendant: Mary Patterson, in Her Capacity as Executor of the Estate of Jacqueline M. Pickering a/k/a Jacqueline Pickering, deceased.

SALE #10

Writ of Execution No.: 22-1325.

Property Address: 47 East 4th Street, Lehigh, PA 18235.

Location: Township of Franklin.

Improvements: Unknown.

Defendant: Ronald J. Reph, Jr.

SALE #11

Writ of Execution No.: 15-1846.

Property Address: 330 W. Catawissa Street, Nesquehoning, PA 18240.

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Location: Borough of Nesquehoning.

Improvements: Two-story frame (conventional).

Defendant: Robert Stempa.

SALE #12

Writ of Execution No.: 18-2294.

Property Address: 227 W. Mill Street, Lehighton, PA 18240.

Location: Borough of Nesquehoning.

Improvements: One-story frame (conventional).

Defendant: Robert Stempa.

MORTGAGES

The name of the mortgagor appears first, followed by mortgagee, location of property, amount of the mortgage, and date of recording.

STYRON, COREY, Mortgage Electronic Registration Systems Inc., Bowman st., \$235,653-.00, 03/03/22

MUNDINGER, THOMAS S., Mauch Chunk Trust Co., Mahoning, \$150,000.00, 03/03/22

SHERRILL, KAREN A., Mauch Chunk Trust Co., Kidder, \$154,400.00, 03/03/22

BENISH, ANDREW J., III, Mortgage Electronic Registration Systems Inc., Penn For., \$164,000.00, 03/03/22

WHITE, JASON, Mortgage Electronic Registration Systems Inc., Low. Tow., \$277,874.00, 03/03/22

KISTLER, MICHAEL C., Mauch Chunk Trust Co., Mahoning, \$45,000.00, 03/03/22

KISTLER, MICHAEL C., Mauch Chunk Trust Co., Mahoning, \$150,000.00, 03/03/22

MARCO SHELLING LLC, Mauch Chunk Trust Co., Penn For., \$158,000.00, 03/03/22

ROLDAN, JESSE A., Mortgage Electronic Registration Systems Inc., Tow. Twp., \$200,000.00, 03/03/22

SERFASS, MICHAEL T., Mortgage Electronic Registration Systems Inc., Tow. Twp., \$261,486.00, 03/03/22

LOBAZA, CHRISTOPHER J., Mortgage Electronic Registration Systems Inc., Kidder, \$137,120.00, 03/03/22

WENTZ, RYAN, Mauch Chunk Trust Co., Mahoning, \$130,000.00, 03/03/22

HUNSICKER, CORY D., Mortgage Electronic Registration Systems Inc., Frankl., \$172,000.00, 03/03/22

CHAU, SAU MAN, Mortgage Electronic Registration Systems Inc., Kidder, \$431,910.00, 03/03/22

AVILES, GARRY, Mortgage Electronic Registration Systems Inc., Penn For., \$146,700.00, 03/03/22

FOX, NICHOLAS ARTHUR, Mortgage Electronic Registration Systems Inc., Mahoning, \$164,337.00, 03/03/22