
CARBON COUNTY LAW JOURNAL

Judge Matika, Joseph J., Hon.

9:00 AM

1 Mot. to Rodriguez Perez, I. (Pro Se) v. Medina, R. (Pro Se) 23-0387
Withdraw

1:15 PM

1 Pet. for Stepien, C.E. (Sebelin) v. Stepien, S.M. (Frycklund) 15-1186
Contmpt.

2 Mot. for Stepien, C.E. (Sebelin) v. Stepien, S.M. (Frycklund) 15-1186
Sanctions

Judge Nanovic, Roger N., II, Hon.

1:15 PM

2 Notice of Mammanna, A.E. (Monahan) v. Amar, D. (Schnell) 22-1221
Appeal from
District Court

**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

CARAZO, JANINE S., Dec'd.

Late of Palmerton Borough.
Administrator C.T.A.: David T. Carazo, II c/o Melissa V. Bond, Esquire, 16 N. Franklin St., #300, P.O. Box 853, Doylestown, PA 18901.

Attorneys: Melissa V. Bond, Esquire, Bond & McCullough, 16 N. Franklin St., #300, P.O. Box 853, Doylestown, PA 18901.

DeLAURENTIS, ANTHONY J. a/k/a ANTHONY DeLAURENTIS, Dec'd.

Late of Summit Hill.

Co-Executrices: Margaret M. Pelcheck and Corrine A. Gates 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.

WILLIAMS, RUSSELL E. a/k/a RUSSELL WILLIAMS, Dec'd.

Late of the Borough of Lansford.

Executrix: Tammy Joy Turpin, 326 South Ninth Street, Lehighton, PA 18235.

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

SECOND PUBLICATION
GILBERT, JOAN BOWES,

Dec'd.

Late of Lehighton.

Executrix: Louise A. Gilbert
c/o Eric James Filer, Esquire,
P.O. Box 56, Lehighton, PA
18235.

Attorney: Eric James Filer,
Esquire, P.O. Box 56, Lehigh-
ton, PA 18235.

STIMMEL, PHILIP A. a/k/a
PHILIP STIMMEL, Dec'd.

Late of Lehighton.

Executrix: Gretta Louise Ser-
fass c/o Joseph J. Velitsky,
Esquire, Velitsky & Fryck-
lund, 49 East Ludlow Street,
Summit Hill, PA 18250.

Attorneys: Joseph J. Velitsky,
Esquire, Velitsky & Fryck-
lund, 49 East Ludlow Street,
Summit Hill, PA 18250.

THIRD PUBLICATION
DICE, PAUL G. a/k/a PAUL
DICE a/k/a PAUL GENE
DICE, SR., Dec'd.

Late of Weatherly.

Executrix: Paula Dice.

Attorneys: Michael D. Casari,
Jr., Esquire, Olexa & Casari,
Ltd., 81 S. Church Street, Suite
A, Hazleton, PA 18201.

FICHTER, PAUL STANDISH
a/k/a PAUL S. FICHTER a/k/a
PAUL FICHTER, Dec'd.

Late of Mahoning Township.

Executor: Bruce C. Fichter,
1940 Flint Lock Ct., Powhatan,
VA 23139.

Attorneys: Thomas S. Na-
novic, Esquire, Nanovic Law

Offices, 57 Broadway, P.O.
Box 359, Jim Thorpe, PA
18229-0359.

McELMOYLE, EDWARD a/k/a
NED McELMOYLE, Dec'd.

Late of the Borough of Jim
Thorpe.

Executors: Mauch Chunk
Trust Company and Rose E.
Burkhardt c/o James R. Na-
novic, 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.

KLEIN, SAMUEL R., Dec'd.

Late of Weissport.

Administrator: William J.
Klein c/o Taylor R. D. Briggs,
Esquire, 515 W. Hamilton St.,
Ste. 502, Allentown, PA 18101.

Attorney: Taylor R. D. Briggs,
Esquire, 515 W. Hamilton St.,
Ste. 502, Allentown, PA 18101.

RADOCHA, SHERYL ANN
a/k/a SHERYL A. HARAKAL
a/k/a SHERYL HARAKAL,
Dec'd.

Late of Summit Hill.

Administrator: Thomas S.
Radocha c/o Joseph J. Ve-
litsky, Esquire, Velitsky &
Frycklund, 49 East Ludlow
Street, Summit Hill, PA 18250.

Attorneys: Joseph J. Velitsky,
Esquire, Velitsky & Fryck-
lund, 49 East Ludlow Street,
Summit Hill, PA 18250.

REDFIELD, DAVID P. a/k/a DAVID PEALE REDFIELD, Dec'd.

Late of Penn Forest Township.
Executor: David R. Redfield
a/k/a David Ruos Redfield
c/o Grim, Biehn & Thatcher,
104 S. 6th Street, P.O. Box 215,
Perkasie, PA 18944-0215.
Attorneys: Gregory E. Grim,
Esquire, Grim, Biehn &
Thatcher, 104 S. 6th Street,
P.O. Box 215, Perkasie, PA
18944-0215.

REHRIG, CAROL ROSE, Dec'd.

Late of Lehighton.
Executor: Robert M. Rehrig
c/o Joseph J. Velitsky, Es-
quire, Velitsky & Frycklund,
49 East Ludlow Street, Sum-
mit Hill, PA 18250.

Attorneys: Joseph J. Velitsky,
Esquire, Velitsky & Fryck-
lund, 49 East Ludlow Street,
Summit Hill, PA 18250.

SALLA, DAVID SIMON, Dec'd.

Late of Lansford.
Executors: Karen A. Horvath
and David A. Salla c/o Eric
James Filer, Esquire, P.O. Box
56, Lehighton, PA 18235.
Attorney: Eric James Filer,
Esquire, P.O. Box 56, Lehigh-
ton, PA 18235.

STEWART, CARRIE I., Dec'd.

Late of Mahoning Township.
Executor: Robert S. Stewart
c/o Law Office of Robert E.
Fravel, 123 North Main Street,
Suite 101B, P.O. Box 141, Dub-
lin, PA 18917.

Attorney: Robert E. Fravel,
Esquire, 123 North Main
Street, Suite 101B, P.O. Box
141, Dublin, PA 18917, (267)
227-9128.

REGISTER OF WILLS

DeLAURENTIS, ANTHONY J.
a/k/a ANTHONY DeLAU-
RENTIS; Summit Hill, PA;
Testamentary; Joseph J. Ve-
litsky, Esquire.

SZAKACS, OLGA MARLYN
a/k/a O. MARLYN SZA-
KACS; Lehighton, PA; Testa-
mentary; Jason M. Rapa, Es-
quire.

WILLIAMS, RUSSELL E. a/k/a
RUSSELL WILLIAMS; Lans-
ford, PA; Testamentary; Jason
M. Rapa, Esquire.

Sept. 8

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.

AUGUST, ANNA; Paul O'Sulli-
van; 23-FC-1604; Protection
From Abuse; Pro Se; 08/25/23.

BANKUNITED N.A.; Colin Jones;
23-CV-1602; Mortgage Fore-
closure; Michael J. Shavel, Es-
quire; 08/25/23.

BOGGS, ELAINE; Mary Hoops;
23-FC-1626; Custody; Pro Se;
08/30/23.

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- KRAJNAK, DAVID, DAVID J. KRAJNAK; LVNV Funding LLC; 23-CV-1630; 08/31/23; \$1,947.98
- LEWIS, TALON; Carbon County Clerk of Courts Office; 23-BOC-6617; 08/25/23; \$1,701.54
- LIGHTING, RONALD, JR.; Carbon County Clerk of Courts Office; 23-BOC-6619; 08/28/23; \$1,509.49
- LIGHTING, RONALD, JR.; Carbon County Clerk of Courts Office; 23-BOC-6620; 08/28/23; \$1,440.07
- MOYER, EDWARD H., III; Edward H. Moyer, Jr., Rachel Moyer; 23-CV-1631; 08/31/23; \$1,821.25
- O'DONNELL, SARA; Carbon County Clerk of Courts Office; 23-BOC-6622; 08/28/23; \$2,664.43
- O'DONNELL, SARA; Carbon County Clerk of Courts Office; 23-BOC-6633; 08/28/23; \$1,485.57
- PERANTEAU, STEPHEN; Carbon County Clerk of Courts Office; 23-BOC-6636; 08/30/23; \$1,862.40
- REISS, JEFFREY, JR.; Carbon County Clerk of Courts Office; 23-BOC-6615; 08/25/23; \$877.24
- SERFASS, CHRIS M., CHRIS SERFASS CONCRETE CONTRA.; United States Internal Revenue Service; 23-CV-1606; 08/28/23; \$57,699.03
- SERFASS, CHRISTINE SERFASS; United States Internal Revenue Service; 23-CV-1607; 08/28/23; \$5,985.09
- SOTO, MICHAEL; Carbon County Clerk of Courts Office; 23-BOC-6621; 08/28/23; \$1,740.07
- SPENCER, REGINALD; Midland Credit Management; 23-CV-1612; 08/29/23; \$2,003.73
- TESSITORE, JOSHUA; Carbon County Clerk of Courts Office; 23-BOC-6624; 08/28/23; \$2,069.95
- TROXELL, JARRED; Carbon County Clerk of Courts Office; 23-BOC-6625; 08/28/23; \$2,036.49
- VANDERFROEF, ROBERT; Carbon County Clerk of Courts Office; 23-BOC-6628; 08/28/23; \$5,113.24

Sept. 8

PUBLIC NOTICE

**NOTICE OF CONFIRMATION
OF FIDUCIARIES'
ACCOUNTS**

To all claimants, beneficiaries, heirs, next-of-kin and all other parties in interest:

NOTICE IS HEREBY GIVEN that the following named fiduciaries of the respective estates designated below have filed their Accounts and Statements of Proposed Distribution in the office of the Register of Wills in and for the County of Carbon, Pennsyl-

vania, and the same will be presented to the Orphans' Court Division, Courtroom No. 1, Carbon County Courthouse, Jim Thorpe, Pennsylvania, on October 2, 2023 for confirmation. All objections must be filed in writing in the office of the Clerk of Orphans' Court Division, Court of Common Pleas, Jim Thorpe, Pennsylvania, prior to the foregoing stated date and time:

ESTATE; Fiduciary; Attorney MAHLON S. KEMMERER, Dec'd. f/b/o John L. Kemmerer, Jr. a/k/a J.L. Kemmerer Trust (Trust No. 1); John L. Kemmerer, III, Peter F. Nejes and Eric Macy, Trustees; John L. Kemmerer, III, Peter F. Nejes and Eric Macy, Trustees.

CONNIE MAE PROVIZZI, Dec'd.; James Provizzi, Executor; Thomas S. Nanovic, Esq.

DORIST. KING, Dec'd.; Kathleen M. McMahan and Norma J. Young, Executrices; Michael L. Ozalas, Esq.

JEAN A. PAPAY
Register of Wills &
Clerk of Orphans' Court
Carbon County, PA

Sept. 8, 15

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that, on June 15, 2023, Denielle M. Slater and Wayne Everett Slater filed a petition requesting, among other things, a Change of Name for Kendra Marlese Mosteller in the Carbon County Court of Common Pleas Orphans' Court Division, Docket No. 23-OC-0017, requesting an order to change the name of Kendra Marlese Mosteller to Kendra Marlese Slater.

The Court has fixed the day of October 24, 2023, at 9:00 a.m. in Courtroom No. 2 of the Carbon County Courthouse, Jim Thorpe, Pennsylvania, as the time and place for the hearing on said petition, when and where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

JENNY Y.C. CHENG,
ESQUIRE
CHENG LAW OFFICES,
P.C.

430 Delaware Avenue
Palmerton, PA 18071
(610) 826-2100

Sept. 8

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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 September 25, 2023 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
Aug. 25; Sept. 1, 8

Sale of the real estate shall be held on Wednesday, September 13, 2023 at 10:00 a.m. online at www.bid4assets.com.

SALE #1

Writ of Execution No.: 20-2818.

Property Address: 344 North First Street, Lehighton, PA 18235.

Location: Borough of Lehighton.

Improvements: Residential.

Defendant: Advanced Construction Services and Sons, L.L.C.

—————
SALE #2

Writ of Execution No.: 22-2236.

Property Address: 791 State Route 940, White Haven, PA 18661.

Location: Borough of White Haven.

Improvements: Unknown.

Defendant: Said Alimghanovich Seyfatov.

—————
SALE #3

Writ of Execution No.: 23-0540.

Property Address: 58 West Catawissa Street, Nesquehoning PA 18240.

Location: Borough of Nesquehoning.

Improvements: Residential.

Defendant: Eileen C. Barron.

—————
SALE #4

Writ of Execution No.: 23-0406.

Property Address: 307 Rockport Road, Weatherly, PA 18255.

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Location: Lehigh Township.
Improvements: Unknown.
Defendant: Crystal Lynn
Biles.

SALE #5

Writ of Execution No.: 23-
0007.

Property Address: 211 Fire-
line Road, Palmerton, PA 18071.

Location: Borough of Bow-
manstown.

Improvements: Residential
dwelling.

Defendants: Michael E. Behler
and Roxana Shupp.

SALE #7

Writ of Execution No.: 22-
2155.

Property Address: 244 South
Chestnut Street, Summit Hill, PA
18250.

Location: Borough of Summit
Hill.

Improvements: Unknown.

Defendant: David D. Christ-
man a/k/a David Christman.

SALE #8

Writ of Execution No.: 22-
0978.

Property Address: 187 Indian
Hill Road, Lehighton, PA 18235.

Location: Franklin Township.

Improvements: Residential
property.

Defendant: Carl T. Cressley
a/k/a Carl Cressly.

SALE #9

Writ of Execution No.: 23-
0027.

Property Address: 44 Spring
Street, Weatherly, PA 18255.

Location: Borough of Weath-
erly.

Improvements: Residential.

Defendants: Thomas L. Fisher
and Betty Jane Fisher.

SALE #10

Writ of Execution No.: 21-
2578.

Property Address: 400 Canal
Street, Lehighton, PA 18235.

Location: Franklin Township.

Improvements: Residential.

Defendants: Jason C. Eidem
and Lisa A. Fritz.

SALE #11

Writ of Execution No.: 22-
2153.

Property Address: 82 Dutch
Road, Lehighton, PA. 18235.

Location: Township of Ma-
honing.

Improvements: Unknown.

Defendant: Barbara Gioia.

SALE #12

Writ of Execution No.: 19-
2020.

Property Address: 62 Main
Road, Lehighton, PA 18235.

Location: Township of Frank-
lin.

Improvements: Residential.

Defendant: Linda D. Henning.

SALE #13

Writ of Execution No.: 23-
0182.

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Property Address: 90 Gun Club Road, Palmerton, PA 18071.

Location: Township of Towamensing.

Improvements: Residential dwelling.

Defendants: Brynn M. Masten and Daniel E. Reis.

SALE #14

Writ of Execution No.: 22-1333.

Property Address: 102 E. Bertsch Street, Lansford, PA 18232.

Location: Borough of Lansford.

Improvements: Residential dwelling.

Defendants: Brian McGlinchey, Individually and in His Capacity as Heir of Mary Lou McGlinchey, Deceased; Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Mary Lou McGlinchey, Deceased; Angela McGlinchey, in Her Capacity as Heir of Mary Lou McGlinchey, Deceased.

SALE #15

Writ of Execution No.: 22-0571.

Property Address: 602 Mauch Chunk Road, Palamerton, PA 18071.

Location: Borough of Palamerton.

Improvements: Unknown.

Defendants: Matthew C. Merkel and Nicole M. Merkel, Deceased.

SALE #16

Writ of Execution No.: 21-2030.

Property Address: 208 White Street, Weissport, PA 18235.

Location: Borough of Weissport.

Improvements: Duplex.

Defendant: Eric Schlier.

SALE #17

Writ of Execution No.: 23-0373.

Property Address: 30 Breezewood Drive n/k/a 29 Breezewood Drive, Albrightsville, PA 18210.

Location: Township of Kinder.

Improvements: Residential dwelling.

Defendant: Frederick Stein and Ricarda Plumer.

SALE #18

Writ of Execution No.: 23-CV-0816.

Property Address: 541 Schleicher Road, Unit A,B,C a/k/a 541 Schleicher Lane, Lehighton PA 18235.

Location: Township of East Penn.

Improvements: Residential dwelling.

Defendants: Clair F. Troxell a/k/a Claire F. Troxell and Diana T. Troxell.

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SALE #19

Writ of Execution No.: 22-0833.

Property Address: 82 East Third Street, Jim Thorpe, PA 18229.

Location: Borough of Jim Thorpe.

Improvements: Unknown.

Defendant: Eric T. Wenzelberger.

SALE #20

Writ of Execution No.: 22-0833.

Property Address: 87 East Third Street, Jim Thorpe, PA 18229.

Location: Borough of Jim Thorpe.

Improvements: Unknown.

Defendant: Eric T. Wenzelberger.

DEEDS

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

SIWEK, EDMUND L., RK Invest Group LLC, Penn For., \$22,500.00, 04/17/23

MANGIAMELE, DONNA E., 4 U Homes LLC, Penn For., \$40,000.00, 04/17/23

MILLER, JAMES J., LaFrance, Stephen, Penn For., \$260,000.00, 04/17/23

FIGAS, THOMAS L., Tuttle, Judy L., Weathrly., \$30,000.00, 04/17/23

KRESGE, CALE F., Afromsky, Patricia, Frankl., \$390,000.00, 04/17/23

MLVS INVESTMENTS LLC, Rosemary Corp., Sum. Hill, \$63,500.00, 04/18/23

HUSSAIN, HAIDER, Heckman, Davene D., Penn For., \$310,000.00, 04/18/23

KUEHNER, MERLIN D., Morgan, Lori, E. Penn, \$315,000.00, 04/18/23

OSWALD, CARL W., SR., Mebs, Joseph A., Penn For., \$21,500.00, 04/18/23

TATASYN LLC, Shah, Aashna, Penn For., \$15,000.00, 04/18/23

DALESSIO, M. WALTER, JR., Rodier, Jennifer L., Kidder, \$1.00, 04/18/23

GATES, JOHNS, Michener, Alan R., Lansfd., \$115,000.00, 04/18/23

BEAVER MEADOWS HOME ASSOCIATION OF THE BOYLE WILLIAMS POST NO. 383, Gava Properties LLC, Beavr. Mdw., \$12,500.00, 04/18/23

KOCH, KEVIN J., Three Way Investments LLC, Penn For., \$18,000.00, 04/18/23

GIANNANGELI, ALFRED M., Protivnak, Joann, Lansfd., \$1.00, 04/19/23

NOVAK, IRENE R., Novak, Kim Anita, Lansfd., \$1.00, 04/19/23

NOVAK, IRENE R., Novak, Kim Anita, Lansfd., \$1.00, 04/19/23

NOVAK, IRENE R., Novak, Kim Anita, Lansfd., \$1.00, 04/19/23