

## CARBON COUNTY LAW JOURNAL

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11:30 AM			
1	Pet. to Mod. Cust.	Gostonyi, T. (Pro Se) v. Heilman, D.K. (Pro Se)	10-0202
6	Cust. Count in Complnt.	Vukovic, S. (Kemmerer) v. Vukovic, D. (Pro Se)	24-FC-0748
1:00 PM			
7	Pet. to Mod. Cust.	Kratzer, A.M. (Pro Se) v. Murphy, J. (Smith)	12-0721
2:00 PM			
8	Pet. to Appoint Master	Bodisch, A. (Rapa) v. Bodisch, M. (Michael)	23-FC-0995
<b>Friday, February 21</b>			
8:30 AM			
3	Cust. Count in Counterclaim	Wowk, M.D. (Stehle) v. Wowk, J., Jr. (Vinsko)	24-FC-0900
9:30 AM			
1	Pet. to Mod. Cust.	Ragan, J. (Stehle) v. Hess, A. (Pro Se)	23-FC-1121
4	Complnt./Pet. for Cust.	Jones, R. (Gillen) v. Whiteman, A. (Pro Se)	25-FC-0135
10:30 AM			
2	Cust. Count in Complnt.	Degennaro, L. (Sebelin) v. Degennaro, E. (Pro Se)	25-FC-0162
1:00 PM			
5	Pet. to Appoint Master	Good, W. (Deluca) v. Good, G. (Conrad)	22-0973
<b>Friday, February 21</b>			
<b>Judge Matika, Joseph J., Hon.</b>			
9:00 AM			
1	Pet. for Contmpt.	Carlo-Padilla, A.M. (Pro Se) v. Miller, A.P. (Pro Se)	24-FC-1463
2	Complnt. in Paternity	Halulko, M.T. (Pro Se) v. Hettler, T.S. (Sebelin)	24-FC-2790
3	Pet.	Zapotocky, D. (Rockman) v.	25-CV-0105
1:15 PM			
1	Pet. for Invol. Term.	Carbon County Children & Youth (Bennett) v. M.L. (Zellner)	24-OC-0044

**Monday, February 17**—PRESIDENT'S DAY—Courthouse closed.

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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**  
**DUBOSKY, STEVEN G. a/k/a**  
**STEVEN DUBOSKY and**  
**STEPHEN G. DUBOSKY,**  
 Dec'd.

Late of Lansford.

Executrix: Arlene Ford 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.

**HARTMAN, JOHN H.**, Dec'd.  
Late of the Borough of Lehigh-  
ton.

Executor: Daniel S. Hartman,  
85 Blakeslee Boulevard, Le-  
high-  
ton, PA 18235.

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

**RYAN, EILEEN A. a/k/a EI-  
LEEN A. BRADY**, Dec'd.

Late of Weatherly.

Administrator: Matthew  
Brady.

Attorneys: John P. Rodgers,  
Esquire, 1170 Highway 315,  
Suite 1, Plains, PA 18702, (570)  
823-0101.

**WADYAK, JOSEPH E.**, Dec'd.

Late of Summit Hill.

Executrix: Darlene M. Dietrich  
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.

#### **SECOND PUBLICATION**

**JASEK, BORIVOJ**, Dec'd.

Late of Lehigh-  
ton.

Executor: Paul Jasek, 19 War-  
ren Place, New Providence,  
NJ 07974.

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

**WHITENIGHT, DOLORES  
MARIA a/k/a DOLORES M.  
WHITENIGHT and DOLO-  
RES WHITENIGHT**, Dec'd.

Late of Nesquehoning.

Executor: Daniel Whitenight,  
205 N. Lehigh Street, Tam-  
aqua, PA 18252.

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

#### **THIRD PUBLICATION**

**BOLLINGER, RONALD CARL**,  
Dec'd.

Late of Palmerton Borough.  
Executor: Randall Carl Bol-  
linger c/o Daniella A. Horn,  
Esquire, 1 Roberts Ave., Glen-  
side, 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 Coni-  
glio 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.

- DOMBROSKY, ARLENE HELEN**, Dec'd.  
Late of 402 West Bertsch Street, Lansford.  
Executrix: Cynthia Louise Bell.  
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.

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**REGISTER OF WILLS**

- DUBOSKY, STEVEN G.** a/k/a **STEPHEN G. DUBOSKY** a/k/a **STEVEN DUBOSKY**; Lansford, PA; Testamentary; Joseph J. Velitsky, Esquire.
- HARTMAN, JOHN H.**; Lehighton, PA; Testamentary; Jason M. Rapa, Esquire.
- MENDEZ, TODD D.**; Palmerton, PA; Admn.; Alexa Raspa, Esquire (Philadelphia County).
- SCHNELL, ALICE L.**; Palmerton, PA; Testamentary; Matthew G. Schnell, Esquire.
- WADYAK, JOSEPH E.**; Summit Hill, PA; Testamentary; Joseph J. Velitsky, Esquire.

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- McFADDEM, DIANE J.; Panther Valley Schol District, Public Asset Management; 25-CV-0252; 02/03/25; \$1,648.74
- MOYER, JEFFREY A.; Lehigh Area School District; 25-CV-0246; 02/03/25; \$4,761.16
- NEIKAM, RAYMOND, JR.; Carbon County Clerk of Courts; 25-BOC-7098; 02/04/25; \$820.54
- PASSLEY, TATIANA, ALEJANDRO RAMOS, JR.; Panther Valley School District, Public Asset Management; 25-CV-0249; 02/03/25; \$1,892.48
- PASSLEY, TATIANA, ALEJANDRO RAMOS, JR.; Summit Hill Borough; 25-CV-0268; 02/05/25; \$1,029.54
- REHRIG, RYAN; Carbon County Clerk of Courts; 25-BOC-7074; 01/30/25; \$160.70
- RHODA, MICHAEL JAMES SCOTT; Lehigh Area School District; 25-CV-0238; 02/03/25; \$438.60
- ROBINSONK, ASHLEY; Panther Valley Schol District, Public Asset Management; 25-CV-0251; 02/03/25; \$1,474.46
- ROLDAN, DIANE, GEORGIA ROLDAN; Borough of Nesquehoning; 25-CV-0242; 02/03/25; \$333.66
- SCH USA LLC; Commonwealth of Pennsylvania Department of Revenue; 25-CV-0265; 02/05/25; \$48,903.17
- SCHLEICHERS INC; Commonwealth of Pennsylvania Department of Revenue; 25-CV-0266; 02/05/25; \$5,552.66
- SEARFOSS, MICHAEL; Carbon County Clerk of Courts; 25-BOC-7090; 02/04/25; \$332.15
- SHEPHERD, DAVID; Carbon County Clerk of Courts; 25-BOC-7077; 01/30/25; \$119.34
- SNECKENBURG, TIMOTHY; Carbon County Clerk of Courts; 25-BOC-7102; 02/04/25; \$1,653.92
- STRANGER, MARCELLA A.; Lehigh Area School District; 25-CV-0245; 02/03/25; \$2,817.85
- WATTO, MELISSA; United States Internal Revenue Service; 25-CV-0225; 01/31/25; \$917.71
- WERNER, ROBERT; Carbon County Clerk of Courts; 25-BOC-7099; 02/04/25; \$1,981.41
- YOSTY'S AUTO SERVICE; PA Department of Revenue; 25-CV-0267; 02/05/25; \$6,240.18

Feb. 14

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**CORPORATE FICTITIOUS  
NAME NOTICE**

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NOTICE IS HEREBY GIVEN, pursuant to the provisions of Act 295 of 1982, as amended, of intention to file, or the filing of, in the office of the Secretary of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, a Certificate for the conduct of a business in Pennsylvania, under the assumed or fictitious name, style or designation of:

Name:

KOCH'S APPLIANCES

CARBON COUNTY LAW JOURNAL

with its principal place of business at: 520 Coal Street, Lehigh-ton, PA 18235.

The names and addresses of all persons or entities owning or interested in said business are: KOCH'S TV & APPLIANCES, INC., 520 Coal Street, Lehigh-ton, PA 18235.

KEITH W. STROHL,  
ESQUIRE  
STECKEL AND STOPP  
LAW OFFICE  
1036 Main Street  
P.O. Box 159  
Slatington, PA 18080

Feb. 14

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

No.: 24-CV-0438

ROCKET MORTGAGE, LLC  
f/k/a QUICKEN LOANS, LLC  
Plaintiff

v.

DANIEL E. REIS;  
BRYNN M. MASTEN  
Defendant(s)

NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY

NOTICE TO: Brynn M. Masten  
Being Premises: 90 Gun Club  
Rd, Palmerton, PA 18071.

Being in TOWNSHIP OF TOWAMENSING, County of CARBON, Commonwealth of Pennsylvania, 41B-57-A4.

Improvements consist of resi-dential property.

Sold as the property of Daniel E. Reis and Brynn M. Masten.

Your house (real estate) at 90 Gun Club Rd., Palmerton, PA 18071 is scheduled to be sold at the Sheriff's Sale on April 9, 2025 at 10:00 A.M., at the CARBON COUNTY COURTHOUSE, 4 BROADWAY, JIM THORPE, PA 18229, to enforce the Court Judg-ment of \$274,858.83 obtained by, ROCKET MORTGAGE, LLC f/k/a QUICKEN LOANS, LLC (the mortgagee), against the above premises.

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

Feb. 14

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

NO.: 23-CV-1589

CARBON COUNTY LAW JOURNAL

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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)

NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY

NOTICE TO: UNKNOWN  
HEIRS, SUCCESSORS, AS-  
SIGNS AND ALL PERSONS,  
FIRMS OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE  
OR INTEREST FROM OR  
UNDER ALLEN T. JAMES,  
DECEASED and ALLISON  
DENISE GUINN IN HER CA-  
PACITY AS HEIR TO THE  
ESTATE OF ALLEN T. JAMES,  
DECEASED

Being Premises: 88 Cochise  
Trl., Albrightsville, PA 18210

Being in TOWNSHIP OF  
PENN FOREST, County of CAR-  
BON, Commonwealth of Penn-  
sylvania, 12A-51-DP1408.

Improvements consist of resi-  
dential property.

Sold as the property of Allen  
T. James.

Your house (real estate) at 88  
Cochise Trl., Albrightsville, PA  
18210 is scheduled to be sold at  
the Sheriff's Sale on April 9,  
2025, at 10:00 A.M., at the CAR-  
BON COUNTY COURTHOUSE,  
4 BROADWAY, JIM THORPE,  
PA 18229, to enforce the Court  
Judgment of \$114,895.72 ob-  
tained by, FREEDOM MORT-  
GAGE CORPORATION (the  
mortgagee), against the above  
premises.

CARBON COUNTY BAR  
ASSOCIATION

LAWYER REFERRAL

73 W. Broadway

Jim Thorpe, PA 18229

Telephone: (610) 379-4950

Fax: (610) 379-4952

NORTH PENN LEGAL  
SERVICES

101 W. Broad Street

Ste. 713

Hazleton, PA 18201

Telephone: 1-877-953-4250

Fax: (570) 455-3625

BROCK & SCOTT, PLLC

Attorneys for Plaintiff

(844) 856-6646

Feb. 14

COURT OF COMMON  
PLEAS CARBON COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW

NO.: 21-1516

NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE

CARBON COUNTY LAW JOURNAL

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DEUTSCHE BANK  
NATIONAL TRUST  
COMPANY, AS TRUSTEE FOR  
THE REGISTERED HOLDERS  
OF MORGAN STANLEY ABS  
CAPITAL I INC. TRUST  
2007-HE6 MORTGAGE  
PASS-THROUGH  
CERTIFICATES,  
SERIES 2007-HE6

Plaintiff

v.

JERRY ZEMLAN, IN HIS  
CAPACITY AS HEIR OF  
NATALIE A. ZEMLAN a/k/a  
NATALIE ZEMLAN AND AS  
HEIR OF JEAN ZEMLAN,  
DECEASED HEIR OF  
NATALIE A. ZEMLAN a/k/a  
NATALIE ZEMLAN; ET AL

Defendants

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COMPLAINT IN  
MORTGAGE FORECLOSURE

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To: UNKNOWN HEIRS, SUC-  
CESSORS, ASSIGNS AND  
ALL PERSONS, FIRMS OR  
ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST  
FROM OR UNDER JEAN  
ZEMLAN, DECEASED HEIR  
OF NATALIE A. ZEMLAN  
a/k/a NATALIE ZEMLAN  
Defendant(s), 479 TOWA-  
MENSING TRAIL f/k/a 1365  
TOWAMENSING TRAIL  
RD., ALBRIGHTSVILLE, PA  
18210

You are hereby notified that  
Plaintiff, DEUTSCHE BANK  
NATIONAL TRUST COMPA-  
NY, AS TRUSTEE FOR THE

REGISTERED HOLDERS OF  
MORGAN STANLEY ABS CAP-  
ITAL I INC. TRUST 2007-HE6  
MORTGAGE PASS-THROUGH  
CERTIFICATES, SERIES 2007-  
HE6, has filed a Mortgage Fore-  
closure Complaint endorsed  
with a Notice to Defend, against  
you in the Court of Common  
Pleas of CARBON County, PA  
docketed to No. 21-1516, seeking  
to foreclose the mortgage se-  
cured on your property located,  
479 TOWAMENSING TRAIL  
f/k/a 1365 TOWAMENSING  
TRAIL RD., ALBRIGHTSVILLE,  
PA 18210.

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NOTICE

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YOU HAVE BEEN SUED IN  
COURT. If you wish to defend  
against the claims set forth in this  
notice you must take action  
within twenty (20) days after the  
Complaint and Notice are  
served, by entering a written ap-  
pearance personally or by attor-  
ney and filing in writing with the  
Court your defenses or objec-  
tions 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 judg-  
ment may be entered against you  
by the Court without further  
notice for any money claimed in  
the Complaint or for any other  
claim or relief requested by the  
plaintiff. You may lose money or  
property or other rights impor-  
tant to you.

## CARBON COUNTY LAW JOURNAL

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YOU SHOULD TAKE THIS PAPER 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 THE INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

North Penn Legal Services

101 West Broad Street  
Suite 713

Hazleton PA, 18201

(570) 455-9512

TROY FREEDMAN,  
ESQUIRE

ID No. 85165

ROBERTSON, ANSCHUTZ,  
SCHNEID, CRANE &  
PARTNERS, PLLC

A Florida professional  
limited liability company

Attorneys for Plaintiff

133 Gaither Drive  
Suite F

Mt. Laurel, NJ 08054

(855) 225-6906

Feb. 14

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### DEEDS

The name of the grantor appears first, followed by name of grantee, location of premises,

amount of consideration, and date of recording.

CAPALDI, MICHAEL, JR., Makowski, Carl Frank, Jr., Penn For., \$249,900.00, 05/01/24

ANTIGNANI, DAWN T., 4 U Homes LLC, Penn For., \$13,500.00, 05/01/24

SECRETARY OF HOUSING & URBAN DEVELOPMENT, Shamonsky, Joseph E., Jr., Sum. Hill, \$188,000.00, 05/01/24

OZAROWSKI, JOZEF, Smith, Stephen J., Lansfd., \$85,000.00, 05/01/24

DRUMN, MICHAEL J., Caprara, Glenn C., Lausn., \$5,000.00, 05/01/24

DRAKES CREEK ASSOCIATES LLC, Eisele, Richard, Penn For., \$29,000.00, 05/01/24

WAGNER, MARK, Brosius, Michael W., J. Thorpe, \$180,000.00, 05/01/24

LAFEY, CRAIG THOMAS, Hiciano Minino, Antonio, Low. Tow., \$200,000.00, 05/01/24

PULSONE, DOMENICK, JR., Anthony Charles Homes Inc., Penn For., \$11,500.00, 05/01/24

BEMIS, ERICH STEVEN, Rios Vicente, Alexis Ivan, Nesq., \$185,000.00, 05/01/24

PYCHINKA, CANDY A., Pychinka, Candy A., Penn For., \$1.00, 05/02/24

SCHMIDT, PAMELA, Gower, Braden Dane, Kidder, \$215,000.00, 05/02/24