

**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**

**BORGER, DOLORES R.**, Dec'd.

Late of 770 Dinkey Road, East Penn Township.

Executors: Rodney K. Borger, Melani J. Bowman and Darryl L. Borger.

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

**HUNTER, DOROTHY M.**, Dec'd.

Late of Albrightsville.

Administratrix: Deborah Mattson, 9 Oak Ridge Dr., Albrightsville, PA 18210.

Attorney: Joseph P. McDonald, Jr., Esquire, 1651 West Main Street, Stroudsburg, PA 18360.

**JONES, ANNA a/k/a ANNA P.**

**JONES a/k/a ANNA PREKO-PA JONES**, Dec'd.

Late of the Borough of Nesquehoning.

Executor: Garth Jones, 9 W. Lehigh Street, Coaldale, PA 18218.

Attorneys: Erik M. Helbing, Esquire, Bowe & Odorizzi Law, LLC, 109 West Broad Street, Tamaqua, PA 18252.

**SECOND 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.

### THIRD 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, Es-

quire, 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.

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### REGISTER OF WILLS

**GULLONE, LEWIS M.** a/k/a **LEWISMICHAEL GULLONE**; Imperial City, CA; Admn.; Robert T. Yurchak, Esquire.

**MALASKA, GEORGE A.** a/k/a **GEORGE MALASKA**; Nesquehoning, PA; Testamentary; Robert Yurchak, Esquire.

**SPARACINO, BESSIE ANN** a/k/a **BESSIE SPARACINO**; Albrightsville, PA; Testamentary; Kelly Jamison, Esquire.

Jan. 6

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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.

**CITIBANK N.A.**; Scott D. Bonser; 22-2592; Civil Action; Robert M. Kline, Esquire; 12/28/22.

**CITIZENS BANK f/k/a RNS CITIZENS N.A.**; William D. Compton & Virginia Allan Compton; 22-2594; Mortgage Foreclosure; Gregory Javardian, Esquire; 12/28/22.

**CREDIT CORP. SOLUTIONS INC.**; Mark Berkes; 22-2561; Civil Action; Gregg L. Morris, Esquire; 12/27/22.

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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](http://www.bid4assets.com).**

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**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.

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**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.

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**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

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**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.

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**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.

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**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.

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**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.

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**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.

DUBIN, CRYSTAL FAITH, PSECU, Penn For., \$61,247.00, 03/10/22

HANSEN, JESSICA E., Mortgage Electronic Registration Systems Inc., Palmrtn., \$164,000.00, 03/10/22

AVRATINER, IGOR, Mortgage Electronic Registration Systems Inc., Penn For., \$175,500.00, 03/10/22

COPE, KYLE R., Nationstar Mort. LLC, E. Penn, \$258,113.00, 03/10/22

WARGO, CHERYL L., Northwest Bk., Sum. Hill, \$93,500.00, 03/10/22

EMMERT, TODD C., Mortgage Electronic Registration Systems Inc., Sum. Hill, \$112,942.00, 03/10/22

SINSKY, DONALD A., Mortgage Electronic Registration Systems Inc., Frankl., \$67,400.00, 03/10/22

ARMAND, PHENOL, Mortgage Electronic Registration Systems Inc., Kidder, \$122,000.00, 03/10/22

MICROORIGIN VENTURES, Jim Thorpe Neighborhood Bk., Kidder, \$433,500.00, 03/10/22

MICROORIGIN VENTURES, Jim Thorpe Neighborhood Bk., Penn For., \$323,200.00, 03/10/22

ANDREW, BRIAN T., JR., Secretary of Housing & Urban Development, Mahoning, \$12,665.34, 03/10/02

CARTER, ALLYSON M., Wells Fargo Bk. N.A., Penn For., \$78,000.00, 03/10/22

JEFFRIES, JEFFREY R., Mortgage Electronic Registration Systems Inc., Penn For., \$353,479.00, 03/11/22

SHAFFER, JAMES L., Mauch Chunk Trust Co., Frankl., \$50,000.00, 03/11/22

MULLIGAN, BRIAN, Mortgage Electronic Registration Systems Inc., Lehighton, \$106,700.00, 03/11/22

GIANNOTTI, GLENN S., Mortgage Electronic Registration Systems Inc., E. Penn, \$299,250.00, 03/11/22