

**CARBON COUNTY LAW JOURNAL**

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**Friday, March 11**

**Judge Nanovic, Roger N., II, Hon.**

1:15 PM

1	Appeal From Arbitration	Cach LLC (Winograd) v. Keller, C. (Pro Se)	20-0422
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**Judge Serfass, Steven R., Hon.**

9:00 AM

2	PFA Hrg.	Green, B. (Stafiuc) v. Valle, N.M. (Pro Se)	21-2623
3	PFA Hrg.	Card, B. (Pro Se) v. Maeweather, M. (Pro Se)	21-2941
4	PFA Hrg.	Nannay, C. (Stafiuc) v. Magobet, R. (Pro Se)	21-2973
5	PFA Hrg.	Nannay, C. (Pro Se) v. Magobet, R. (Pro Se)	22-0028
6	PFA Hrg.	Garmony, J.N. (Pro Se) v. Adams, R.A. (Pro Se)	22-0203
7	PFA Hrg.	Barragan, J. (Pro Se) v. Williams-Rex, B.F. (Pro Se)	22-0231
8	PFSVI Hrg.	Garmony, J. (Pro Se) v. Adams, R. (Pro Se)	22-0204

1:15 PM

9	Non-Jury Tr.	Banks Township (Solt) v. Garbacik, M. (Pro Se)	19-0426
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**Judge Matika, Joseph J., Hon.**

9:00 AM

10	PFA Hrg.	Beam, M.D. (Lawser) v. Kipp, C. (Pro Se)	17-2167
11	PFA Hrg.	Beam, M.D. (Lawser) v. Kipp, L.E. (Skutnik)	17-2169
12	PFA Hrg.	Pancholi, M.S. (Augustus) v. Steber, S. (Rahl-Heffner)	21-2758

**Chairman Smith, Debra A., Esq.**

8:30 AM

13	Complnt./Pet. for Cust.	Agosto, A. (Pro Se) v. Concepcion, O.S. (Pro Se)	21-2196
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10:30 AM

14	Pre-Tr. Conf.	Rocha, J.A. (Shabbick) v. Rocha, A. (Gillen)	18-1792
15	Pet./Comp. to Mod. Cust.	Herman, A. (Sebelin) v. Herman, B. (Pro Se)	20-1047

11:30 AM

16	Pre-Tr. Conf.	Angelus, D. (Margle) v. Angelus, J. (Iacobelli)	19-1384
17	Pre-Tr. Conf.	Julius, S. (Sebelin) v. Julius, D. (Pro Se)	20-0437

1:00 PM

18	Pet./Comp. to Mod. Cust.	Robinson, D.J. (Pro Se) v. Walton, A.M. (Holman)	15-0247
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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  
CARNISH, SCOTT M., Dec'd.**

Late of Summit Hill.

Administrator: Michael J. Carnish 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.

**GARFUNKEL, JACK, Dec'd.**

Late of Carbon County.

Administrator: Terry Ahmed, 134 Susquehanna Drive, Jim Thorpe, PA 18229.

Attorney: Connie J. Merwine, Esquire, 501 New Brodheads-ville Blvd. N., Brodheads-ville, PA 18322.

**HITTNER, CHONG HUI,**  
Dec'd.

Late of 430 East Bertsch Street, Lansford.

Administrator: Theodoric Hittner.

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

**HUNSICKER, MARCELLA A.,**  
Dec'd.

Late of Lehigh- ton.

Executrix: Donna Smith c/o Eric James Filer, Esquire, P.O. Box 56, Lehigh- ton, PA 18235.

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

**INGLES, WILLIAM JAMES,**  
Dec'd.

Late of 143 W. Abbott Street, Lansford.

Administratrix: Erin Ingles, 143 W. Abbott Street, Lansford, PA 18232.

Attorney: Lane R. Jubb, Jr., Esquire, 1125 Walnut Street, Philadelphia, PA 19107.

**SECOND PUBLICATION**

**ARNOLDI, ANTHONY JAMES**  
**a/k/a ANTHONY J. ARNOL-**  
**DI a/k/a ANTHONY A. AR-**  
**NOLDI a/k/a ANTHONY**  
**ARNOLDI, Dec'd.**

Late of the Borough of Nes- quehoning.

Co-Administrators: Stephen Michael Bilock, 217 Cedar St.,

Tamaqua, PA 18252 and An- drew J. Arnoldi, 29 E. 17th St., Hazleton, PA 18201.

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

**BARRY, MARVIN J., JR., Dec'd.**

Late of 671 Mill Street, Pal- merton.

Executor: Marvin J. Barry.

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

**FRANKS, JUDITH J., Dec'd.**

Late of the Township of Towa- mensing.

Executor: Steven V. Franks.

Attorneys: Alan B. McFall, Esquire, McFall Law, LLC, 134 Broadway, Bangor, PA 18013.

**GREENZWEIG, EVANGELINE**  
**B. a/k/a VANGIE GREENZ-**  
**WEIG, Dec'd.**

Late of the Township of Low- er Towamensing.

Executrix: Linda Marlatt a/k/a Linda Marie Marlatt, 220 Matthew Avenue, Pal- merton, PA 18071.

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

**KING, MATTHEW J., SR.,**  
Dec'd.

Late of Palmerton.

Executors: Matthew John King, Jr. and Marcia E. Miller c/o Kelly C. Jamison, Esquire, P.O. Box 2257, Albrightsville, PA 18210.

Attorney: Kelly C. Jamison, Esquire, Rt. 903 Professional Bldg., P.O. Box 2257, Albrightsville, PA 18210.

**KIRK, LUCILLE ANN, Dec'd.**

Late of Penn Forest Twp.  
Executor: Paul C. Kirk c/o Kelly C. Jamison, Esquire, P.O. Box 2257, Albrightsville, PA 18210.

Attorney: Kelly C. Jamison, Esquire, Rt. 903 Professional Bldg., P.O. Box 2257, Albrightsville, PA 18210.

**MICHAEL, ROSEMARY G., Dec'd.**

Late of Carbon County.  
Executrix: Linda Viereck, 248 West Church Street, Blackwood, NJ 08012.

Attorney: Cynthia S. Yurchak, Esquire, 121 Carbon Street, P.O. Box 49, Weatherly, PA 18255.

**SCOTT, PATRICIA ANNE, Dec'd.**

Late of 171 High Street, Jim Thorpe.

Administrator: Mark Driesbach, 22 Court Street, Lehigh-ton, PA 18235.

Attorney: Jane S. Sebelin, Esquire, 120 S. First St., Lehigh-ton, PA 18235.

**WOLFE, JAMES F., Dec'd.**

Late of Carbon County.  
Administrator: John R. Wolfe, III, 110 North Hilltop Road, New Ringgold, PA 17960.

Attorney: Cynthia S. Yurchak, Esquire, 121 Carbon Street, P.O. Box 49, Weatherly, PA 18255.

**THIRD PUBLICATION**

**EMERICH, ANNA B. a/k/a ANNA EMERICH a/k/a ANNA BELLE EMERICH a/k/a ANNABELLE EMERICH, Dec'd.**

Late of the Borough of Nesquehoning.

Executrix: Lisa Maria Blew, Strawberry Street, Box 305, Tuscarora, PA 17982.

Attorneys: Anthony S. Odorizzi, Esquire, Bowe & Odorizzi Law, LLC, 109 West Broad Street, Tamaqua, PA 18252.

**GREEN, LOUISE EMMA a/k/a EMMA L. GREEN a/k/a EMMA GREEN, Dec'd.**

Late of Bowmanstown.

Co-Executrices: Brenda J. Wanamaker, 458 Seventh Street, Slatington, PA 18080 and Ann L. Glass, 1162 Line Road, Danielsville, PA 18038.

Attorneys: Angela M. Stehle, Esquire, Shabbick & Stehle, 533 Delaware Avenue, Pal-merton, PA 18071.

**KAIREWICH, CYNTHIA T., Dec'd.**

Late of Weatherly.

Administratrix: Shawna Mokes, 183 Old Bethlehem Road, Quakertown, PA 18951.

Attorneys: Paul H. Young, Esquire, Young Marr Mallis & Deane, LLC, 3554 Hulmeville Rd., Suite 102, Bensalem, PA 19020.

**KROBOCK, ANNA B.,** Dec'd.  
Late of Beaver Meadows Borough.  
Executor: Michael Bodnar.  
Attorneys: Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201.

**NANSTEEL, EVELYN E.,** Dec'd.  
Late of Lehighton.  
Executrices: Joyce J. Kopack and Catherine L. Croisette c/o Eric James Filer, Esquire, P.O. Box 56, Lehighton, PA 18235.  
Attorney: Eric James Filer, Esquire, P.O. Box 56, Lehighton, PA 18235.

**PETRO, CHARLES R.,** Dec'd.  
Late of Summit Hill.  
Administrator: Charles Petro 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.

**POWELL, RUTH B.,** Dec'd.  
Late of the Borough of Nesquehoning.  
Executrix: Elizabeth A. Comiskey, 2809 State Route 29 Hwy., Hunlock Creek, PA 18621.  
Attorneys: Frank J. Skokoski, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202.

**SHIPLEY, KENT D.,** Dec'd.  
Late of Jim Thorpe.  
Administrator: Bruce S. Shipley c/o Carla M. Trongone, Esquire, 333 N. Broad St., Lansdale, PA 19446.  
Attorney: Carla M. Trongone, Esquire, 333 N. Broad St., Lansdale, PA 19446.

**SICKLEY, PETER B., JR.,** Dec'd.  
Late of Albrightsville.  
Executrix: Holly Plante c/o Matthew J. Parker, Esquire, Marshall, Parker & Weber, LLC, 49 E. Fourth Street, Suite 105, Williamsport, PA 17701.  
Attorneys: Matthew J. Parker, Esquire, Marshall, Parker & Weber, LLC, 49 E. Fourth Street, Suite 105, Williamsport, PA 17701.

**YANICK, DAVID J.,** Dec'd.  
Late of Beaver Meadows.  
Executrix: Evelyn Miller.  
Attorneys: Joseph R. Baranko, Jr., Esquire, The Slusser Law Firm, 1620 N. Church Street, Suite 1, Hazleton, PA 18202.

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**REGISTER OF WILLS**

**BOSSARD, LINDA S.;** Bowmantown, PA; Will; Holly A. Heintzelman, Esquire.

**CARNISH, SCOTT M.;** Summit Hill, PA; Admn.; Joseph J. Velitsky, Esquire.

**KOCH, DANIEL J. a/k/a DANIEL JAY KOCH;** Palmerton, PA; Will; Jenny Y.C. Cheng, Esquire.

WILSON, RICHARD A.; Lehigh-  
ton, PA; Admn.; Kristen L.  
Behrens, Esquire (Camden  
County, NJ).

ZERN, GUY F., III; Lehigh-  
ton, PA; Will; Jane S. Sebelin, Es-  
quire.

Mar. 4

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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.

BENNER, TRAVIS; Samantha  
Anthony; 22-0298; Custody;  
Pro Se; 02/18/22.

CAPITAL ONE N.A.; Antonio  
Monge; 22-0323; DJ Appeal;  
Michael Schuman, Esquire;  
02/24/22.

CAVALRY SPV I LLC; Belkis  
Richardson; 22-0307; Civil Ac-  
tion; David J. Apothaker, Es-  
quire; 02/22/22.

DeLEON, FELIX, JR.; Common-  
wealth of Pennsylvania De-  
partment of Transportation  
Bureau of Driver Licensing;  
22-0320; License Appeal; Mat-  
thew J. Rapa, Esquire; 02/23/  
22.

DISCOVER BANK; Ricky E. Con-  
treras; 22-0309; DJ Appeal;  
Brittany N. Weston, Esquire;  
02/22/22.

DISCOVER BANK; John Howers;  
22-0304; Civil Action; Kia N.  
House, Esquire; 02/22/22.

DISCOVER BANK; Daniel L.  
Schaffer; 22-0302; Civil Action;  
Michael J. Dougherty, Esquire;  
02/22/22.

DISCOVER BANK; Nicole O.  
Toole; 22-0305; Civil Action;  
Michael R. Lipinski, Esquire;  
02/22/22.

FIORETTI-CORNISH, CARLA;  
Jacob Henry; 22-0301; Civil  
Action; Stephanie J. Steward,  
Esquire; 02/22/22.

GOSSY, KIMBERLY; Mark Gos-  
sy; 22-0300; Protect/Abuse;  
Pro Se; 02/22/22.

GOSSY, MARK S.; Kimberly  
Gossy; 22-0310; Divorce; Pro  
Se; 02/22/22.

HADZICK, MICHAEL WIL-  
LIAM; Commonwealth of  
Pennsylvania Department of  
Transportation Bureau of  
Driver Licensing; 22-0308; Li-  
cense Appeal; Matthew J.  
Rapa, Esquire; 02/22/22.

LEININGER, EARL, JR., LE-  
ANNE LEININGER; Borough  
of Jim Thorpe, Jim Thorpe Li-  
ons Club; 22-0306; Civil Ac-  
tion; Kenneth, Millman, Es-  
quire; 02/22/22.

LUX, THOMAS R.; Lisa R. Lux;  
22-0321; Divorce; Nicholas J.  
Masington, III, Esquire; 02/24/  
22.

McARDLE, JOSEPH P., JR.; Kel-  
lee McArdle; 22-0312; Divorce;  
Michael L. Ozalas, Esquire;  
02/22/22.

McDERMOTT, CHRISTY; Tony  
McDermott; 22-0318; Divorce;  
Carole J. Walbert, Esquire;  
02/23/22.

CARBON COUNTY LAW JOURNAL

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**NOTICE**

COURT OF COMMON PLEAS  
CIVIL DIVISION  
CARBON COUNTY

NO.: 21-2292

American Advisors Group  
PLAINTIFF

vs.

Unknown Heirs, Successors,  
Assigns and All Persons, Firms  
or Associations Claiming Right,  
Title or Interest From or Under  
Margaret Todd, Deceased;  
Gerald Todd, Known Heir of  
Margaret Todd, Deceased; and  
Joseph Todd, Known Heir of  
Margaret Todd, Deceased  
DEFENDANTS

To: the Defendants, Unknown  
Heirs, Successors, Assigns  
and All Persons, Firms or As-  
sociations Claiming Right,  
Title or Interest From or Un-  
der Margaret Todd, Deceased  
TAKE NOTICE THAT THE  
Plaintiff, American Advisors  
Group has filed an action Mort-  
gage Foreclosure, as captioned  
above.

**NOTICE**

IF YOU WISH TO DEFEND,  
YOU MUST ENTER A WRIT-  
TEN APPEARANCE PERSON-  
ALLY OR BY ATTORNEY AND  
FILE YOUR DEFENSE OR OB-  
JECTIONS WITH THE COURT.

YOU ARE WARNED THAT IF  
YOU FAIL TO DO SO THE  
CASE MAY PROCEED WITH-  
OUT YOU AND A JUDGMENT  
MAY BE ENTERED AGAINST  
YOU WITHOUT FURTHER  
NOTICE FOR THE RELIEF RE-  
QUESTED BY THE PLAINTIFF.  
YOU MAY LOSE MONEY OR  
PROPERTY OR OTHER RIGHTS  
IMPORTANT TO YOU.

YOU SHOULD TAKE THIS  
NOTICE 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 HIR-  
ING A LAWYER.

IF YOU CANNOT AFFORD  
TO HIRE A LAWYER, THIS OF-  
FICE MAY BE ABLE TO PRO-  
VIDE YOU WITH INFORMA-  
TION ABOUT AGENCIES  
THAT MAY OFFER LEGAL  
SERVICES TO ELIGIBLE PER-  
SONS AT A REDUCED FEE OR  
NO FEE.

Carbon County Lawyer  
Referral Service  
North Penn Legal Services  
101 W. Broad Street  
Ste. 713  
Hazleton, PA 18201  
CHRISTOPHER A.  
DeNARDO, ESQUIRE  
PA I.D. No. 78447  
KRISTEN D. LITTLE,  
ESQUIRE  
PA I.D. No. 79992

CARBON COUNTY LAW JOURNAL

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ELIZABETH L. WASSALL,  
ESQUIRE

PA I.D. No. 77788

LESLIE J. RASE, ESQUIRE

PA I.D. No. 58365

SAMANTHA GABLE,  
ESQUIRE

PA I.D. No. 320695

LILY CALKINS, ESQUIRE

PA I.D. No. 327356

LOGS LEGAL GROUP LLP

3600 Horizon Drive

Suite 150

King of Prussia, PA 19406

Telephone: (610) 278-6800

E-mail: [pahelp@logs.com](mailto:pahelp@logs.com)

Mar. 4

CARBON COUNTY LAW JOURNAL

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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 March 21, 2022 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  
Feb. 18, 25; Mar. 4

**Sale of the real estate shall be held on Wednesday, March 9, 2022 at 10:00 a.m. online at [www.bid4assets.com](http://www.bid4assets.com).**

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**SALE #1**

Writ of Execution No.: 21-2456.

Property Address: 170 Horse-shoe Lane, Lehighton PA 18235.

Location: Township of East Penn.

Improvements: Unknown.

Defendants: Robert Eckhart and the United States of America.

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**SALE #2**

Writ of Execution No.: 21-2085.

Property Address: 45 Covered Bridge Road, Palmerton, PA 18071.

Location: Township of Lower Towamensing.

Improvements:

Defendants: Jason Gaul and Jessica Schmidt.

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**SALE #3**

Writ of Execution No.: 17-2741.

Property Address: 14 Carbon Street, Weatherly, PA 18255.

Location: Borough of Weatherly.

Improvements: Residential dwelling.

Defendant: Harold W. McNatt.

\_\_\_\_\_

**SALE #4**

Writ of Execution No.: 19-2087.

Property Address: 28 East Hazard Street, Summit Hill, PA 18250.



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Location: Borough of Summit Hill.

Improvements: Unknown.

Defendant: Louis Mitchalk.

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**MORTGAGES**

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

HAPPY ALLEY HOMES LLC,  
Neffs Ntl. Bk., Lehighton,  
\$105,000.00, 04/30/21

WIRTH, CHAD RICHARD,  
Mortgage Electronic Registration Systems Inc., J. Thorpe,  
\$90,824.00, 04/30/21

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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.

GREATER WEATHERLY AREA  
AMBULANCE ASSOC. INC.,  
Borough of Weatherly, Weatherly., \$1.00, 04/01/2021

RICHIE, ROBERT I., Richie, Robert I., Packer, \$1.00, 04/01/21

LIEDEL, ELLEN, Pittenger, Robert D., Lansfd., \$55,000.00, 04/01/21

O'SHAUGHNESSY, NICOLE M., Wernett, Catherine A., J. Thorpe, \$1.00, 04/01/21

SCHAFER, JESSICA A., Blackwell, Mark Ryan, Lehighton, \$200,000.00, 04/01/21

PANELLA, RAYMOND, Panel-la, Paula M., Kidder, \$1.00, 04/01/21

PANELLA, RAYMOND, Panel-la, Paula M., Kidder, \$1.00, 04/01/21

FRANKINO, ALFRED P., Rossi, Meghan, Mahoning, \$360,000.00, 04/01/21

TOMICICH, JEROME, Naz, Anjum, Penn For., \$6,500.00, 04/01/21

MAKOWIEC, JOSHUA E., Makowiec, Joshua E., Weathrly., \$1.00, 04/01/21

BRADY, DANIEL A., JR., Miles, Erin, Kidder, \$1.00, 04/01/21

MOSES, CHRISTOPHER W., Moses, Christopher W., Low. Tow., \$5,000.00, 04/01/21

HAYLES, EDWARD C., Wolfe, Marcia Angella, Penn For., \$280,000.00, 04/01/21

NADLER, HOLLY, Brennan, John C., Jr., Penn For., \$10,000.00, 04/05/21

MARCARIAN, KRICOR, Gargiulo, Steven, Penn For., \$20,000.00, 04/05/21

STROUP, DERBE, Laub, James, Palmrtn., \$139,000.00, 04/05/21

HEISLER HOME BUILDERS LLC, Unlimited Builder LLC, Penn For., \$6,000.00, 04/05/21

PICCOLINO, JOSEPH, Rivera, Bryce M., Penn For., \$4,500.00, 04/05/21

VanRENSLER, BARRY W., Boucher, Robert S., Penn For., \$20,000.00, 04/05/21