

CARBON COUNTY LAW JOURNAL

2	Pet. to Appl. Lic. Susp.	Reale, N.J. (Riegel) v. PennDOT (Van Wert)	24-CV-1753
3	Agreement for Cust.	Seltner, J. (Pro Se) v. Berko, J. (Pro Se)	25-FC-0419
9:00 AM			
1	Pet.		20-9180
1:15 PM			
1	Tax Sale Obj.	Reid, H.L.C. (Roberti) v. Carbon County Tax Claim Bureau (Frycklund)	24-CV-2528
2	Pet.	Florida, S. (Seach) v. Blaser, D.P., Sr. (Pro Se)	25-CV-0207
3	Mot.	Howe, J.C. (Pro Se) v.	25-FC-0082
Judge Nanovic, Roger N., II, Hon.			
1:15 PM			
1	Pet. for Contmpt.	Leshner, J.R. (Kemmerer) v. Leshner, A.D. (Pro Se)	20-0699
Chairman Smith, Debra A., Esq.			
8:30 AM			
4	Pet. to Appoint Master	Schroy, S. (Belanger) v. Schroy, M. (Gillen)	23-FC-2537
10:30 AM			
2	Complnt./Pet. for Cust.	Pantella, J.L. (Gillen) v. Pantella, J.J. (Pro Se)	24-FC-2537
3	Complnt./Pet. for Cust.	Baldwin, L.J. (Pro Se) v. Keller, K.J. (Gillen)	24-FC-2380
11:30 AM			
1	Pet. to Mod. Cust.	Matthews, T.M. (Gillen) v. Norman, K.J. (Masington)	22-0979
5	Complnt./Pet. for Cust.	Hoffman, D.A., Sr. (Pro Se) v. Hoffman, A. (Pro Se)	24-FC-2543
1:00 PM			
1	Pet. to Mod. Cust.	Lindsey, E. (Beltrami) v. Mills, B.J. (Gillen)	24-FC-1111
Friday, March 28			
Judge Nanovic, Roger N., II, Hon.			
9:00 AM			
1	Protection from Abuse Pet.	Silfee, J.E. (Dyrda-Hatton) v. Galeano, J. (Stanton)	24-FC-2911
2	Protection from Abuse Pet.	Navanjo, A. (Bohenek) v. Outterbridge, J. (Johnson)	23-FC-1322
Tuesday, March 25—10:00 AM—NON-SUPPORT HEARINGS—Judge Matika			

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

BALLIET, JAMES W. a/k/a JAMES BALLIET and JAMES WILLIAM BALLIET, Dec'd.
Late of Palmerton.
Executor: James C. Balliet, II
c/o Pavlack Law Offices, P.C.,
1415 Blakeslee Blvd., Dr. E.,
Leighton, PA 18235.

CARBON COUNTY LAW JOURNAL

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

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

Late of the Township of Towamensing.

Executor: Mark W. Eberhart, 3322 Crestview Lane, Walnutport, PA 18088.

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

JONES, JONATHAN J. a/k/a JONATHAN JONES, Dec'd.

Late of the Borough of Palmerton.

Executor: Daniel Matthew Jones, 92 Fireline Road, Bowmanstown, PA 18030.

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

MANARAS, ERNEST ANDREW, Dec'd.

Late of 90 Masters Trail, Albrightsville.

Administrator: Peter Manaras, 141 Signal Road, Drexel Hill, PA 19026.

Attorney: None.

MILLER, DONNA M. a/k/a DONNA MILLER, Dec'd.

Late of Summit Hill.

Executor: Thomas J. Miller 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.

RUSNAK, MARIE L., Dec'd.

Late of the Borough of Lehighton.

Executors: Michael M. Bugarewicz and Christine Bugarewicz c/o Karl F. Longenbach, Esquire, 425 W. Broad Street, Bethlehem, PA 18018.

Attorney: Karl F. Longenbach, Esquire, 425 W. Broad Street, Bethlehem, PA 18018.

SECOND PUBLICATION

BARKER, CAROL J., Dec'd.

Late of 31 Piney Woods Drive, Jim Thorpe.

Executor: Evan M. Barker, 718 Preston Avenue, Bryn Mawr, PA 19010.

Attorneys: Kim M. Gillen, Esquire, The Law Office of Kim M. Gillen, P.C., 613 Blakeslee Boulevard Dr. E., Suite 103, Lehighton, PA 18235.

HOLLENBACH, AMYBETH a/k/a AMY B. HOLLENBACH, Dec'd.

Late of Palmerton Borough.

Executor: Anthony J. Hollenbach, 510 E. Bertsch St., Lansford, PA 18232.

Attorneys: Michael J. McKarski, Esquire, Cohen Feeley Altemose and Rambo, 2851 Baglyos Circle, Suite 200, Bethlehem, PA 18020.

JOHN, EDWARD F., Dec'd.

Late of Tresckow.

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Executrix: Andrea S. John 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.

LEWIS-SANCHEZ, LOUISE ANITA a/k/a LOUISE A. LEWIS-SANCHEZ and LOUIS LEWIS-SANCHEZ, Dec'd. Late of Albrightsville.

Administrator: Buenaventura Sanchez c/o Timothy B. Fisher, II, Esquire, Fisher & Fisher Law Offices, LLC, Attorneys for the Estate, 525 Main Street, P.O. Box 396, Gouldsboro, PA 18424.

Attorneys: Timothy B. Fisher, II, Esquire, Fisher & Fisher Law Offices, LLC, Attorneys for the Estate, 525 Main Street, P.O. Box 396, Gouldsboro, PA 18424.

SMITH, BARBARA M., Dec'd. Late of Palmerton.

Executrix: Holly A. Ferencze c/o Traud Law Offices, 3055 College Heights Blvd., Ste. 2A, Allentown, PA 18104.

Attorney: Traud Law Offices, 3055 College Heights Blvd., Ste. 2A, Allentown, PA 18104.

WALSH, JUDY ANN a/k/a JUDY A. WALSH, Dec'd.

Late of Albrightsville.

Executrix: Melissa Mae Hohenberger 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.

THIRD PUBLICATION

GEORGE, EDITH L., Dec'd.

Late of the Township of Towamensing.

Executrix: Devoe L. Snyder, 3714 Little Gap 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.

LACHETTE, VIRGINIA S. a/k/a VIRGINIA LACHETTE, Dec'd.

Late of the Township of Towamensing.

Administrator c.t.a.: Richard H. Lachette, 16 Albert Avenue, Aldan, PA 19018.

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

MANGIAMELE, VINCENT A., Dec'd.

Late of the Township of Franklin.

Executrix: Jane L. Mangiamele, 740 Green Street, Lehigh-ton, PA 18235.

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

WHALEN, PATRICIA A., Dec'd.

Late of 341 West Ridge Street, Lansford.

Executrix: Sheri Ryan, 348 West Abbott Street, Lansford, PA 18232.

Attorney: Cynthia Ann Dyrda Hatton, Esquire, 442 Mahoning Street, Lehighton, PA 18235.

REGISTER OF WILLS

BALLIET, JAMES WILLIAM a/k/a JAMES W. BALLIET and JAMES BALLIET; Palmer-
ton, PA; Testamentary; Keith
R. Pavlack, Esquire.

EBERHART, WILLIAM J. a/k/a
WILLIAM EBERHART; Palm-
erton, PA; Testamentary; Jason
M. Rapa, Esquire.

JONES, JONATHAN J. a/k/a
JONATHAN JONES; Palmer-
ton, PA; Testamentary; Jason
M. Rapa, Esquire.

KATTNER, BERNARD A.; Jim
Thorpe, PA; Testamentary;
Cynthia S. Yurchak, Esquire.

STROHL, ALVERTA E.; Palmer-
ton, PA; Testamentary; Mat-
thew G. Schnell, Esquire.

THOMPSON, SARAH E. a/k/a
SARAH THOMPSON; Le-
highton, PA; Admn.; David M.
Sebelin, Esquire.

YOUNKER, GLEN PAUL;
Weatherly, PA; Testamentary;
Jane S. Sebelin, Esquire.

Mar. 21

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.

BADAKI, REBEKAH; Behavioral Health Associates; 25-CV-0503; Employment Dispute; William P. Mansour, Esquire; 03/11/25.

BANK OF AMERICA NA; Jessica Sediva; 25-CV-0483; Debt Col-
lection; Joel M. Flink, Esquire;
03/06/25.

CITIBANK NA; Nicholas Getten;
25-CV-0482; Debt Collection;
Paul J. Klemm, Esquire; 03/
06/25.

CITIBANK NA; Cheryl Segarra;
25-CV-0498; Debt Collection;
Ilana Zion, Esquire; 03/10/25.

DIEDEL, JACKLYN; Walter Die-
del; 25-FC-0507; Divorce; Kim
M. Gillen, Esquire; 03/12/25.

DIEDEL, JACKLYN; Walter Die-
del; 25-FC-0508; Custody; Kim
M. Gillen, Esquire; 03/12/25.

DISCOVER BANK; Roy Morgan;
25-CV-0494; Debt Collection;
Michael J. Dougherty, Esquire;
03/10/25.

DISCOVER BANK; Samitro San-
wirja; 25-CV-0495; Debt Col-
lection; Michael J. Dougherty,
Esquire; 03/10/25.

FINK, CRYSTAL; Michael Fink;
25-FC-0518; Protection From
Abuse; Pro Se; 03/12/25.

FINK, DAMIEN; Michael Fink;
25-FC-0510; Protection From
Abuse; Pro Se; 03/12/25.

LEDO, SHANNON; Scott LEdo;
25-FC-0484; Divorce; Keitlyn
A. Burke, Esquire; 03/06/25.

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- rant LLC; 25-CV-0479; 03/06/25; \$2,452.71
- PINK MOON COLLECTIVE LLC; PA Department of Revenue; 25-CV-0476; 03/06/25; \$3,527.21
- POCONO REPAIR; Commonwealth of Pennsylvania Department of Revenue; 25-CV-0517; 03/12/25; \$5,921.97
- RAMOS, CARMEN D.; United States Internal Revenue Service; 25-CV-0496; 03/10/25; \$469,618.81
- REILLY, KARA; Carbon County Clerk of Courts; 25-BOC-7172; 03/11/25; \$2,670.11
- RIPON, SHEAK; Associated Supermarket Group LLC, AFS Capital LLC; 25-CV-0481; 03/06/25; \$4,984,976.62
- ROSALES FLORES, OSVALDO; Carbon County Clerk Of Courts; 25-BOC-7176; 03/12/25; \$230.20
- SCHLEICHERS, INC.; PA Department of Revenue; 25-CV-0478; 03/06/25; \$2,212.51
- SCHOCH, ROGER P.; Borough of East Side; 25-CV-0505; 03/11/25; \$1,210.16
- SERFASS, CHRISM.; PA Department of Revenue; 25-CV-0477; 03/06/25; \$2,568.26
- THOMAS, BUDD, JR.; Carbon County Clerk of Courts; 25-BOC-7170; 03/10/25; \$339.50
- THOMAS, BUDD, JR.; Carbon County Clerk of Courts; 25-BOC-7171; 03/10/25; \$339.50
- WALKER, DVID L.; Lehighton Area School District; 25-CV-0491; 03/10/25; \$1,107.98
- Mar. 21
-
- IN THE COURT OF
COMMON PLEAS OF
CARBON COUNTY,
PENNSYLVANIA
CIVIL DIVISION**
-
- NO.: 24-CV-2030
-
- FIRST NATIONAL BANK
OF PENNSYLVANIA,
Plaintiff
- vs.
- ROBERT W. GREENE, SR.;
PATRICIA A. GREENE;
ROBERT W. GREENE, JR.;
TIFFANY D. MINTO, Known
Heirs of the Estate of Kevin M.
Greene and THE UNKNOWN
HEIRS, EXECUTORS AND/
OR ADMINISTRATORS OF
THE ESTATE OF
KEVIN M. GREENE
Defendants
-
- Notice of Sheriff's Sale of Real Estate on May 14, 2025, at 11:00 A.M. in Carbon County, via www.bid4assets.com/carbon-countysheriffsales.
- ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF ROBERT W. GREENE, SR.; PATRICIA A. GREENE; ROBERT W. GREENE, JR.; TIFFANY D. MINTO, KNOWN HEIRS OF

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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 April 21, 2025 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
Mar. 21, 28; Apr. 4

Sale of the real estate shall be held on Wednesday, April 9, 2025 at 10:00 a.m. online at www.bid4assets.com.

SALE #1

Writ of Execution No.: 24-CV-2707.

Property Address: 604 East 2nd Street, Weatherly, PA 18255.

Location: Borough of Weatherly.

Improvements: Single family.

Defendant: Clinton Bachert.

SALE #2

Writ of Execution No.: 24-CV-0916.

Property Address: 337 West Abbott Street, Lansford, PA 18232.

Location: Borough of Lansford.

Improvements: Residential dwelling.

Defendants: James Carey, III, as Heir of Theresa Carey, Deceased

Heir of Jack J. Guastamacchia, Deceased; Keith Carey, as Heir of Theresa Carey, Deceased Heir of Jack J. Guastamacchia, Deceased; Mary Ann Fetterhoff, as Heir of Theresa Carey, Deceased Heir of Jack J. Guastamacchia, Deceased; Joseph Guastamacchia, as Heir of Jack J. Guastamacchia, Deceased; Mary Parrella, as Heir of Jack J. Guastamacchia & Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from Under Jack J. Guastamacchia

SALE #3

Writ of Execution No.: 19-1808.

Property Address: 515 E. Ridge Street, Lansford, PA 18232.

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Location: Borough of Lansford.

Improvements: Single family.

Defendant: Kristin M. Cinicola.

SALE #4

Writ of Execution No.: 23-CV-2256.

Property Address: 251 W. Patterson Street, Lansford, PA 18232.

Location: Borough of Lansford.

Improvements: Single family.

Defendant: Justin Patrick Dunn.

SALE #5

Writ of Execution No.: 22-1520.

Property Address: 430 White Street, Weissport, PA 18235.

Location: Borough of Weissport.

Improvements: Residential dwelling.

Defendants: Wade Fisher a/k/a Wade T. Fisher, In His Capacity as Executor and Devisee of the Estate of Terry S. Fisher a/k/a Terry Scott Fisher, Deceased; Jason Fisher a/k/a Jason S. Fisher, In his Capacity as Devisee of the Estate of Terry S. Fisher a/k/a Terry Scott Fisher, Deceased; Steven Fisher a/k/a Steven M. Fisher, In his Capacity as Devisee of the Estate of Terry S. Fisher a/k/a Terry Scott Fisher, Deceased; Tori Beth Fisher a/k/a Tori B. Fisher, In her Capacity as Devisee of the

Estate of Terry S. Fisher a/k/a Terry Scott Fisher, Deceased & Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from Under Terry S. Fisher a/k/a Terry Scott Fisher, Deceased

SALE #6

Writ of Execution No.: 24-CV-2344.

Property Address: 123 East Walter Street, Summit Hill, PA 18250.

Location: Borough of Summit Hill.

Improvements: Residential dwelling.

Defendants: Michael A. Hartlage & Mona Teresa Cavaluzzo.

SALE #7

Writ of Execution No.: 18-0964.

Property Address: 205 Pine Cove Court, Lehighton, PA 18235.

Location: Franklin Township. Improvements: Residential dwelling.

Defendants: Michael T. Lucas & Sandra Marie Lucas.

SALE #8

Writ of Execution No.: 24-CV-0438.

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

Location: Township of Towamensing.

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Improvements: Residential dwelling.

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

SALE #9

Writ of Execution No.: 24-CV-1694.

Property Address: 1247 Koch Road, Kunkletown, PA 18058.

Location: Township of Towamensing.

Improvements: Residential dwelling.

Defendants: Robert R. Smith, Jr. & Ashley N. Camps.

SALE #10

Writ of Execution No.: 23-0147.

Property Address: 658 State Route 940, Lake Harmony, PA 18624.

Location: Township of Kidder.

Improvements: Commercial building.

Defendants: Terra Cottage Realty Group, LLC a/k/a Terra Cotta Realty Group, LLC; Sha-trughan Sinah & Puneet Sinha.

SALE #11

Writ of Execution No.: 23-0147.

Property Address: 1347 Lake Drive, Lake Harmony, PA 18624.

Location: Township of Kidder.

Improvements: Vacant land.

Defendants: Terra Cottage Realty Group, LLC a/k/a Terra Cotta Realty Group, LLC; Sha-trughan Sinah & Puneet Sinha.

SALE #12

Writ of Execution No.: 23-CV-1589.

Property Address: 88 Cochise Trail, Albrightsville, PA 18210.

Location: Township of Penn Forest.

Improvements: Residential dwelling.

Defendant: 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.

MORTGAGES

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

ANGELUS, DANTE A.; Jim Thorpe Neighborhood Bk., Frankl., \$503,250.00, 01/02/25

JPM HOLDINGS LLC, Lehigh Valley Capital Funding LLC, Lansfd., \$208,500.00, 01/02/25

FISHER, SONYA, Community Bk. N.A., Sum. Hill, \$132,890.00, 01/02/25

PARADISE SUMMIT LLC, Essa Bk. & Trust, Mahoning, \$800,000.00, 01/02/25