

**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**

**BANAS, ARLINE J. a/k/a ARLINE R. BANAS a/k/a ARLINE BANAS, Dec'd.**

Late of 2975 Hahn's Dairy Road.

Executrix: Joann Agnes Banas a/k/a Joann Banas, 2975 Hahn's Dairy Road, Palmerton, PA 18071.

Attorneys: Matthew G. Schnell, Esquire, Strubinger Law, P.C., 505 Delaware Avenue, P.O. Box 158, Palmerton, PA 18071-0158.

**KELLY, LAWRENCE F. a/k/a LAWRENCE KELLY a/k/a LARRY KELLY, Dec'd.**

Late of Beaver Meadows.

Executrix: Alice Michael.  
Attorney: Louis J. Mattioli, III, Esquire, 4285 Hollywood Blvd., Hazle Township, PA 18202.

**MARZEN, CONSTANCE G. a/k/a CONSTANCE GRACE MARZEN, Dec'd.**

Late of Jim Thorpe.  
Executor: Leo V. Marzen, 96 Emery Drive, Stamford, CT 06902.

Attorney: Jane F. Engler, Esquire, 77 West 10th Street, Jim Thorpe, PA 18229.

**MELBER, BRUCE R. a/k/a LOU MELBER, Dec'd.**

Late of the Borough of Jim Thorpe.

Executrix: Sharon Damon c/o James R. Nanovic, 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.

**O'DONNELL, MARIE A., Dec'd.**

Late of Summit Hill.  
Executors: Joseph O'Donnell and Margaret Pribila 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.

**RABUCK, ISABELLE, Dec'd.**

Late of 1123 Indian Hill Road, Lehighton.

Executrix: Sharon Rabuck.  
Attorneys: David M. Sebelin,  
Esquire, Sebelin & Sebelin,  
P.C., 301 South 3rd Street,  
Lehighon, PA 18235.

**SHARPE, HUGH J.,** Dec'd.

Late of Summit Hill.  
Administrator: David Lee  
Schwoyer 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.

**SOMMERS, RHONDA M.,**  
Dec'd.

Late of Summit Hill.  
Administrator: Steven Som-  
mers c/o The Roth Law Firm,  
P.O. Box 4355, Allentown, PA  
18105.  
Attorneys: Robert B. Roth,  
Esquire, The Roth Law Firm,  
P.O. Box 4355, Allentown, PA  
18105.

**STURDIK, MARIBETH,** Dec'd.

Late of Lehighon.  
Administrator: Robin A. Stur-  
dik c/o The Roth Law Firm,  
P.O. Box 4355, Allentown, PA  
18105.  
Attorneys: Robert B. Roth,  
Esquire, The Roth Law Firm,  
P.O. Box 4355, Allentown, PA  
18105.

**SECOND PUBLICATION**

**CIAVAGLIA, CARMEN A.,**  
Dec'd.

Late of Lehighon, Mahoning  
Township.

Co-Executrices: Carol Ann  
Anderson Ciavaglia and Toni  
Louise Ciavaglia c/o Joseph J.  
Velitsky, 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.

**GULLONE, LEWIS M.,** Dec'd.

Late of San Diego, CA.  
Administrator: Lewis M. Gul-  
lone, Jr., 618 Centre Avenue,  
Jim Thorpe, PA 18229.  
Attorney: Robert T. Yurchak,  
Esquire, 1 East Catawissa  
Street, Nesquehoning, PA  
18240.

**SCITNEY, LINDA K.,** Dec'd.

Late of Bowmanstown Bor-  
ough.  
Executrices: Jane M. Kropf,  
320 Bella Cortina Dr., Poinci-  
ana, FL 34759, Sheryl A. Pav-  
lacka, 1403 Nectarine Dr.,  
Danielsville, PA 18038 and  
Sandy Martinez, 756 Valley  
St., Marysville, PA 17053.  
Attorney: None.

**THIRD 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,  
Lehighon, 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 PREKOPA 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.

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**REGISTER OF WILLS**

**CHRISTMAN, LARRY R.;** Lehighton, PA; Admn.; Michael L. Ozalas, Esquire.  
**DOYLE, PATRICK a/k/a PATRICK JAMES DOYLE;** Nesquehoning, PA; Testamentary; Jenny Y.C. Cheng, Esquire.  
**EBELEY, DEBRA ANN a/k/a DEBRA A. EBELEY a/k/a DEBRA EBELEY;** Palmerton, PA; Testamentary; Matthew G. Schnell, Esquire.  
**FIGUEROA, RENE, JR.;** Lansford, PA; Admn.; Gregory S. Shields, Esquire (Delaware County).  
**LEHMAN, MILDRED G.;** Palmerton, PA; Testamentary; Holly Heintzelman, Esquire.

**MELBER, BRUCE R. a/k/a LOU MELBER;** Jim Thorpe, PA; Testamentary; James Nanovic, Esquire.  
**SHARPE, HUGH J.;** Summit Hill, PA; Admn.; Joseph J. Velitsky, Esquire.

Jan. 20

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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.

**ALFEO, MARIA;** Jose Perez Martinez; 23-0064; Protect/Abuse; Pro Se; 01/09/23.  
**BOBAL, KATHRYN;** Grederick Bobal; 23-0038; Protect/Abuse; Pro Se; 01/06/23.  
**CITIMORTGAGE INC.;** Francia J. McCreesh, Kenneth Wong & Carol Wong; 23-0070; Mortgage Foreclosure; Brian Gelbert, Esquire; 01/10/23.  
**ESTATE OF GUY F. ZERN, III;** James E. Gombert, Jr.; 23-0041; Partition; Jane Sebelin, Esquire; 01/06/23.  
**GADSDEN, ANTON;** Commonwealth of Pennsylvania Department of Transportation; 23-0043; License Appeal; Paul J. Bender, Esquire; 01/09/23.  
**GARCIA, KAYLEE MARIE;** Christopher Rene Garcia; 23-0068; Divorce; Ian M. Richetti, Esquire; 01/10/23.

CARBON COUNTY LAW JOURNAL

MORETON, WILLIAM O., III & SHARON K. MORETON; Lehigh Area School District; 23-0054; 01/09/23; \$606.10

MORETON, WILLIAM O., III, SHARON K. MORETON; Lehigh Area School District; 23-0052; 01/09/23; \$5,922.66

MORETON, WILLIAM O., III, SHARON K. MORETON; Lehigh Area School District; 23-0053; 01/09/23; \$5,656.21

ROMANISKO, WILLIAM M.; Mahoning Township Municipal Authority; 23-0048; 01/09/23; \$1,778.79

SHOTWEL, ROBERT S., LYDIA SHOTWELL HUSBAND & WIFE f/k/a LYDIA BLIHAR; Tyrone Balliet, Jr.; 23-0071; 01/10/23; \$11,665.65

STAHLER, DANIEL; Mahoning Township Municipal Authority; 23-0057; 01/09/23; \$1,617.32

VOLKERS, WALDEMAR, SUSAN VOLKERS; Borough of Nesquehoning; 23-0058; 01/09/23; \$803.88

Jan. 20

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

COURT OF COMMON PLEAS  
CIVIL DIVISION  
CARBON COUNTY

NO.: 21-2292

Reverse Mortgage  
Funding, LLC

PLAINTIFF

vs.

Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Margaret Todd, Deceased and Gerald Todd, known Heir of Margaret Todd, deceased and Joseph Todd, known heir of Margaret Todd, deceased

DEFENDANTS

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Margaret Todd, Deceased, 219 Mountain View Drive, Jim Thorpe, PA 18229  
Your house (real estate) at: 219 Mountain View Drive, Jim Thorpe, PA 18229, parcel ID: 51A-51-169MV is scheduled to be sold at Sheriff's Sale at <https://www.bid4assets.com/CarbonPASheriffSales> on February 8, 2023 at 11:00 A.M. to enforce the court judgment of \$230,496.95 obtained by Reverse Mortgage Funding, LLC against you.

**NOTICE OF OWNER'S RIGHTS YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

To prevent this Sheriff's Sale you must take immediate action: The sale will be cancelled if you pay back to Reverse Mortgage Funding, LLC the amount of the judgment plus costs or the

back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: LOGS Legal Group, LLC, (610) 278-6800.

PLEASE NOTE a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 20 days after the filing of the schedule.

Jan. 20

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**NOTICE OF  
NAME CHANGE**

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IN THE COURT OF COMMON  
PLEAS OF CARBON  
COUNTY, PENNSYLVANIA

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No. 22-1387

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IN THE MATTER OF  
PETITION FOR CHANGE OF  
NAME OF: SUME DURANT

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NOTICE IS HEREBY GIVEN  
that on August 8, 2022, the Petition of Sume Durant was filed in

the above named court, requesting an order to change the name of Sume Durant to Sumi Durant.

The Court has fixed February 2, 2023, at 2:30 p.m., in Courtroom 1, of the Carbon County Courthouse, 4 Broadway, Jim Thorpe, Pennsylvania 18229, 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.

DAVID M. SEBELIN,  
ESQUIRE

Attorney ID: 311606  
SEBELIN & SEBELIN, P.C.  
Attorneys for Petitioner  
301 South 3rd Street  
Lehigh, PA 18235  
(610) 379-4499

Jan. 20

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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 February 21, 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  
Jan. 20, 27; Feb. 3

**Sale of the real estate shall be held on Wednesday, February 8, 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.: 21-2137.

Property Address: 200 Yard Street, Nesquehoning, PA 18240.

Location: Borough of Nesquehoning.

Improvements: Unknown.

Defendants: Shane Dreher and Stephanie M. Southall.

**SALE #2**

Writ of Execution No.: 20-0337.

Property Address: 650 Lafayette Avenue, Palmerton, PA 18071.

Location: Borough of Palmerton.

Improvements: Unknown.

Defendants: Natasha Garger and Steven Thorne.

**SALE #3**

Writ of Execution No.: 21-1883.

Property Address: 266 Mountain Road, Albrightsville, PA 18210.

Location: Township of Penn Forest.

Improvements: Unknown.

Defendant: Ashley S. Hering.

**SALE #4**

Writ of Execution No.: 22-0921.

Property Address: 62 East Second Street, Lehighton, PA 18235.

Location: Township of Franklin.

Improvements: Residential dwelling.

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Defendant: Miriam Holubowski.

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**SALE #5**

Writ of Execution No.: 22-1581.

Property Address: 46 W. High Street, Nesquehoning, PA 18240.

Location: Borough of Nesquehoning.

Improvements: Unknown.

Defendants: Andrea Malinchoc and Nicholas Malinchoc.

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**SALE #6**

Writ of Execution No.: 22-0957.

Property Address: 39 Wintergreen Trail a/k/a 513 Wintergreen Trail, Albrightsville, PA 18210.

Location: Township of Penn Forest.

Improvements: Unknown.

Defendant: Frances Moncrief a/k/a Frances F. Moncrief.

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**SALE #7**

Writ of Execution No.: 21-2292.

Property Address: 219 Mountain View Drive, Jim Thorpe, PA.

Location: Penn Forest Township.

Improvements: Unknown.

Defendants: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Margaret Todd,

Deceased and Gerald Todd, Known Heir of Margaret Todd, Deceased and Joseph Todd, Known Heir of Margaret Todd, Deceased.

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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.

DUNCAN, TIMOTHY W., Mortgage Electronic Registration Systems Inc., J. Thorpe, \$231,300.00, 03/11/22

ERNEY, MICHAEL, Mortgage Electronic Registration Systems Inc., Frankl., \$231,500.00, 03/11/22

GANDY, DENNIS W., Mortgage Electronic Registration Systems Inc., Mahoning, \$203,000.00, 03/11/22

PLATTS, JENNIFER L., Mortgage Electronic Registration Systems Inc., Low. Tow., \$267,800.00, 03/11/22

BEHLER, GLEN E., Neffs Ntl. Bk., Low. Tow., \$250,000.00, 03/11/22

WHITE, BRIAN D., First Northern Bk. and Trust Co., Bowmanst., \$85,000.00, 03/11/22

DOBRY, JASON, Mortgage Electronic Registration Systems Inc., Kidder, \$740,000.00, 03/14/22

CONARTY, CARLA S., Keybank Ntl. Assn., Lehighton, \$52,795.00, 03/14/22