

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**

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

Late of Leighton.

Executrix: Kathleen Broughner, 3135 East Church Circle, Whitehall, PA 18052.

Attorney: None.

**FRITZ, MELBA V.,** Dec'd.

Late of the Township of Franklin.

Executor: Richard J. Strausberger, Jr., 105 Scheller Hill Road, Kunkletown, PA 18058.

Attorneys: Jenny Y.C. Cheng, Esquire, Cheng Law Offices, P.C., 430 Delaware Avenue, P.O. Box 195, Palmerton, PA 18071.

**GRAHAM, MARK J.,** Dec'd.

Late of Weatherly.

Administratrix: Heather H. Graham.

Attorneys: Susan Sernak-Martinelli, Esquire, Law Office of Susan Sernak-Martinelli, 199 North Church Street, Hazleton, PA 18201.

**HAHN, TERRY ALLEN,** Dec'd.

Late of Palmerton.

Co-Executrices: Kimberly R. Hahn and Jilliam M. Adamson.

Attorney: Arley L. Kemmerer, Esquire, 58 Broadway, Jim Thorpe, PA 18229.

**HAWK, JAMES W.,** Dec'd.

Late of the Township of Franklin.

Executors: Ms. Denise L. Schleicher, 54 Breezy Lane, Leighton, PA 18235 and Mr. Dennis E. Hawk, 840 Club 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.

**LAMBERT, BRUCE M.,** Dec'd.

Late of the Township of Towamensing.

Executrix: Monica R. Newhard, 195 Gun Club Road, Palmerton, PA 18071.

Attorneys: Steven D. Brown, Esquire, Spengler Brown Law Offices, 110 East Main Street, Bath, PA 18014.

**McARDLE, DAVID C.,** Dec'd.

Late of Jim Thorpe.

Executrix: Susan M. McArdle, 634 Erford Road, Camp Hill, PA 17011.

Attorney: None.

**SEMAC, THOMAS J. a/k/a THOMAS SAMEC,** Dec'd.

Late of Tresckow.

Executor: John J. Semac.

Attorneys: James A. Schneider, Esquire and William J. Schneider, Esquire, 439 West Broad Street, Hazleton, PA 18201-6106.

**VOLTAGGIO, NICHOLAS A. a/k/a NICHOLAS VOLTAGGIO,** Dec'd.

Late of the Township of Penn Forest.

Executrix: Michele J. Tesoriero, 114 Bay 40th Street, Brooklyn, NY 11214.

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

**SECOND PUBLICATION**

**POTTER, ROBERT F.**, Dec'd.

Late of Jim Thorpe.

Administratrix: Joan H. Potter c/o Daniel G. Dougherty, Esquire, 881 3rd St., Suite B-3, Whitehall, PA 18052.

Attorney: Daniel G. Dougherty, Esquire, 881 3rd St., Suite B-3, Whitehall, PA 18052.

**TOWNE, DANIEL J.**, Dec'd.

Late of the Township of Towamensing.

Executor: Joseph A. Acanfora, 70 David Circle, Lehighton, PA 18235.

Attorneys: Jenny Y.C. Cheng, Esquire, Cheng Law Office, P.C., 430 Delaware Avenue, P.O. Box 195, Palmerton, PA 18071.

**THIRD PUBLICATION**

**MARZEN, EDWARD T.**, Dec'd.

Late of Lehighton.

Executors: Edward G. Marzen, 53 Honeysuckle Lane, Andreas, PA 18211 and Michael D. Marzen, 1370 Germans Road, Jim Thorpe, PA 18229.

Attorney: Holly A. Heintzelman, Esquire, 192 South First Street, Lehighton, PA 18235, (610) 377-3331.

**REHATCHER, MARY HELEN**, Dec'd.

Late of Nesquehoning.

Executrix: Jennifer L. Ashley 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.

**SANTIAGO, NINA MARIA MAACK a/k/a NINA M. MAACK SANTIAGO a/k/a NINA MAACK SANTIAGO a/k/a NINA MARIA SANTIAGO and NINA SANTIAGO**, Dec'd.

Late of the Township of Mahoning.

Administrator: David Santiago, 4718 C Street, Philadelphia, PA 19120.

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

**STOUT, MAYNARD S. a/k/a MAYNARD STOUT**, Dec'd.

Late of 140 Deer Lane, Lehighton.

Executors: Ronald M. Stout, 260 Deer Lane, Lehighton, PA 18235 and Donna Stout Schirer, 390 Deer Lane, Lehighton, PA 18235.

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

CARBON COUNTY LAW JOURNAL

UPWARD VIBRATION LLC;  
Public Asset Management,  
Panther Valley School District;  
25-CV-2943; 12/22/25; \$332.38  
Jan. 2

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 January 14,  
2026 at 10:00 AM, at the CAR-

BON COUNTY COURTHOUSE,  
4 BROADWAY, JIM THORPE,  
PA 18229, to enforce the Court  
Judgment of \$259,581.57 ob-  
tained by, ROCKET MORT-  
GAGE, 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

Jan. 2

NOTICE

NOTICE IS HEREBY GIVEN  
that BETWEEN THE PIPES IN-  
VESTMENTS, LLC, a Pennsylva-  
nia Limited Liability Company  
having its principal office at 1120  
Mahoning Drive West, Lehigh-  
ton, PA 18235 intends to file a  
Certificate of Dissolution with  
the Department of State of the  
Commonwealth of Pennsylva-  
nia, pursuant to and in accor-  
dance with the provisions of the  
Pennsylvania Business Corpora-  
tion Law of 1988, as amended,  
and that the said Limited Liabil-  
ity Company is winding up its  
affairs in the manner prescribed  
by said law, so that its existence  
shall be terminated upon the fil-  
ing of the Certificate of Dissolu-  
tion with the Department of  
State.

KEITH R. PAVLACK,  
ESQUIRE  
PAVLACK LAW OFFICES,  
P.C.

1415 Blakeslee Blvd.  
Dr. E.  
Lehighton, PA 18235

Jan. 2

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**NOTICE OF DISSOLUTION**

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NOTICE IS HEREBY GIVEN that the shareholders and directors of TAM Realty Inc. a Pennsylvania corporation, with an address of 502 Delaware Avenue, Palmerton Pennsylvania 18071 have approved a proposal that the corporation voluntarily dissolve as of February 24, 2025 and that the Board of Directors

is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended, so that its corporation existence shall be terminated upon the issuance of a Certificate of Dissolution by the Department of State of the Commonwealth of Pennsylvania.

MATTHEW G. SCHNELL,  
ESQUIRE  
STRUBINGER LAW, P.C.

505 Delaware Avenue  
P.O. Box 158  
Palmerton, PA 18071  
(610) 826-7678  
(610) 826-5300 (FAX)

Jan. 2

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 January 26, 2026 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  
Dec. 26; Jan. 2, 9

**Sale of the real estate shall be held on Wednesday, January 14, 2026 at 10:00 a.m. online at [www.bid4assets.com](http://www.bid4assets.com).**

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**SALE #1**

Writ of Execution No.: 25-CV-0010.  
Property Address: 89 Penn Street, Lehighton, PA 18235.  
Location: Franklin Township.  
Improvements: Residential property.  
Defendant: Lila A. Andrew.

**SALE #2**

Writ of Execution No.: 25-CV-0805.  
Property Address: 310 Delaware Avenue, Palmerton, PA 18071.  
Location: Borough of Palmerton.  
Improvements: Multi family.  
Defendants: 310DELAWAREAVE LLC & Joannis Kostas.

**SALE #3**

Writ of Execution No.: 18-3059.  
Property Address: 414 Centre Street, Parryville, PA 18071.  
Location: Borough of Parryville.  
Improvements: Two story frame (conventional).  
Defendant: Richard H. Behler.

**SALE #4**

Writ of Execution No.: 21-0805.  
Property Address: 4145 Fireline Road, Palmerton, PA 18071.  
Location: Township of Lower Towamensing.  
Improvements: Single family.  
Defendants: Pamela Jo Berger.

**SALE #5**

Writ of Execution No.: 25-CV-0345.

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Property Address: 96 Wylie Circle a/k/a 1857 Wylie Circle, Albrightsville, PA 18210.

Location: Penn Forest Township.

Improvements: Residential dwelling.

Defendant: Michael A. Gwynn a/k/a Michael Gwynn, in his Capacity as Heir of Cynthia Griffin a/k/a Cynthia R. Griffin; Darrin Aenee Griffin a/k/a Darrin Griffin Jr., in his Capacity as Heir of Cynthia Griffin a/k/a Cynthia R. Griffin; Dashawn Griffin, in his Capacity as Heir of Cynthia Griffin a/k/a Cynthia R. Griffin & Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations, Claiming Right Title or Interest From or Under Cynthia Griffin a/k/a Cynthia R. Griffin.

Location: Borough of Summit Hill.

Improvements: Residential dwelling.

Defendants: Paula M. Janney a/k/a Paula Marie Artman, solely in her Capacity as Heir of Michael L. Janney a/k/a Michael Lee Janney, Deceased; Alecia R. Janney, solely in her Capacity as Heir of Michael L. Janney a/k/a Michael Lee Janney, Deceased; Ryan Janney, solely in his Capacity as Heir of Michael L. Janney a/k/a Michael Lee Janney, Deceased & Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title of Interest from or Under Michael L. Janney a/k/a Michael Lee Janney, Deceased.

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**SALE #6**

Writ of Execution No.: 22-2086.

Property Address: 224 North Walnut Street, Summit Hill, PA 18250.

Location: Borough of Summit Hill.

Improvements: Single family.

Defendant: Michael Hargett.

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**SALE #7**

Writ of Execution No.: 25-CV-0202.

Property Address: 215 West White Bear Drive, Summit Hill, PA 18250.

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**SALE #8**

Writ of Execution No.: 22-1496.

Property Address: 26 W. Garibaldi Avenue, Nesquehoning, PA 18240.

Location: Borough of Nesquehoning.

Improvements: Single family.

Defendant: Ann Marie Krajcir.

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**SALE #9**

Writ of Execution No.: 24-CV-2183.

Property Address: 71 Dunnigan Street, Weatherly, PA 18255.

Location: Borough of Weatherly.

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Improvements: Single family.  
Defendant: Joshua E. Makowiec.

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**SALE #10**

Writ of Execution No.: 25-CV-1917.

Property Address: 45 Fuzzy Lane, Palmerton, PA 18071.

Location: Township of Lower Towamensing.

Improvements: Residential dwelling.

Defendants: Lee M. Mertz, Jr. a/k/a Lee M. Mertz & Kristen A. Mertz.

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**SALE #11**

Writ of Execution No.: 25-CV-1628.

Property Address: 145 Hawk Road, Lehigh, PA 18235.

Location: Franklin Township.

Improvements: Single family.

Defendants: George H. Neumann, III & Gina M. Neumann.

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**SALE #12**

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

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

Location: Township of Towamensing.

Improvements: Residential dwelling.

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

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**SALE #13**

Writ of Execution No.: 23-CV-1802.

Property Address: 60 Pine Drive, Lehigh, PA 18235.

Location: Franklin Township.

Improvements: Single family.

Defendant: Marcella A. Stranger.

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**SALE #14**

Writ of Execution No.: 22-1770.

Property Address: 431 W. Patterson Street, Lansford, PA 18232.

Location: Borough of Lansford.

Improvements: Single family.

Defendant: Nicholas Thorpe.

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**SALE #15**

Writ of Execution No.: 18-3086.

Property Address: 327 Mahoning Street, Lehigh, PA 18235.

Location: Borough of Lehigh.

Improvements: Single family.

Defendants: Ruben J. Zellner III a/k/a Ruben Jams Zellner, III

a/k/a Ruben J. Zellner, III

a/k/a Reuben J. Zellner & Cynthia L. Zellner.

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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.

KOTAKE, YUTARO, JPMorgan Chase Bk., N.A., Kidder, \$200,000.00, 06/20/25

MAKOWIEC, JUDE A., PNC Bk. Ntl. Assn., Packer, \$150,000.00, 06/20/25

REID, LORA A., Mortgage Electronic Registration Systems