

**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

AHNER, TIMOTHY JAMES
a/k/a **TIMOTHY J. AHNER**
a/k/a **TIMOTHY AHNER** and
TIM AHNER, Dec'd.

Late of the Township of Franklin.

Executrix: Kim M. Ahner, 125 Forest Street, Lehighton, PA 18235.

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

BURRY, JOHN B., JR. a/k/a
JOHN B. BURRY and **JOHN BURRY**, Dec'd.

Late of Lower Towamensing Township.

Executor: Douglas E. Burry, 705 Foxcroft Drive, Cinnaminson, NJ 08077.

Attorney: Jason R. Costanzo, Esquire, 17 N. 6th Street, Stroudsburg, PA 18360.

HANAS, OREST J., Dec'd.

Late of Mahoning Twp.

Executrix: Aleksandra Hanas c/o Alice Hart Hughes, Esquire, 4 Terry Dr., #3, Newtown, PA 18940.

Attorney: Alice Hart Hughes, Esquire, 4 Terry Dr., #3, Newtown, PA 18940.

SECOND PUBLICATION

WEIKEL, ROBERT GEORGE
a/k/a **ROBERT G. WEIKEL**
and **ROBERT WEIKEL**, Dec'd.

Late of 264 East Patterson Street, Lansford.

Executrices: Elizabeth Anne Weikel a/k/a Elizabeth A. Weikel, 264 East Patterson Street, Lansford, PA 18232.

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

THIRD PUBLICATION

BURNHAUSER, DORIS ANN
a/k/a **DORIS A. BURNHAUSER**
and **DORIS BURNHOUSER**, Dec'd.

Late of the Borough of Jim Thorpe.

Executor: Christopher J. Gunsner, 1223 Sherwood Forest Road, Stroudsburg, PA 18360.

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

ROCHELEAU, MARGARET ELLEN FELICE a/k/a MARGARET ROCHELEAU, Dec'd.

Late of the Borough of Lehigh-
ton.

Executor: Jason M. Rapa, Esquire, 141 South First Street, Lehigh-
ton, PA 18235.

Attorney: Jason M. Rapa, Esquire, 141 South First Street, Lehigh-
ton, PA 18235.

REGISTER of WILLS

AHNER, TIMOTHY JAMES a/k/a TIMOTHY J. AHNER a/k/a TIMOTHY AHNER and TIM AHNER; Lehigh-
ton, PA; Testamentary; Jason M. Rapa, Esquire.

DVORAK, JEFFREY W.; Weatherly, PA; Testamentary; Joseph R. Baranko, Jr., Esquire.

FREY, MICHAEL ROBERT a/k/a MICHAEL R. FREY; Nesquehoning, PA; Testamentary; Angela M. Stehle, Esquire.

HIGGINS, ALTHEA M.; ALTHEA HIGGINS; Andreas, PA; Testamentary; Jason M. Rapa, Esquire.

HOFFMAN, SHIRLEY M.; Lehigh-
ton, PA; Testamentary; Jenny Y.C. Cheng, Esquire.

McLAUGHLIN, CHARLES L. a/k/a CHARLES McLAUGHLIN; Summit Hill, PA; Admn.; David M. Sebelin, Esquire.

SAUER, RITA MARIE; Albrightsville, PA; Testamentary; Attorney: n/a.

STRUBLE, CAROL A.; Lehigh-
ton, PA; Testamentary; Attorney: n/a.

TRACY, DEBUTE MARGARET; Lehigh-
ton, PA; Testamentary; Jane L. Zellner, Esquire.

May 29

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.

ARNOLD, SABRINA; Timothy Miles; 26-FC-1066; Protection From Abuse; Pro Se; 05/18/26.

BALDINI, KENDRA; Salvatore Picone; 26-FC-1042; Protection From Abuse; Pro Se; 05/15/26.

BANK OF AMERICA NA; Robyn Shapiro; 26-CV-1068; Debt Collection; Jonathan P. Cawley, Esquire; 05/18/26.

BARCLAYS BANK DELAWARE; Robert Pittenger; 26-CV-1039; Debt Collection; Robert Jammann, Esquire; 05/14/26.

BEHLER, ERIN; Jonathan Oakes; 26-FC-1087; Protection From Abuse; Pro Se; 05/19/26.

BROWN, CALEB; Regina Niedzialek; 26-CV-1307; Tort; Elizabeth Wiese, Esquire; 05/14/26.

CAPITAL ONE NA; Joseph Pachorkowsky; 26-CV-1053; Debt Collection; Nicole E. Collins Esquire; 05/15/26.

CARBON COUNTY LAW JOURNAL

TATE, JOSEPH; Carbon County Clerk of Courts; 26-BOC-6372; 05/15/26; \$559.63

TATE, JOSEPH; Carbon County Clerk of Courts; 26-BOC-6373; 05/15/26; \$547.13

TESSITORE, SHANE; Carbon County Clerk of Courts; 26-BOC-6411; 05/19/26; \$984.62

TESSITORE, SHANE; Carbon County Clerk of Courts; 26-BOC-6412; 05/19/26; \$403.24

THAHLA, ANDREW; Carbon County Clerk of Courts; 26-BOC-6403; 05/16/26; \$331.00

TYAHLA, ANDREW; Carbon County Clerk of Courts; 26-BOC-6400; 05/16/26; \$949.43

TYAHLA, ANDREW; Carbon County Clerk of Courts; 26-BOC-6401; 05/19/26; \$789.36

TYAHLA, ANDREW; Carbon County Clerk of Courts; 26-BOC-6402; 05/19/26; \$400.20

TYAHLA, ANDREW; Carbon County Clerk of Courts; 26-BOC-6407; 05/19/26; \$940.96

TYAHLA, ANDREW; Carbon County Clerk of Courts; 26-BOC-6408; 05/19/26; \$380.20

TYAHLA, ANDREW, JR.; Carbon County Clerk of Courts; 26-BOC-6404; 05/19/26; \$550.24

TYAHLA, ANDREW, JR.; Carbon County Clerk of Courts; 26-BOC-6405; 05/19/26; \$2,733.94

TYAHLA, ANDREW, SR.; Carbon County Clerk of Courts; 26-BOC-6406; 05/19/26; \$1,225.45

VOLPI, AANDA; LVNV Funding LLC; 26-CV-1035; 05/14/26; \$3,939.86

WEIL, GABRIELLE; Carbon County Clerk of Courts; 26-BOC-6436; 05/20/26; \$2,789.47

May 29

NOTICE OF FILING OF FICTITIOUS NAME

NOTICE IS HEREBY GIVEN that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on April 20, 2026 for:

HARVEST HELPERS REPAIR with a principal place of business located at: 259 Gun Club Drive, Lehighton, PA, 18235 in Carbon County. The individual(s) interested in this business: Cloyd Troxell, 259 Gun Club Drive, Lehighton, PA, 18235. This is filed in compliance with 54 Pa.C.S. 311.

May 29

PUBLIC NOTICE

COURT OF COMMON PLEAS OF CARBON COUNTY
COMMONWEALTH OF PENNSYLVANIA

NO. 25-CV-0411

WPA II INDUSTRIES, LLC
Plaintiff

vs.

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MULTI-FORCE
CONSTRUCTION GROUP,
LLC; PNK P5, LLC;
MS PARK CONSTRUCTION,
LLC; and JEFFREY
SCHNETTLER, individually
Defendants

TO: MULTI-FORCE CON-
STRUCTION GROUP, LLC
and JEFFREY SCHNETTLER,
Defendants

The Plaintiff, WPA II INDUS-
TRIES, LLC, has commenced a
civil action against you for UN-
JUST ENRICHMENT, FRAUD
AND BREACH OF CONTRACT.
The Court has authorized service
of the Complaint upon you by
publication.

NOTICE

YOU ARE IN DEFAULT BE-
CAUSE YOU HAVE FAILED TO
ENTER A WRITTEN APPEAR-
ANCE PERSONALLY OR BY
ATTORNEY AND FILE IN
WRITING WITH THE COURT
YOUR DEFENSES OR OBJEC-
TIONS TO THE CLAIMS SET
FORTH AGAINST YOU. UN-
LESS YOU ACT WITHIN TEN
DAYS (10) DAYS FROM THE

DATE OF THIS NOTICE, A
JUDGMENT MAY BE ENTERED
AGAINST YOU WITHOUT A
HEARING AND YOU MAY
LOSE YOUR PROPERTY OR
OTHER IMPORTANT RIGHTS.

YOU SHOULD TAKE THIS
NOTICE TO YOUR LAWYER
AT ONCE. IF YOU DO NOT
HAVE A LAWYER OR CAN-
NOT AFFORD ONE, GO TO OR
TELEPHONE THE OFFICE SET
FORTH BELOW TO FIND OUT
WHERE YOU CAN GET LEGAL
HELP.

North Penn Legal Services
101 West Broad Street
Suite 713
Hazleton, PA 18201
Phone: (877) 953-4250

- or -

Carbon County Bar Association
Lawyer Referral
73 W. Broadway
Jim Thorpe, PA 18229
Phone: (610) 379-4950
JOSEPH M. PLAVIN,
ESQUIRE
CRAMER, SWETZ,
McMANUS, JORDAN &
SAYLOR, P.C.

711 Sarah Street
Stroudsburg, PA 18360

May 29

CARBON COUNTY LAW JOURNAL

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 June 10, 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
May 22, 29; June 5

Sale of the real estate shall be held on Wednesday, May 13, 2026 at 10:00 a.m. online at www.bid4assets.com.

SALE #1

Writ of Execution No.: 24-CV-1045.

Property Address: 2278 Mahoning Drive West, Lehighton, PA 18235.

Location: Township of Mahoning.

Improvements: Single Family.
Defendants: Adam Ackley

SALE #2

Writ of Execution No.: 25-CV-1281.

Property Address: 236 Keats Lane, Albrightsville, PA 18210.

Location: Penn Forest Township.

Improvements: Single Family.
Defendants: Joseph Conway & Kimberly Conway.

SALE #3

Writ of Execution No.: 24-CV-1277.

Property Address: 1092 E. Lizard Creek Road, Lehighton PA 18235.

Location: East Penn Township.

Improvements: Single Family.
Defendant: Candy L. Everett.

SALE #4

Writ of Execution No.: 25-CV-2984.

Property Address: 239 East White Street, Summit Hill PA 18250.

Location: Borough of Summit Hill.

Improvements: Mulit Family.
Defendant: Cheryl Horvath.

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SALE #5

Writ of Execution No.: 25-CV-1589.

Property Address: 14 W. Chickadee Lane a/k/a 187 Chickadee Lane, Albrightsville PA 18210.

Location: Township of Penn Forest.

Improvements: Residential Property.

Defendants: Frederick L. Schriener & Tonya M. Schriener.

SALE #6

Writ of Execution No.: 25-CV-2775.

Property Address: 315 Mountain View Dr., Jim Thorpe, PA 18229.

Location: Penn Forest Township.

Improvements: Single Family.

Defendants: Ali Abdul Wahid & Jennifer Wahid.

MORTGAGES

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

POLIVIKA, NICHOLAS S., PNC Bk. Ntl. Assn., Packer, \$50,000.00, 01/05/26

HEARTH & PINE LLC, Mortgage Electronic Registration Systems Inc., Penn For., \$500,000.00, 01/05/26

BAHL, ROBBIE, Mortgage Electronic Registration Systems

Inc., Penn For., \$364,500.00, 01/05/26

MOORE, KERRE E., Mortgage Electronic Registration Systems Inc., Penn For., \$200,000.00, 01/05/26

MECKES, HEATHER, People First Federal Credit Union, Penn For., \$100,000.00, 01/05/26

GALTIERI, TRICIA, Mortgage Electronic Registration Systems Inc., E. Penn, \$321,000.00, 01/05/26

BARBARO, CHRISTINA M., Mortgage Electronic Registration Systems Inc., Penn For., \$215,-710.00, 01/05/26

BEIL, SCOTT, Mortgage Electronic Registration Systems Inc., Bowmanst., \$129,000.00, 01/05/26

COLLINS, THOMAS, First Northern Bk. and Trust Co., Bowmanst., \$46,600.00, 01/05/26

B&D PROPERTY INVESTORS LLC, Hard Money PA LLC, E. Penn, \$205,000.00, 01/05/26

CARBON REI LLC, Loughery, Thomas M., J. Thorpe, \$960,000.00, 01/05/26

MASCHI, MICHAEL, Mortgage Electronic Registration Systems Inc., Penn For., \$720,800.00, 01/05/26

PERALES, LIONEL, Mortgage Electronic Registration Systems Inc., Mahoning, \$280,193.00, 01/05/26