

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

IN THE COURT OF COMMON  
PLEAS OF CARBON  
COUNTY, PENNSYLVANIA  
CIVIL DIVISION

No.: 22-0378

FREEDOM MORTGAGE  
CORPORATION

Plaintiff

v.

ANA UJVARI  
Defendant

NOTICE TO: ANA UJVARI  
Being Premises: 97 Old Stage  
Rd., Albrightsville, PA 18210.  
Being in TOWNSHIP OF  
PENN FOREST, County of CAR-  
BON, Commonwealth of Penn-  
sylvania, 2A-51-DP2042.

Improvements consist of resi-  
dential property.

Sold as the property of ANA  
UJVARI.

Your house (real estate) at 97  
Old Stage Rd., Albrightsville, PA  
18210 is scheduled to be sold at  
the Sheriff's Sale on April 10,  
2024 at 10:00 A.M., at the PA—  
CARBON, CARBON COUNTY  
COURTHOUSE, 4 BROADWAY,  
JIM THORPE, PA 18229, to en-  
force the Court Judgment of  
\$227,428.22 obtained by, FREE-  
DOM MORTGAGE CORPORA-  
TION (the mortgagee), against  
the above premises.

BROCK & SCOTT, PLLC  
Attorneys for Plaintiff  
(844) 856-6646

Feb. 23

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

IN THE COURT OF COMMON  
PLEAS OF CARBON  
COUNTY, PENNSYLVANIA  
CIVIL DIVISION

No.: 22-0624

WELLS FARGO BANK, N.A.  
Plaintiff

v.

UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS, AND  
ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST  
FROM OR UNDER MICHAEL  
P. DARCY, DECEASED

Defendant(s)

NOTICE TO: UNKNOWN  
HEIRS, SUCCESSORS, AS-  
SIGNS, AND ALL PERSONS,  
FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE  
OR INTEREST FROM OR  
UNDER MICHAEL P. DAR-  
CY, DECEASED

Being Premises: 165 Longfel-  
low Cir., Albrightsville, PA  
18210.

Being in PENN FOREST  
TOWNSHIP, County of CAR-  
BON, Commonwealth of Penn-  
sylvania, 22A-51-EV87.

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Improvements consist of residential property.

Sold as the property of Michael P. Darcy.

Your house (real estate) at 165 Longfellow Cir., Albrightsville, PA 18210 is scheduled to be sold at the Sheriff’s Sale on March 13, 2024 at 10:00 A.M., at the PA—CARBON, CARBON COUNTY COURTHOUSE, 4 BROADWAY, JIM THORPE, PA 18229, to enforce the Court Judgment of \$203,207.37 obtained by, WELLS FARGO BANK, N.A. (the mortgagee), against the above premises.

BROCK & SCOTT, PLLC

Attorneys for Plaintiff

(844) 856-6646

Feb. 23

NOTICE

IN THE COURT OF COMMON PLEAS OF CARBON COUNTY CIVIL ACTION—LAW

NO. 23-CV-2752

GREAT POCONO HOMES, LLC

Plaintiff

vs.

QUALITY DESIGNER HOMES, INC.

Defendants

NOTICE

To: QUALITY DESIGNER HOMES, INC

You are hereby notified that Plaintiff, Great Pocono Homes, LLC commenced an action (the “Action”) against you in the Court of Common Pleas of Carbon County by filing a Complaint (the “Complaint”). The Action involves property, which had formally been owned by you and known as Lot V 1118 in Section V Towamensing Trails, Penn Forest Township, Carbon County, Pennsylvania. The Plaintiff purchased this property from the Carbon County Repository on February 28, 2020. The Plaintiff is requesting an Order confirming legal title to the real estate and joining the Defendants, its successors and assigns, from having or claiming to have any type of right, lien, title or interest in and to said real estate.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER 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 HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

NORTH PENN LEGAL SERVICES

101 West Broad Street  
Suite 713  
Hazleton, PA 18201  
(877) 953-4250  
Fax: (570) 455-3625

- or -

CARBON COUNTY LAWYER REFERRAL

73 W. Broadway  
Jim Thorpe, PA 18229  
Telephone: (610) 379-4950  
Fax: (610) 379-4952

Feb. 23

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NOTICE

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IN THE COURT OF COMMON PLEAS OF CARBON COUNTY  
CIVIL ACTION—LAW

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NO. 23-CV-2757

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GREAT POCONO HOMES, LLC

Plaintiff

vs.

EMPIRE STORAGE, LLC

Defendants

NOTICE

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To: EMPIRE STORAGE, LLC

You are hereby notified that Plaintiff, Great Pocono Homes, LLC commenced an action (the "Action") against you in the Court of Common Pleas of Carbon County by filing a Complaint (the "Complaint"). The Action involves property, which had formally been owned by you and known as Lot V 137 in Section V Towamensing Trails, Penn Forest Township, Carbon County, Pennsylvania. The Plaintiff purchased this property from Carbon County Tax Borough at a Judicial Sale on April 23, 2021. The Plaintiff is requesting an Order confirming legal title to the real estate and enjoining the Defendants, its successors and assigns, from having or claiming to have any type of right, lien, title or interest in and to said real estate.

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NOTICE

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If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

CARBON COUNTY LAW JOURNAL

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101 West Broad Street  
Suite 713  
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- or -

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73 W. Broadway  
Jim Thorpe, PA 18229  
Telephone: (610) 379-4950  
Fax: (610) 379-4952

Feb. 23

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**CORPORATE NOTICE**

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NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on January 9, 2024, for:

E&D MARKETING CORP  
having a registered office address of: 11 Lakewood Drive, Lake Harmony, PA 18624.

The corporation has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

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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 25, 2024 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  
Feb. 23; Mar. 1, 8

**Sale of the real estate shall be held on Wednesday, March 13, 2024 at 10:00 a.m. online at [www.bid4assets.com](http://www.bid4assets.com).**

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**SALE #1**

Writ of Execution No.: 23-0382.

Property Address: 75 Narragansett Trail, Albrightsville, PA 18210.

Location: Township of Penn Forest.

Improvements: Residential dwelling.

Defendant: Theresa Auch-Schwelk a/k/a Therese Auch-Schwelk.

**SALE #2**

Writ of Execution No.: 22-0624.

Property Address: 165 Longfellow Circle, Albrightsville, PA 18210.

Location: Penn Forest Township.

Improvements: Residential dwelling.

Defendants: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right Title or Interest From or Under Michael P. Darcy, Deceased.

**SALE #3**

Writ of Execution No.: 23-CV-1328.

Property Address: 3530 Forest Inn Road, Palmerton, PA 18071.

Location: Lower Towamensing Township.

Improvements: Residential dwelling.

Defendant: Tori A. Fronheiser in her Capacity as Heir and Administratrix of the Estate of Theresa Fronheiser a/k/a Theresa Nansteel.

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**SALE #4**

Writ of Execution No.: 23-CV-1228.

Property Address: 3845 Forest Inn Road, Aquashicola, PA 18012.

Location: Lower Towamensing Township.

Improvements: Unknown.

Defendants: Lisa Ann Hofacker, the Estate of Elizabeth M. Hofacker, Deceased, and Any and All Known and Unknown Heirs, Successors and Assigns, Representatives and Devisees, and All Persons, Firms or Associations Claiming Right Title or Interest From Under the Estate of Elizabeth M. Hofacker, Deceased.

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**SALE #5**

Writ of Execution No.: 23-0505.

Property Address: 209 E. Hazard Street, Summit Hill, PA 18250.

Location: Borough of Summit Hill.

Improvements: Residential dwelling.

Defendant: Beth Mantz.

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**SALE #6**

Writ of Execution No.: 23-CV-2106.

Property Address: 60 Mill Road, Aquashicola, PA 18012 together with the adjacent lot; AND the adjoining vacant lot of land on Mill Street.

Location: Township of Lower Towamensing.

Improvements: Unknown.

Defendants: Kimberly A. Nierer and Scott J. Nierer.

**SALE #7**

Writ of Execution No.: 23-CV-1590.

Property Address: 424-426 White Street, Weissport a/k/a Lehighton, PA 18235.

Location: Borough of Weissport.

Improvements: Unknown.

Defendant: Teresa Trudich.

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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.

WESTOVER, LYBI, Mortgage Electronic Registration Systems Inc., Low. Tow., \$184,300.00, 07/06/23

YURICHECK, RONALD SHAWN, PSECU, Sum. Hill, \$35,000.00, 07/06/23

4 U HOMES LLC, All Pro Funding V LLC, Mahoning, \$271,425.00, 07/06/23

VERMILLION, MARY HORVAT, Mauch Chunk Trust Co., Sum. Hill, \$50,000.00, 07/07/23

WENNER, DARREN A., Fulton Bk. N.A., Tow. Twp., \$148,275.00, 07/07/23

LAWSON, PATRICIA S., Mortgage Electronic Registration Systems Inc., Penn For., \$205,110.00, 07/07/23

HERMAN, JOHN, Mortgage Electronic Registration Systems Inc., Penn For., \$203,940.00, 07/07/23