

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

Late of the Township of Franklin.

Executor: Curtis Ahner, 160 Beech Street, Lehighton, PA 18235.

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

**ASHNER, MARGO CLARE  
a/k/a MARGO C. ASHNER**,  
Dec'd.

Late of the Township of Lower Towamensing.

Executrix: Melissa B. Serfass a/k/a Melissa Serfass, 510 Hamilton Street, Bowmanstown, PA 18030.

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

**CONKLIN, MARGARET L.**,  
Dec'd.

Late of 15 Anderson Drive, Lehighton.

Executrix: Pearl Bell.

Attorneys: David M. Sebelin, Esquire, Sebelin & Sebelin, P.C., 301 South 3rd Street, Lehighton, PA 18235.

**FISCHETTI, ROBERT H.**, Dec'd.  
Late of 100 Byron Lane, P.O. Box 846, Albrightsville, PA 18210.

Administratrix: Dawn Fischetti, 100 Byron Lane, P.O. Box 846, Albrightsville, PA 18210.

Attorney: None.

**KARNISH, ROMAINE M.**,  
Dec'd.

Late of Lansford.

Co-Executors: Glen Karnish, 112 W. Patterson St., Lansford, PA 18232 and Gary Karnish, 12 Blueberry Lane, Nesquehoning PA 18240.

Attorney: None.

**KIDDISH, JEAN L.**, Dec'd.

Late of Weatherly.

Executor: Steven A. Kiddish.  
Attorneys: Lorine Angelo Ogurkis, Esquire, Ogurkis Law, LLC, 21 North Locust Street, Hazleton, PA 18201, (570) 453-9777.

**MOSER, MARGARET**, Dec'd.  
Late of Jim Thorpe.

Administrators: Frank R. Moser, Jr., 900 Center Ave., Jim Thorpe, PA 18229 and Marlene Moser, 10 East 6th Street, Jim Thorpe, PA 18229. Attorneys: Megan A. Nanovic, Esquire, Nanovic Law Offices, 57 Broadway, P.O. Box 359, Jim Thorpe, PA 18229.

**XANDER, CHARLES W. a/k/a CHARLES XANDER, Dec'd.**

Late of Albrightsville. Administratrix: Kathleen E. Xander c/o Tammy Lee Clause, Esquire, The Clause Law Group, P.O. Box 241, Newfoundland, PA 18445.

Attorneys: Tammy Lee Clause, Esquire, The Clause Law Group, P.O. Box 241, Newfoundland, PA 18445, (570) 676-5212, attyclause@gmail.com.

**SECOND PUBLICATION**

**EVANS, FRED C., SR., Dec'd.**

Late of Summit Hill. Executrix: Mary Ann R. Evans 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.

**LEIPOLD, JOHN R., Dec'd.**

Late of 59 Park Drive, Nesquehoning.

Administratrix: Marilyn Leipold, 59 Park Drive, Nesquehoning, PA 18240.

Attorney: Jane L. Zellner, Esquire, 120 S. First St., Lehigh-ton, PA 18235.

**THIRD PUBLICATION**

**BURKHARDT, VICTORIA E., Dec'd.**

Late of Lehigh-ton.

Personal Representative: Juliane Trinette Neifert a/k/a Juliane Neifert.

Attorneys: Paul S. Frank, Esquire, King Spry Herman Freund & Faul LLC, One West Broad Street, Suite 700, Bethlehem, PA 18018, (610) 332-0390.

**DEGANICH, MICHAEL ISADORE, Dec'd.**

Late of the Borough of Nesquehoning.

Administratrix: Myla Deganic, 605 Mill Street, Danville, PA 17821.

Attorney: Robert T. Yurchak, Esquire, 1 East Catawissa Street, Nesquehoning, PA 18240.

**FEHR, ROBERT L. a/k/a ROBERT LEROY FEHR, Dec'd.**

Late of the Township of Lower Towamensing.

Executrix: Tammie Lynn Bailey a/k/a Tammie Bailey, 6723 Golden Key Road, New Tripoli, PA 18066.

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

**HORN, ARLENE M. a/k/a ARLENE HORN, Dec'd.**

Late of the Borough of Lehigh-ton.

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Executrix: Tricia Lynn Doerr, 415 Bridge Street, Lehigh-  
ton, PA 18235.

Attorney: Jason M. Rapa, Es-  
quire, Rapa Law Office, P.C.,  
141 South First Street, Lehigh-  
ton, PA 18235.

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### REGISTER of WILLS

AHNER, JAMES J. a/k/a JAMES  
AHNER; Lehigh-  
ton, PA; Tes-  
tamentary; Jason M. Rapa,  
Esquire.

BINDO, JEAN L. a/k/a JEAN  
BINDO; Beaver Meadows,  
PA; Testamentary; David L.  
Glassberg, Esquire (Luzerne  
County).

GEUSIC, FRANCINE B. a/k/a  
FRANCINE GEUSIC; Lans-  
ford, PA; Testamentary; Ger-  
ald F. Strubinger, Jr., Esquire.

HANAS, OREST J.; Lehigh-  
ton, PA; Testamentary; Alice Hart  
Hughes, Esquire.

KARNISH, ROMAINE M.; Lans-  
ford, PA; Testamentary; At-  
torney: n/a.

MECKES, JOSEPHINE M.; Jim  
Thorpe, PA; Testamentary;  
Anthony Roberti, Esquire.

SCUTARI, FRANCESCO; Palm-  
erton, PA; Testamentary; Dan-  
iel G. Dougherty, Esquire.

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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.

AMERICAN EXPRESS NATION-  
AL BANK; Muris Dzafic; 26-  
CV-0496; Debt Collection; Seth  
Hojnacki, Esquire; 03/06/26.

ANDROKITIS, ALEXANDRIA;  
Kyle Androkitis; 26-FC-0522;  
Divorce; Pro Se; 03/10/26.

BANK OF AMERICA NA; Terry  
Blair; 26-CV-0487; Debt Collec-  
tion; Jonathan P. Cawley, Es-  
quire; 03/06/26.

BANK OF AMERICA NA; Jen-  
nifer Stephenson; 26-CV-0484;  
Debt Collection; Jonathan P.  
Cawley, Esquire; 03/06/26.

BANK OF AMERICA NA; Jen-  
nifer Stephenson; 26-CV-0485;  
Debt Collection; Jonathan P.  
Cawley, Esquire; 03/06/26.

BARCLAYS BANK DELAWARE;  
James Ehling; 26-CV-0504;  
Debt Collection; Michael F.  
Ratchford, Esquire; 03/09/26.

BROWN, LAUREN; Eric Brown;  
26-FC-0490; 03/06/26; Pro Se;  
03/06/26.

CAPITAL ONE NA, DISCOVER  
BANK; Kimberly Kuznet; 26-  
CV-0495; Debt Collection; Seth  
Hojnacki, Esquire; 03/06/26.

CAPITAL ONE NA SUCCESSOR  
BY MERGER TO DISCOVER  
BANK; Stephanie Vlasman;  
26-CV-0526; Debt Collection;  
Nicole E. Collins, Esquire; 03/  
11/26.

CAVALRY SPV I LLC; Andrei  
Aev; 26-CV-0488; Debt Collec-  
tion; David J. Apothaker, Es-  
quire; 03/06/26.

MORALES-TIRADO, JOSE; Carbon County Clerk of Courts; 26-BOC-672; 03/09/26; \$2,407-.96

ROMAN, REIMON; Carbon County Clerk of Courts; 26-BOC-6154; 03/05/26; \$227.37

RORIGUEZ, JANS; Carbon County Clerk of Courts; 26-BOC-6160; 03/06/26; \$575.20

SMITH, CHRISTINA; Carbon County Clerk of Courts; 26-BOC-6164; 03/09/26; \$4,449.49

TERMINKEEV, VASILY; Carbon County Clerk of Courts; 26-BOC-6167; 03/09/26; \$248.86

TIRADO, BRAYAN; Carbon County Clerk of Courts; 26-BOC-6163; 03/09/26; \$806.96

VS D&D CARRIER CORP; Carbon County Clerk of Courts; 26-BOC-6158; 03/06/26; \$5,004.61

VS GTSD TRANSPORT LLC; Carbon County Clerk of Courts; 26-BOC-6157; 03/06/26; \$264.11

VS PG CARRIER CORP; Carbon County Clerk of Courts; 26-BOC-6156; 03/06/26; \$5,747.61

VS PHA CARRIER CORP; Carbon County Clerk of Courts; 26-BOC-6155; 03/06/26; \$442-.39

ZAENGLE, MARK E.; Borough of Nesquehoning; 26-CV-0517; Nina Rosenthal, Esquire; \$687-.98

ZAENGLE, MARK E.; Panther Valley School District Public Asset Management; 26-CV-0519; 03/10/26; \$982.51

Mar. 20

**NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE**

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Court of Common Pleas  
Carbon County, Pennsylvania  
Civil Action—Law

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NO. 25-CV-0893

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PHH MORTGAGE  
CORPORATION

Plaintiff

v.

LONNIE NUTTALL, IN HIS  
CAPACITY AS HEIR OF  
MARY NUTTALL; et al.

Defendants

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**COMPLAINT IN  
MORTGAGE FORECLOSURE**

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To: JENNIFER GUZMAN, IN  
HER CAPACITY AS HEIR OF  
MARY NUTTALL; UN-  
KNOWN HEIRS, SUCCE-  
SSORS, ASSIGNS AND ALL  
PERSONS, FIRMS OR ASSO-  
CIATIONS, CLAIMING  
RIGHT, TITLE OR INTEREST  
FROM OR UNDER MARY  
NUTTALL, Defendant(s), 47  
WARGO ROAD, JIM THOR-  
PE, PA 18229

You are hereby notified that  
Plaintiff, PHH MORTGAGE  
CORPORATION, has filed a  
Mortgage Foreclosure Com-  
plaint endorsed with a Notice to  
Defend, against you in the Court  
of Common Pleas of CARBON

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County, PA docketed to No. 25-CV-0893, seeking to foreclose the mortgage secured on your property located, 47 WARGO ROAD, JIM THORPE, PA 18229.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you, and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or 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 OF-

FICE MAY BE ABLE TO PROVIDE YOU WITH THE 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  
Hazelton PA, 18201  
(877) 953-4250  
TROY FREEDMAN,  
ESQUIRE  
ID No. 85165  
ROBERTSON, ANSCHUTZ,  
SCHNEID, CRANE &  
PARTNERS, PLLC  
Attorneys for Plaintiff  
A Florida professional  
limited liability company  
133 Gaither Drive  
Suite F  
Mt. Laurel, NJ 08054  
(855) 225-6906

Mar. 20

NOTICE

NOTICE IS HEREBY GIVEN that on February 27, 2026, the Petition of Theresa Schaffer and David Furry was filed in the below named court, requesting an Order to change the name of Alli Christianna Schaffer, a minor child, to Allister Christianna Schaffer. The Court has fixed May 12, 2026, at 9:00 A.M., in Court Room No. 3, of the Carbon County Courthouse at 4 Broad-

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way, Jim Thorpe, Pennsylvania, as the time and place for the hearing of said Petition, when and where all interested parties may appear and show cause, if any, why the request of the Petitioners should not be granted.

CYNTHIA ANN DYRDA  
HATTON, ESQUIRE

442 Mahoning Street  
Lehighton, PA 18235

Mar. 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 April 20, 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](http://www.carboncountysheriff.com)  
Mar. 20, 27; Apr. 3

**Sale of the real estate shall be held on Wednesday, April 8, 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.: 23-0309.  
Property Address: 10 Rock-spring Court, 517, Lake Harmony, PA 18624.  
Location: Kidder Township.  
Improvements: Single family.  
Defendant: AASTHA Real Estate Investments, LLC.

Property Address: 2365 E. Lizard Creek Road, Lehighton, PA 18235.  
Location: East Penn Township.  
Improvements: Single family.  
Defendant: Patsy A. Beaver.

**SALE #4**

Writ of Execution No.: 25-CV-2543.  
Property Address: 216 West Main Street, Weatherly, PA 18255.  
Location: Borough of Weatherly.  
Improvements: Residential structure.  
Defendants: Elaine Bynon & John Komusin (Deceased).

**SALE #2**

Writ of Execution No.: 21-2590.  
Property Address: 11 N. Walnut Street, Lansford, PA 18232.  
Location: Borough of Lansford.  
Improvements: Single family.  
Defendant: Douglas J. Ahner.

**SALE #3**

Writ of Execution No.: 24-CV-0629.

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**SALE #5**

Writ of Execution No.: 24-CV-0628.

Property Address: 336 E. Snyder Avenue, Lansford, PA 18232.

Location: Borough of Lansford.

Improvements: Single family.

Defendant: Cedar Realty Investments, LLC.

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**SALE #6**

Writ of Execution No.: 25-CV-0811.

Property Address: 808 Towamensing Trail, Albrightsville, PA 18210.

Location: Penn Forest Township.

Improvements: Single family.

Defendant: David W. Hayward.

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**SALE #7**

Writ of Execution No.: 24-CV-0256.

Property Address: 37 W. Ridge Street, Lansford, PA 18232.

Location: Borough of Lansford.

Improvements: Single family.

Defendants: David B. Kennedy & Julie A. Swartley n/k/a Julie A. Kennedy.

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**SALE #8**

Writ of Execution No.: 23-CV-2796.

Property Address: 301 W. Water Street, Lansford, PA 18232.

Location: Borough of Lansford.

Improvements: Single family.

Defendant: Ashley Lewis.

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**SALE #9**

Writ of Execution No.: 24-CV-2672.

Property Address: 1735 Strohl Valley Road, Palmerton, PA 18071.

Location: Township of Towamensing.

Improvements: Single family.

Defendant: Meher Real Estate Investments.

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**SALE #10**

Writ of Execution No.: 24-CV-1371.

Property Address: 248 W. High Street, Nesquehoning, PA 18240.

Location: Borough of Nesquehoning.

Improvements: Residential property.

Defendants: William Muth & Branddi Huttie.

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**SALE #11**

Writ of Execution No.: 17-1266.

Property Address: 110 Circle Drive, Lehighton, PA 18235.

Location: Franklin Township.

Improvements: Twin (Half-double) 2 Story Frame.

Defendant: Cindy L. Nothstein.

**SALE #12**

Writ of Execution No.: 25-CV-0893.

Property Address: 47 Wargo Road, Jim Thorpe, PA 18229.

Location: Penn Forest Township

Improvements: Residential property.

Defendants: Lonnie Nuttall, in his capacity as Heir of Mary Nuttall; Debra Nuttall, in her capacity as Heir of Mary Nuttall; Jennifer Guzman, in her capacity as Heir of Mary Nuttall; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations, Claiming Right Title or Interest from or under Mary Nuttall.

**SALE #13**

Writ of Execution No.: 22-0221.

Property Address: 366 W. Snyder Avenue, Lansford, PA 18232.

Location: Borough of Lansford.

Improvements: Single family.  
Defendant: Matthew J. Orach.

**SALE #14**

Writ of Execution No.: 25-CV-2414.

Property Address: 200 3rd Street, Weatherly, PA 18255.

Location: Borough of Weatherly.

Improvements: Residential property.

Defendants: Sarah N. Putnam & Zachary F. Biros.

**SALE #15**

Writ of Execution No.: 24-CV-0164

Property Address: 702 E. Front Street, Lansford, PA 18232.

Location: Borough of Lansford.

Improvements: Single family.  
Defendant: Donnell Snyder.

**SALE #16**

Writ of Execution No.: 24-CV-1512.

Property Address: 2491 Cherry Hill Road, Parryville, PA 18244.

Location: Borough of Parryville and partly in the Township of Lower Towamensing.

Improvements: Single family.  
Defendant: Steven J., Inc.

**SALE #17**

Writ of Execution No.: 25-CV-2303.

Property Address: 62 Johnson Lane, Albrightsville, PA 18210.

Location: Penn Forest Township.

Improvements: Single family.  
Defendants: Mitchell M. Takashima & Michele Takashima.

**SALE #18**

Writ of Execution No.: 24-CV-1945.

Property Address: 468 E. White Bear Drive, Summit Hill, PA 18250.

Location: Borough of Summit Hill.

Improvements: Single family.  
Defendants: Robert J. Turnbach & Lori A. Turnbach.

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**SALE #19**

Writ of Execution No.: 21-2352.

Property Address: 21 W. White Bear Drive, Summit Hill, PA 18250.

Location: Borough of Summit Hill.

Improvements: Single family.  
Defendant: Brandon Weaver.

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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.

RUBY HOPE HOME SOLUTIONS LLC, Cake Mort. Corp., Kidder, \$191,200.00, 07/08/25  
CLEVELAND HARRIS, LEROY JAMES, Mortgage Electronic Registration Systems Inc., Kidder, \$175,000.00, 07/08/25  
ELM INVESTMENTS LLC, Keystone Abacus LLC, Lansfd., \$70,000.00, 07/08/25  
WOLF, ANDREW T., Mortgage Electronic Registration Systems Inc., Penn For., \$341,700.00, 07/08/25  
GAETANIELLO, MICHAEL E., Mortgage Electronic Registration Systems Inc., Palmrtn., \$290,000.00, 07/08/25  
315 & 317 EAST CATAWISSA LLC, Mortgage Electronic

Registration Systems Inc., Nesq., \$62,000.00, 07/08/25  
315 & 317 EAST CATAWISSA LLC, Mortgage Electronic Registration Systems Inc., Nesq., \$62,000.00, 07/08/25  
PROPERTIES 2000 LLC, Lancaster Realty Capital LP, Lehigh, \$280,000.00, 07/08/25  
PROPERTIES 2000 LLC, Lancaster Realty Capital LP, Lehigh, \$160,000.00, 07/08/25  
PROPERTIES 2000 LLC, Lancaster Realty Capital LP, Lehigh, \$200,000.00, 07/08/25  
QUIJANO, DANIEL J., Mortgage Electronic Registration Systems Inc., Palmrtn., \$50,000.00, 07/08/25  
BRAZECICKE, CHRISTOPHER, First Commonwealth Federal Credit Union, Penn For., \$246,000.00, 07/08/25  
LEHIGH VALLEY PRIVATE EQUITY FUND LLC, BD Capital SE LLC, Nesq., \$416,000.00, 07/08/25  
TULANOWSKI, JAMES M., PNC Bk. Ntl. Assn., Leh. Twp., \$100,000.00, 07/08/25  
DYER, JAY M., Secretary of Housing & Urban Development, Nesq., \$4,940.77, 07/08/25  
VANHORN, LAUREN, Mortgage Electronic Registration Systems Inc., Palmrtn., \$280,321.00, 07/08/25  
CARD, GEEANNE, Mortgage Electronic Registration Systems Inc., Weathrly., \$179,450.00, 07/08/25