

CARBON COUNTY LAW JOURNAL

DATE/TIME: November 12, 2026, at 10:00 A.M.

PLACE: Carbon County Courthouse, Court Room #1, Jim Thorpe, Pennsylvania.

TERMS: Payment shall be made by cash, cashier's check, certified check, or money order payable to the Carbon County Tax Claim Bureau at the time the property is struck down. All sales are final. Information pertaining to the Judicial Sale and a complete list of properties for sale are available on the county's website at:

www.carboncountypa.gov (click on Services, then Tax Claim Bureau) or by sending your request and a \$10.00 fee to the Carbon County Tax Claim Bureau, P.O. Box 37, Jim Thorpe, PA 18229.

REFERENCE: Unsold Properties advertised in The Times News and Carbon County Law Journal as follows: August 8, 2025, for the Upset Sale Date of September 17, 2025.

BIDDER REGISTRATION DEADLINE: Bidder registration will be accepted until 12:00 P.M. on November 2, 2026.

NOTE TO PROPERTY OWNERS: To ensure your property is removed from the Judicial Sale list, all taxes owed to the Carbon County Tax Claim Bureau should be paid in full no later than 12:00 P.M. on November 10, 2026. Please note that the Tax Claim Bureau will be closed on November 11, 2026, for the observance of Veterans Day.

Carbon County Tax
Claim Bureau
Phone: (570) 325-3635
Reneé Roberts, Director
Business Hours:
8:30 A.M. to 4:30 P.M.

Oct. 2

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

COURT OF COMMON PLEAS
CARBON COUNTY, PA
CIVIL ACTION—LAW

NO. 25-CV-1991

CARRINGTON MORTGAGE
SERVICES LLC

Plaintiff

v.

VALANCE FEDOR, IN HER
CAPACITY AS HEIR OF
PEARL A. SITTLER;
et al. SITTLER
Defendants

COMPLAINT IN
MORTGAGE FORECLOSURE

To: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER PEARL A. SITTLER Defendant(s), 1720 STAGECOACH ROAD, WEST PALMERTON, PA 18071

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You are hereby notified that Plaintiff, CARRINGTON MORTGAGE SERVICES LLC, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of CARBON County, PA docketed to No. 25-CV-1991, seeking to foreclose the mortgage secured on your property located, 1720 STAGECOACH ROAD, WEST PALMERTON, PA 18071.

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 OFFICE 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
M. 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

Oct. 2

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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 October 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
Sept. 25; Oct. 2, 9

Sale of the real estate shall be held on Wednesday, October 14, 2026 at 10:00 a.m. online at www.bid4assets.com.

SALE #1

Writ of Execution No.: 21-2958.

Property Address: 340 1/2 W. Kline Avenue, Lansford, PA 18232.

Location: Borough of Lansford.

Improvements: Single family.

Defendant: Advanced Consulting, Inc.

SALE #2

Writ of Execution No.: 22-0073.

Property Address: 311 W. Patterson Street, Lansford, PA 18232.

Location: Borough of Lansford.

Improvements: Single family.

Defendant: Advanced Consulting, Inc.

SALE #3

Writ of Execution No.: 23-CV-1581.

Property Address: 316 Fairview Street, Lehighton, PA 18235.

Location: Township of Franklin.

Improvements: Single family.

Defendant: Kathleen A. Bartunek.

SALE #4

Writ of Execution No.: 22-1961.

Property Address: 2562 Blakeslee Blvd. Drive E., Lehighton, PA 18235.

Location: Mahoning Township.

Improvements: Single family.

Defendant: Calogero Carlino.

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SALE #5

Writ of Execution No.: 22-1979.

Property Address: 31 Park Avenue, Nesquehoning, PA 18240.

Location: Borough of Nesquehoning.

Improvements: Single family.
Defendant: Maryellen Eckert.

SALE #6

Writ of Execution No.: 24-CV-1784.

Property Address: 256 E. Bertsch Street, Lansford, PA 18232.

Location: Borough of Lansford.

Improvements: Single family.
Defendant: Juan Justin Escalante.

SALE #7

Writ of Execution No.: 24-CV-2923.

Property Address: 113 E. Railroad Street, Nesquehoning, PA 18240.

Location: Borough of Nesquehoning.

Improvements: Single family.
Defendants: Ronald E. Hawk, Susan L. Hawk & Amy S. Rahn.

SALE #8

Writ of Execution No.: 25-CV-2260.

Property Address: 29 Weaver Lane, Lehighton, PA 18235.

Location: East Penn Township.

Improvements: Single family.
Defendants: Ronald E. Hawk & Susan L. Hawk.

SALE #9

Writ of Execution No.: 25-CV-0786.

Property Address: 2-4-6 E. Patterson Street, Lansford, PA 18232.

Location: Borough of Lansford.

Improvements: Single family.
Defendant: Christopher Laughlin.

SALE #10

Writ of Execution No.: 23-CV-2653.

Property Address: 201 N. Hazard Street, Nesquehoning, PA 18240.

Location: Borough of Nesquehoning.

Improvements: Single family.
Defendant: Joanne M. Maurer.

SALE #11

Writ of Execution No.: 21-2134.

Property Address: 1008 Center Street, Jim Thorpe, PA 18229.

Location: Borough of Jim Thorpe.

Improvements: Multi-family.
Defendant: Nancy A. Murphy.

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.: 20-2619.

Property Address: 112 W. Rhume Street, Nesquehoning, PA 18240.

Location: Borough of Nesquehoning.

Improvements: Single family.
Defendant: Robert J. Pisko.

SALE #14

Writ of Execution No.: 25-CV-1602.

Property Address: Forest Street, Lehighton, PA 18235 (Parcel #26-56-A32).

Location: Towamensing Township.

Improvements: Pole barn-metal 4 sides.

Defendant: Poconos Property Partners, LLC; Thomas Strafford; Kiptum Ketchum & Louis Carr.

SALE #15

Writ of Execution No.: 26-CV-1092.

Property Address: 27 Yellow Run Road, Jim Thorpe, PA 18229.

Location: Penn Forest Township.

Improvements: Single family.

Defendants: Erin B. Vose a/k/a Erin Vose & Kevin L. Hertzog.

DEEDS

The name of the grantor appears first, followed by name of grantee, location of premises, amount of consideration, and date of recording.

Westwood Condominium Assn.

Inc., Kidder, 01/06/26

JEFFERSON, DOLORES M., \$1.00

CHUBATTYY, OLEKSANDR, \$1.00

GILL, JOHNNY P., \$1.00

SAYLOR, DON R., \$1.00

NESBITT, JUDITH A., \$1.00

FINN, DOROTHY K., \$1.00

KNIFE, RICHARDJ., \$1.00

LYNCH, EUGENE M., \$1.00

LYNCH, EUGENE M., \$1.00

GAMBLE, PATRICIA D., \$1.00

BANGWA, TERESA SHARLENE B., \$1.00

O'CONNOR, LORRAINE, \$1.00

O'CONNOR, LORRAINE, \$1.00

CAVETT, DONALD L., \$1.00

HOSPES, RICHARD G., \$1.00

DALY, KATHY A., \$1.00

CHIN, DAVID, \$1.00

TAGOE, NII ARYEE, \$1.00