

**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

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.

**SECOND 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, Lehigh-
ton.

Executors: Ronald M. Stout,
260 Deer Lane, Lehigh-
ton, PA 18235 and Donna Stout Schir-
er, 390 Deer Lane, Lehigh-
ton, PA 18235.

Attorneys: Matthew G.
Schnell, Esquire, Strubinger
Law, P.C., 505 Delaware Av-
enue, P.O. Box 158, Palmer-
ton, PA 18071-0158.

THIRD PUBLICATION

**KOHOUT, ALFRED a/k/a AL-
FRED E. KOHOUT**, Dec'd.
Late of Lehigh-
ton.

Executrices: Susan Alice Ba-
kula and Sally Ann Parsons.
Attorneys: Roberti & Roberti,
LLC, 56 Broadway, P.O. Box
29, Jim Thorpe, PA 18229.

REGISTER of WILLS

BROUGHER, JAMES F.; Lehigh-
ton, PA; Admn.; James R.
Nanovic, Esquire.

FRITZ, MELBA V.; Lehigh-
ton, PA; Testamentary; Jenny Y.C.
Cheng, Esquire.

GRAHAM, MARK J.; Weatherly,
PA; Admn.; Susan M. Sernak-
Martinelli, Esquire.

HAHN, TERRY A.; Palmerton,
PA; Testamentary; Arley L.
Kemmerer, Esquire.

HAWK, JAMES W.; Lehigh-
ton, PA; Testamentary; Jenny Y.C.
Cheng, Esquire.

MILASCH, MARGARET L.; Le-
high-
ton, PA; Admn. C.T.A.;
Jennie C. Shnyder, Esquire.

SAMEC, THOMAS J. a/k/a
THOMASSAMEC; Tresckow,
PA; Testamentary; James A.
Schneider, Esquire.

SUITCH, JANE W.; Weatherly,
PA; Testamentary; Thomas S.
Nanovic, Esquire.

Dec. 26

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.

BAILEY PARK PROPERTIES
LLC; Kristi Davison; 25-CV-
2879; MDJ Appeal, Landlord
Tenant; Pro Se; 12/15/25.

BAILEY PARK PROPERTIES
LLC; Alora Wilkins; 25-CV-
2880; MDJ Appeal, Landlord
Tenant; Pro Se; 12/15/25.

BANK OF AMERICA; Anthony
Defrancesco; 25-CV-2856; Debt
Collection; Joel M. Flink, Es-
quire; 12/12/25.

BANK OF AMERICA; Timothy
Kocher; 25-CV-2845; Debt Col-
lection; Joel M. Flink, Esquire;
12/11/25.

BANK OF AMERICA NA; Dustin
Shook; 25-CV-2885; Debt Col-
lection; Frederic I. Weinberg,
Esquire; 12/15/25.

BANKS TOWNSHIP; Christo-
pher Makowicz; 25-CV-2861;
MDJ Appeal; Pro Se; 12/12/25.

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 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.

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.

CARBON COUNTY LAW JOURNAL

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.

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.

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.

SALE #7

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

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

SALE #9

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

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

Location: Borough of Weatherly.

CARBON COUNTY LAW JOURNAL

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

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.

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.

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.

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.

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.

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.

MORTGAGES

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

WHITE, KATHLEEN MARIE,
Secretary of Housing & Urban Development, Nesquehanna, \$25,998-.45, 06/12/15

FEHNEL, ZACHARY CHARLES,
Mortgage Electronic Registration Systems Inc., Lehigh, \$77,600.00, 06/12/25