

**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

BLOOM, WILLIAM A. a/k/a

WILLIAM BLOOM, Dec'd.

Late of 470 Fairyland Road, Lehighton.

Executor: Ryan K. Bloom a/k/a Ryan Bloom, 170 Forest Inn Road, Lehighton, PA 18235.

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

CESARE, ROBERT M., Dec'd.

Late of Lehighton.

Executor: Robert D. Cesare, 229 White Street, Palmerton, PA 18071.

Attorney: None.

CHIN, YUK, Dec'd.

Late of 42 Nathan Way, Albrightsville.

Administratrix: Liana E. Chin, 42 Nathan Way, Albrightsville, PA 18210.

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

CHRISTMAN, RAY GORDON

a/k/a RAY G. CHRISTMAN and RAY CHRISTMAN, Dec'd.

Late of the Township of Mahoning.

Administrator c.t.a.: Ryan T. Christman, 225 Velvet Lane, Lehighton, PA 18235.

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

DEMYANOVICH, DEBRA A.,

Dec'd.

Late of Nesquehoning.

Personal Representative: John Joseph Demyanovich a/k/a John J. Demyanovich.

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

DROFICH, JEFFREY ALAN

a/k/a JEFFREY A. DROFICH and JEFFREY DROFICH, Dec'd.

Late of the Borough of Lehighton.

Co-Administration: Jeffrey Alan Drofich, 103 Millway Street, Lehighton, PA 18235 and Jessica A. Drofich, 2832 Hemlock Drive, Lehighton, PA 18235.

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

FAUST, MARJORIE M. a/k/a MARJORIE FAUST, Dec'd.

Late of 120 North 4th Street, Lehighton.

Executrix: Renae B. Faust, 120 North 4th Street, Lehighton, PA 18235.

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

GEUSIC, FRANCINE B. a/k/a FRANCINE GEUSIC, Dec'd.

Late of 359 W. Water Street, Lansford.

Executor: Andrew L. Snoha, 330 West Ludlow Street, Summit Hill, PA 18250.

Attorneys: Gerald F. Strubinger, Jr., Esquire, Strubinger Law, P.C., 505 Delaware Avenue, P.O. Box 158, Palmerton, PA 18071-0158.

HAYDT, PATRECIA C., Dec'd.

Late of Mahoning Township.
Co-Executors: Ronnie George, Lonnie George and Joel George c/o Joshua D. Shulman, Esquire, Shulman Law Office PC, 419 Delaware Avenue, P.O. Box 157, Palmerton, PA 18071.

Attorneys: Joshua D. Shulman, Esquire, Shulman Law Office PC, 419 Delaware Avenue, P.O. Box 157, Palmerton, PA 18071.

HOSFELD, ERICA E. a/k/a ERICA HOSFELD, Dec'd.

Late of the Township of Penn Forest.

Administrator: Richard Nilsen, 705 White Circle, Northampton, PA 18067.

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

KOPIK, GARY, Dec'd.

Late of the Township of Penn Forest.

Executor: Richard D. Kopik, 15 Letts Court, East Brunswick, NJ 08816.

Attorneys: Gerald J. Kanyok, Jr., Esquire, Cramer, Swetz, McManus, Jordan & Saylor, P.C., 711 Sarah Street, Stroudsburg, PA 18360.

SCHUSTER, SUSAN a/k/a SUSAN E. SCHUSTER a/k/a SUSAN ELIZABETH SCHUSTER and SUSAN BASTONE, Dec'd.

Late of Weatherly.

Executrix: Melissa Sachs.

Attorneys: Michael D. Casari, Jr., Esquire, Olexa & Casari, LTD, 81 S. Church Street, Suite A, Hazleton, PA 18201, (570) 455-1812.

YANICK, CECELIA M. a/k/a CECELIA YANICK, Dec'd.

Late of 350 South 8th Street, Lehighton.

Executrices: Sheila Elizabeth Spadt a/k/a Sheila Spadt, 3380 Fireline Road, Palmerton, PA 18071, Deborah A. Neff a/k/a Deborah Neff, 647 Upper Nis Hollow Drive, Lehighton, PA 18235 and Raberta Yanick Hans a/k/a Raberta Hans, 435 Franklin Avenue, Palmerton, PA 18071.

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

SECOND PUBLICATION

MANTZ, LUCY ANN a/k/a LUCYA. MANTZ a/k/a LUCY FICOCELLI MANTZ and LUCY F. MANTZ, Dec'd.

Late of Nesquehoning.

Executrix: Louise A. Donahue, 3 Eaton Circle, Clementon, NJ 08021.

Attorneys: Megan A. Nanovic, Esquire, Nanovic Law Offices, 57 Broadway, P.O. Box 359, Jim Thorpe, PA 18229.

SCUTARI, FRANCESCO, Dec'd.

Late of Palmerton.

Executrix: Margaret M. Kuehner 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.

THIRD 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.

REGISTER of WILLS

BLACK, PATRICIA A.; Nesquehoning, PA; Admn.; Robert T. Yurchak, Esquire.

CAMPBELL, JAMES J. a/k/a JAMES CAMPBELL; Lehigh-ton, PA; Testamentary; David M. Sebelin, Esquire.

DOUGHERTY, JOSEPH R., JR.; Summit Hill, PA; Testamen-tary; Karen F. Angelucci, Es-quire.

FAUST, MARJORIE M. a/k/a MARJORIE FAUST; Lehigh-ton, PA; Testamentary; Mat-thew G. Schnell, Esquire.

KOZEL, EDWARD S. a/k/a EDWARD KOZEL; Lansford, PA; Testamentary; Joseph J. Velitsky, Esquire.

LUTZICK, RONALD F.; Weath-erly, PA; Testamentary; Kim M. Gillen, Esquire.

STETZ, STANLEY J. a/k/a STANLEY STETZ; Tresckow, PA; Testamentary; Stephen A. Seach, Esquire.

Apr. 3

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.

ABERLE, JOHN, JR.; Sharon Aberle; 26-FC-0616; Divorce; Jo-seph V. Sebelin, Jr., Esquire; 03/19/26.

CARBON COUNTY LAW JOURNAL

CORDAY, JONATHAN; Carbon County Clerk of Courts; 26-BOC-6192; 03/25/26; \$816.12

CULLEN, LISA; Western Lehigh County Restoration LLC, Servpro Of Western Lehigh County; 26-CV-0620; 03/20/26; \$8,092.11

DOOLITTLE, SEAN; Carbon County Clerk of Courts; 26-BOC-6186; 03/19/26; \$1,377.11

ESA, LOUIS; Commonwealth of Pennsylvania Department of Revenue; 26-CV-0627; 03/23/26; \$2,318.97

FAST TAX OF NEPA INC; Commonwealth of Pennsylvania Department of Revenue; 26-CV-0628; 03/23/26; \$3,334.31

FOCHT, ANTHONY; Carbon County Clerk of Courts; 26-BOC-6187; 03/19/26; \$2,900.44

FRANTZ, TIMOTHY; Carbon County Clerk of Courts; 26-BOC-6188; 03/19/26; \$1,972.47

HORVATH, KEVIN; Carbon County Clerk of Courts; 26-BOC-6190; 03/25/26; \$1,955.95

KLOTZ, DONNA; Western Lehigh County Restoration LLC, Servpro Of Western Lehigh County; 26-CV-0621; 03/20/26; \$2,053.59

LIDNER, ROBERT; Carbon County Clerk of Courts; 26-BOC-6185; 03/19/26; \$1,199.97

MICHELSEN, DENA; Carbon County Clerk of Courts; 26-BOC-6189; 03/19/26; \$18,517.76

STEMPA, RPBERT A.; Commonwealth of Pennsylvania Department of Revenue; 26-CV-0630; 03/23/26; \$4,603.10

WALBERT, CAROLE; Commonwealth of Pennsylvania Department of Revenue; 26-CV-0626; 03/23/26; \$4,604.01

Apr. 3

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

NOTICE IS HEREBY GIVEN that a Certificate of Organization for a Domestic Limited Liability Company has been filed with the Pennsylvania Department of State at Harrisburg, PA on March 19, 2026 for the pmpose of creating a limited liability company pursuant to Pennsylvania Uniform Limited Liability Act of 2016, P.L. 1328, No. 170. The name of the limited liability company is:

**BLACK DIAMOND
ATHLETICS, LLC**
Joseph R. Baranko, Jr.,
Esquire
The Slusser Law Firm
1620 North Church Street
Suite 1
Hazleton, PA 18202

Apr. 3

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 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
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.

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 #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 #4
Writ of Execution No.: 25-CV-2543.
Property Address: 216 West Main Street, Weatherly, PA 18255.
Location: Borough of Weatherly.

SALE #3

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

Improvements: Residential structure.
Defendants: Elaine Bynon & John Komusin (Deceased).

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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.

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.

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.

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.

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.

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

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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 #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 #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.

MORTGAGES

The name of the mortgagor appears first, followed by mort-

gagee, location of property, amount of the mortgage, and date of recording.

WHITEHEAD, PAUL D., Mortgage Electronic Registration Systems Inc., Lehighton, \$226,999.00, 07/18/25

KARAPETYAN, ARTUR, Ukrainian Selfreliznce FCU, Palmrtn., \$171,095.00, 07/18/25

SZULCZYNSKI, MARIA, PNC Bk. Ntl. Assn., Tow. Twp., \$100,000.00, 07/18/25

STUBITS, ALYSSA C., Mortgage America Inc., Frankl., \$215,340.00, 07/18/25

MIRANDA, JUAN L., Absolute Home Mort. Corp., Penn For., \$218,500.00, 07/18/25

LEEPER, SETH ALEXANDER, Mortgage Electronic Registration Systems Inc., Lansfd., \$128,281.00, 07/18/25

SILFEE, SEAN R., Secretary of Housing and Urban Development, Penn For., \$3,775.58, 07/21/25

HALL, SARAH LEE, Capital One N.A., Mahoning, \$50,000.00, 07/21/25

ZIMMERLI, BRENDAN, Mortgage America N.A., Low. Tow., \$194,000.00, 07/21/25

ZIMMERLI, BRENDAN, Pennsylvania Housing Finance Agency, Low. Tow., \$10,000.00, 07/21/25

ROMA, MARCYANN, Secretary of Housing and Urban Development, J. Thorpe, \$6,135.41, 07/21/25