

CARBON COUNTY LAW JOURNAL

Friday, November 7

Judge Nanovic, Roger N., II, Hon.

1:15 PM

1 Pet. for Russell, J. (Strubinger) v. Wayno, C. (Yurchak)

25-CV-2212

Injunction

Tuesday, November 4—10:00 AM—NON-SUPPORT COURT—Judge Matika

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

BAUCHSPIES, BESSIE ELLEN MANGAN a/k/a BESSIE E. BAUCHSPIES and BESSIE BAUCHSPIES, Dec'd.

Late of the Borough of Lehigh-
ton.

Executor: Dennis A. Bauch-
spies, 141 Church Street, Le-
high-
ton, PA 18235.

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

GILDNER, WILBUR H., Dec'd.

Late of the Borough of Weath-
erly.

Executrices: Linda K. Bier-
man, 1629 East Lizard Creek
Road, Lehigh-
ton, PA 18235
and Holly Ann Bierman, 1291
East Lizard Creek Road, Le-
high-
ton, PA 18235.

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

**SECOND PUBLICATION
GREENFIELD, KENNETH MI-
CHAEL a/k/a KENNETH M.
GREENFIELD, Dec'd.**

Late of Albrightsville.

Executors: David Greenfield
and Denise M. Lenihan c/o
Kelly C. Jamison, Esquire, P.O.
Box 2257, Albrightsville, PA
18210.

Attorney: Kelly C. Jamison,
Esquire, P.O. Box 2257, Al-
brightsville, PA 18210.

**QUEEN, WENDY A. a/k/a WEN-
DY QUEEN, Dec'd.**

Late of Jim Thorpe.

Administrator: Cody Queen
c/o Kelly C. Jamison, Esquire,
P.O. Box 2257, Albrightsville,
PA 18210.

Attorney: Kelly C. Jamison,
Esquire, P.O. Box 2257, Al-
brightsville, PA 18210.

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MESSINGER, MICHAEL; Carbon County Clerk of Courts; 25-BOC-7899; 10/20/25; \$2,129.46
MILLER, DOREEN F.; Summit Hill Borough; 25-CV-2448; 10/16/25; \$672.44
PROPSON, MATTHEW; Carbon County Clerk of Courts; 25-BOC-785; 10/20/25; \$1,242.47
RIGGIO, ANTHONY; Carbon County Clerk of Courts; 25-BOC-7886; 10/20/25; \$1,863.13
RITCHIE, LAUREN; Carbon County Clerk of Courts; 25-BOC-7902; 10/20/25; \$956.96
RUSSELL, MARTIN; Carbon County Clerk of Courts; 25-BOC-7891; 10/20/25; \$4,791.57
RUSSELL, MARTIN; Carbon County Clerk of Courts; 25-BOC-7892; 10/20/25; \$3,879.79
RUSSELL, MARTIN; Carbon County Clerk of Courts; 25-BOC-7893; 10/20/25; \$5,545.30
SANTOS RAMIREZ, KATIUSCA DELOS; Borough of Lansford; 25-CV-2464; 10/17/25; \$1,162.57
SANTOS RAMIREZ, KATIUSCA DELOS; Panther Valley School District, Public Asset Management; 25-CV-2467; 10/17/25; \$1,622.96
SNYDER, DONNELL; Borough of Lansford; 25-CV-2463; 10/17/25; \$1,115.19
STURGES, JAMES, JR.; Carbon County Clerk of Courts; 25-BOC-7887; 10/20/25; \$1,662.21
SUSKO, KATHRYN E.; Borough of Lansford; 25-CV-2475; 10/20/25; \$1,042.00

SUSKO, KATHRYN E.; Borough of Lansford; 25-CV-2476; 10/20/25; \$1,031.37
TURNBACH, LORI A., ROBERT J. TURNBACH; Summit Hill Borough; 25-CV-2465; 10/17/25; \$1,525.46

Oct. 31

LEGAL NOTICE

ORDER OF COURT: NO. 25-CV-2439

AND NOW, this 23RD day of October, 2025, the foregoing Consolidated Return of the Tax Sales of the Director of the Tax Claim Bureau of Carbon County relating to sales of real estate by said Bureau for unpaid taxes levied for the year 2023, held on September 17, 2025, under the provisions of the Real Estate Tax Sale Law, 72 P.S. §5860.101 et seq., as amended, having been duly presented, and it appearing to the Court that such sales have been regularly conducted according to the provisions of said Real Estate Tax Sale Law, the said Return and the sales so made are confirmed nisi and, in case no objections or exceptions are filed to any said sales within thirty (30) days after the date hereof, a decree of absolute confirmation shall be entered as of course by the Prothonotary, provided that proof of publica-

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tion of the notice as required by 72 P.S. §5860.607 relating to the within confirmation nisi, published once in the Carbon County Law Journal, and once in another newspaper of general circulation published in the County of Carbon within ten (10) days after the within confirmation nisi, shall be filed with the Prothonotary.

Reneé Roberts, Director
Carbon County Tax
Claim Bureau
County Administration
Building
P. O. Box 37
Jim Thorpe, PA 18229-0037
Oct. 31

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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 November 24, 2025 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
Oct. 24, 31; Nov. 7

Sale of the real estate shall be held on Wednesday, November 12, 2025 at 10:00 a.m. online at www.bid4assets.com.

SALE #1

Writ of Execution No.: 25-CV-0589.

Property Address: 58 Penn Street, Beaver Meadows, PA 18216.

Location: Borough of Beaver Meadows.

Improvements: Residential dwelling.

Defendant: Kevin Conahan.

SALE #2

Writ of Execution No.: 24-CV-1927.

Property Address: 50 Aspenwall Road, Lake Harmony, PA 18624.

Location: Township of Kidder.

Improvements: Residential dwelling.

Defendants: Kings Estates, LLC & Drew E. Hill.

SALE #3

Writ of Execution No.: 18-0964.

Property Address: 205 Pine Cove Court, Lehighton, PA 18235.

Location: Franklin Township.

Improvements: Residential dwelling.

Defendants: Michael T. Lucas & Sandra Marie Lucas.

SALE #4

Writ of Execution No.: 25-CV-01622.

Property Address: 15 Black Bear Pass, White Haven, PA 18661.

Location: Township of Kidder.

Improvements: Single family home.

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Defendant: Joseph R. Yanulavich, Jr.

SALE #5

Writ of Execution No.: 24-CV-1406.

Property Address: 438 Coal Street, Lehighton, PA 18235.

Location: Borough of Lehighton.
Improvements: Residential property.

Defendants: Melissa Zechman & Robert Zechman.

MORTGAGES

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

FINKELSTEIN, MARIA, Absolute Home Mort. Corp., Kidder, \$451,250.00, 05/05/25

NAIR, SUNIL, Mortgage Electronic Registration Systems Inc., Kidder, \$618,750.00, 05/05/25

GEORGE, ELLEN M., ESSA Bk. & Trust, Penn For., \$165,000.00, 05/05/25

SILLMAN, JOHN, Mortgage Electronic Registration Systems Inc., Penn For., \$340,000.00, 05/05/25

MURPHY, MICHAEL K., Secretary of Housing and Urban Development, Tow. Twp., \$14,355.40, 05/05/25

LABYACK, JOHN R., Manufacturers and Traders Trust Co., Palmrtn., \$30,000.00, 05/05/25

JONES, REBECCA S., Calsin, John, Sum. Hill, \$125,000.00, 05/06/25

REILLY, PATRICK, Mortgage Electronic Registration Systems Inc., Penn For., \$236,634.00, 05/06/25

BLACK CREEK JUNCTION ENTERPRISES LLC, FWTH LLC, Weathrly., \$85,000.00, 05/06/25

THREE PUTT VENTURES LLC, RFLF 4 LLC, Lehighton, \$202,500.00, 05/06/25

HILL, TAKODA, Jim Thorpe Neighborhood Bk., Lehighton, \$201,081.00, 05/06/25

DELANEY, TIMOTHY JOSEPH, Mortgage Electronic Registration Systems Inc., Sum. Hill, \$135,000.00, 05/06/25

SARAGUSA, SALLY J., Mortgage Electronic Registration Systems Inc., Kidder, \$142,105.00, 05/06/25

KOVACS, TIFFANY, Fort Billings Federal Credit Union, Kidder \$162,000.00, 05/06/25

ROWE, DIRK A., Mortgage Electronic Registration Systems Inc., Tow. Twp., \$364,650.00, 05/06/25

CLEMENS, BRANDON LEE, CrossCountry Mort. LLC, Nesq., \$121,111.00, 05/06/25

CLEMENS, BRANDON LEE, Pennsylvania Housing Finance Agency, Nesq., \$5,995.00, 05/06/25

RARICK, EDWARD B. JR., Mortgage Electronic Registration Systems Inc., Penn For., \$278,800.00, 05/06/25