

**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

FLACCO, RICHARD JOSEPH a/k/a RICHARD J. FLACCO and RICHARD FLACCO, Dec'd.

Late of 197 Piney Wood Drive, Jim Thorpe.

Executrix: Karen Flacco, 197 Piney Woods Drive, Jim Thorpe, PA 18229.

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

KOZEL, EDWARD S. a/k/a EDWARD KOZEL, Dec'd.

Late of Lansford.

Executrix: Eileen Marie Fitzsimmons 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.

SECOND PUBLICATION

BARNHART, LINDA J., Dec'd.

Late of Jim Thorpe.

Executors: James Miller, 834 Cider Mill Lane, Bel Air, MD 21014 and Diane Smith, 2408 Maxa Meadows Lane, Forest Hills, MD 21050.

Attorneys: Holly A. Heintzelman, Esquire, 192 South First Street, Lehighton, PA 18235, (610) 377-3331.

DOUGHERTY, JOSEPH R., JR., Dec'd.

Late of Summit Hill Borough.

Executor: David P. Dougherty c/o Karen F. Angelucci, Esquire, 2617 Huntingdon Pike, Huntingdon Valley, PA 19006.

Attorneys: Karen F. Angelucci, Esquire, Semanoff Ormsby Greenberg & Torchia, LLC, 2617 Huntingdon Pike, Huntingdon Valley, PA 19006.

ULSHAFFER, SHARON D., Dec'd.

Late of 15 Anderson Drive, Lehighton.

Administratrix: Pearl Bell.

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

THIRD PUBLICATION

BIELING, TIMOTHY J., Dec'd.

Late of the Township of Towamensing.

Executrix: Gabrielle Katherine Augustine a/k/a Gabrielle Augustine, 243 Hinds Road, Springfield Center, NY 13468. Attorneys: Jenny Y.C. Cheng, Esquire, Cheng Law Offices, P.C., 430 Delaware Avenue, P.O. Box 195, Palmerton, PA 18071.

CAMPBELL, JAMES J., Dec'd. Late of 2695 Mahoning Mountain Road, Lehighnton. Executrix: Carolyn Mae Spano. Attorneys: Sebelin & Sebelin, P.C., 301 South 3rd Street, Lehighnton, PA 18235.

CHRISTMAN, DEBORAH J. a/k/a **DEBORAH CHRISTMAN**, Dec'd. Late of the Township of Franklin. Administrators C.T.A.: Erin E. Ferko, 300 South 2nd Street, Lehighnton, PA 18235 and Ian D. Christman, 2206 Acorn Court, Slatington, PA 18080. Attorneys: Erik M. Helbing, Esquire, Bowe & Odorizzi Law, LLC, 109 West Broad Street, Tamaqua, PA 18252.

GREEN, SHERWOOD W. a/k/a **SHERWOOD GREEN**, Dec'd. Late of 3155 Hahns Dairy Road, Palmerton. Executrices: Donna I. McGarry, 280 James St., Lehighnton, PA 18235 and Leanne L. Samok, 482 Edgemont Ave., Palmerton, PA 18071. Attorneys: Michael L. Ozalas, Esquire, Ozalas & McKinley, 47 Broadway, Jim Thorpe, PA 18229.

KOBAL, MICHAEL D., Dec'd. Late of Lehighnton. Executor: Dillon M. Hontz, 646 Upper Nis Hollow Drive, Lehighnton, PA 18235. Attorney: Holly A. Heintzelman, Esquire, 192 South First Street, Lehighnton, PA 18235, (610) 377-3331.

LEMAIRE, WILLIAM FRANCIS a/k/a **WILLIAM F. LEMAIRES** and **WILLIAM LEMAIRES**, Dec'd. Late of the Township of Penn Forest. Executrix: Amy Knepper Braciszewski, 9137 Libertytown Road, Berlin, MD 21811. Attorneys: Jason M. Rapa, Esquire, Rapa Law Office, P.C., 141 South First Street, Lehighnton, PA 18235.

STETZ, STANLEY J. a/k/a **STANLEY STETZ**, Dec'd. Late of Tresckow. Executor: Michael Stetz. Attorneys: The Seach Law Offices, 466 State Route 93, Sugarloaf, PA 18249.

REGISTER of WILLS

ADAMS, JAMES LEE, JR.; Jim Thorpe, PA; Admn.; Attorney: n/a.

MOYER, BARBARA A.; Palmernton, PA; Testamentary; Jenny Y.C. Cheng, Esquire

May 1

SUITS BEGUN

The plaintiff's name appears first, followed by the name of the defendant, the case number, the

CARBON COUNTY LAW JOURNAL

DEFUSO, ZACHERY; Carbon County Clerk of Courts; 26-FC-6270; 04/22/26; \$2,140.14

DUWSHECK, DAVID; Carbon County Clerk of Courts; 26-FC-6269; 04/20/26; \$685.90

HIGGINS, MATTHEW J., JR.; Towamensing Township; 26-CV-0852; 04/21/26; \$467.40

KIM, BONG; Carbon County Clerk of Courts; 26-FC-6274; 04/22/26; \$1,752.69

LAUX, THOMAS; Panther Valley School District, Public Asset Management; 26-CV-0834; 04/17/26; \$1,208.21

LEWYCKYJ, JOHN; Mariner Finance LLC; 26-CV-0828; 04/16/26; \$4,184.22

LOVETT, ANDREW; Carbon County Clerk of Courts; 26-FC-6271; 04/22/26; \$4,273.66

MAJESTIC CLEANING COMPANY INC.; United States Internal Revenue; 26-CV-0836; 04/17/26; \$11,919.06

RAMOS TRONCOSO, JOSE D.; Mariner Finance LLC; 26-CV-0827; 04/16/26; \$7,096.09

REESE, SCOTT, JENNIFER L. WEIKEL; Borough of Lansford; 26-CV-0835; 04/17/26; \$1,130.65

REYES RODRIGUEZ, JOSE; Carbon County Clerk of Courts; 26-FC-6272; 04/22/26; \$936.14

THE STEEL PLATE LLC; Commonwealth of Pennsylvania Department of Labor & Industry; 26-CV-0850; 304/20/26; \$3,974.01

HORVATH, CHERYL A.; Mariner Finance LLC; 26-CV-0826; 04/16/26; \$5,561.08

May 1

NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of the Commonwealth of Pennsylvania on or before April 17, 2026, with respect to a proposed nonprofit corporation:

PANTHER VALLEY BLUEPRINT COMMUNITY which has been incorporated under the Nonprofit Corporation Law of 1988. The addr. of the registered office is: 1 Panther Way, Lanford, PA 18232. A brief summary of the purpose or purposes for which said corporation is organized is: formed exclusively for charitable purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986, as amended, or the corresponding provision of any future federal tax code.

May 1

NOTICE

NOTICE IS HEREBY GIVEN that on March 23, 2026, the Petition of BRENDA KAY GREEN was filed in the Carbon County Court of Common Pleas at No. 26-FC-0634 requesting to change the name of BRENDA KAY

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GREEN to BRENDA MAY GREEN. The Court has fixed Tuesday, June 16, 2026 at 1:15 p.m., Courtroom #3 at the Carbon County Courthouse, Jim Thorpe, Pennsylvania as the time and place for the hearing on said

Petition, when and where all interested parties may appear and show cause, if any, why the request of the petitioner should not be granted.

May 1

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 May 25, 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
Apr. 24; May 1, 8

Sale of the real estate shall be held on Wednesday, May 13, 2026 at 10:00 a.m. online at www.bid4assets.com.

SALE #1

Writ of Execution No.: 22-0774.

Property Address: 130 Lehigh Avenue, Palmerton, PA 18071.

Location: Borough of Palmer-ton.

Improvements: Multi-family home.

Defendant: Michelle L. Bisbing a/k/a Michelle Bisbing a/k/a Michelle L. Deibert.

SALE #2

Writ of Execution No.: 24-CV-1109.

Property Address: 122 W. Pat-terson Street, Lansford, PA 18232.

Location: Borough of Lansford.

Improvements: Single family.

Defendant: Christopher Sean Caldwell.

SALE #3

Writ of Execution No.: 26-CV-0070.

Property Address: 125 West Mill Street, Nesquehoning, PA 18240.

Location: Borough of Nesquehoning.

Improvements: Residential dwelling.

Defendants: Matthew L. Chambers & April N. Kuehn.

SALE #4

Writ of Execution No. 24-CV-2540.

Property Address: 205-207 White Street, Lehighton, PA 18235.

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Location: Borough of Weisport.

Improvements: Single family.

Defendants: Edward A. Christman.

SALE #5

Writ of Execution No.: 20-1872.

Property Address: 605 E. Bertsch Street, Lansford, PA 18232.

Location: Borough of Lansford.

Improvements: Single family.

Defendant: Edward A. Christman.

SALE #6

Writ of Execution No.: 20-2260.

Property Address: 119-121 S. Street, Lehighton, PA 18235.

Location: Borough of Lehighton.

Improvements: Single family

Defendant: Edward A. Christman.

SALE #7

Writ of Execution No.: 25-CV-2794.

Property Address: 491 Stony Mountain Road, Jim Thorpe, PA 18229.

Location: Penn Forest Township.

Improvements: Single family.

Defendant: Hamza G. Elgindy.

SALE #8

Writ of Execution No. 25-CV-0034.

Property Address: 31-33 W. Railroad Street, Nesquehoning, PA 18240.

Location: Borough of Nesquehoning.

Improvements: Single family.

Defendant: Richard K. Ellis.

SALE #9

Writ of Execution No.: 26-CV-0152.

Property Address: 44 Spring Street, Weatherly, PA 18255.

Location: Borough of Weatherly.

Improvements: Residential property.

Defendants: Betty Jane Fisher & Thomas L. Fisher.

SALE #10

Writ of Execution No.: 24-CV-2935.

Property Address: 545 Franklin Avenue, Palmerton, PA 18071.

Location: Borough of Palmerton.

Improvements: Half double.

Defendants: Todd S. Frank & Melissa S. Frank.

SALE #11

Writ of Execution No.: 24-CV-2657.

Property Address: 222 N. Walnut Street, Summit Hill, PA 18250.

Location: Borough of Summit Hill.

Improvements: Single family.

Defendant: Kristin Hanes.

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SALE #12

Writ of Execution No.: 25-CV-2816.

Property Address: 2336 East Lizard Creek Road, Lehighton, PA 18235.

Location: East Penn Township.

Improvements: Single family.

Defendant: Charles J. Larrimore.

SALE #13

Writ of Execution No.: 25-CV-0715.

Property Address: 70 Wild Creek Drive, Jim Thorpe, PA 18229.

Location: Township of Penn Forest.

Improvements: Single family.

Defendants: Michael J. Louden & Nicole Louden.

SALE #14

Writ of Execution No.: 25-CV-2486.

Property Address: 269 Carnation Lane, Lehighton, PA 18235.

Location: Mahoning Township.

Improvements: Single family.

Defendant: David Munro.

SALE #15

Writ of Execution No.: 25-CV-2862.

Property Address: 18 Thomas Lane, Albrightsville a/k/a Lehighton, PA 18210.

Location: Penn Forest Township.

Improvements: Residential dwelling.

Defendant: Frank Nappi, a/k/a Frank C. Nappi.

SALE #16

Writ of Execution No.: 24-CV-0460.

Property Address: 855 Towamensing Trail, Albrightsville, PA 18210.

Location: Penn Forest Township.

Improvements: Residential dwelling.

Defendant: Debra Pronnicki, Real Owner and Administratrix of the Estate of Mary Clifford.

SALE #17

Writ of Execution No.: 24-CV-2455.

Property Address: 237 W. Patterson Street, Lansford, PA 18232.

Location: Borough of Lansford.

Improvements: Single family.

Defendant: Katusca Delos Santos Ramirez.

SALE #18

Writ of Execution No.: 25-CV-0381.

Property Address: 246 E. Patterson Street, Lansford, PA 18232.

Location: Borough of Lansford.

Improvements: Single family.

Defendant: Roberto Santiago.

SALE #19

Writ of Execution No.: 25-CV-2831.

Property Address: 1247 Koch Road, Kunkletown, PA 18058.

Location: Township of Towamensing .

Improvements: Residential dwelling.

Defendants: Robert R. Smith; Ashley N. Camps & The Secretary of Housing and Urban Development.

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SALE #20

Writ of Execution No. 25-CV-2418.

Property Address: 5 West Main Street, Junedale, PA 18230.

Location: Banks Township.

Improvements: Residential single-family home.

Defendants: Any and All Unknown Heirs of Ronald J. Wandishin.

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SALE #21

Writ of Execution No.: 22-1214.

Property Address: 218 E. Abbott Street, Lansford, PA 18232.

Location: Borough of Lansford.

Improvements: Single family.

Defendant: Craig S. Welsh.

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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.

SAVACOOOL, DAMIAN V., Mortgage Electronic Registration Systems Inc., Tow. Twp., \$320,000.00, 08/08/25

McARDLE, DAVID, Mortgage Electronic Registration Systems Inc., Penn For., \$203,500.00, 08/08/25

COX, SAMANTHA M., Secretary of Housing & Urban Development, Penn For., \$11,654.31, 08/08/25

WELLS, CHRISTOPHER LEE, Mauch Chunk Trust Co., Penn For., \$25,000.00, 08/11/25

STEIGERWALT, MATTHEW G., Mauch Chunk Trust Co., J. Thorpe, \$27,000.00, 08/11/25

HARGRAVES, HAILIE N., Mortgage Electronic Registration Systems Inc., Kidder, \$256,626.00, 08/11/25

FISHER, ALYSSA, First Commonwealth Federal Credit Union, Lehighton, \$140,000.00, 08/11/25

WHITE, RICHARD, Mortgage Electronic Registration Systems Inc., Sum. Hill, \$245,471.00, 08/11/25

NEBEDUM, BELINDA, Mortgage Electronic Registration Systems Inc., Penn For., \$499,500.00, 08/11/25

BALES, NICHOLAS, Mortgage Electronic Registration Systems Inc., Sum. Hill, \$90,000.00, 08/11/25

MULDERIG, MICHAEL J., JR., Mortgage Electronic Registration Systems Inc., Penn For., \$385,350.00, 08/11/25