

**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**

**EBERT, RICHARD E.,** Dec'd.

Late of 52 Packerton Dam Drive, Lehighton.

Executrix: Linda Guy, 797 Beaver Run Drive, Lehighton, PA 18235-9689.

Attorney: Jane L. Zellner, Esquire, 120 S. First St., Lehighton, PA 18235.

**FATZINGER, ROBERT E., JR.**  
**a/k/a ROBERT FATZINGER,**  
**JR.,** Dec'd.

Late of 288 Alum Street, Lehighton.

Executrix: Barbara Ann Pare, 617 East Walnut Street, Greencastle, IN 46135.

Attorneys: Kim M. Gillen, Esquire, The Law Office of Kim M. Gillen, P.C., 613 Blakeslee Boulevard Dr. E., Suite 103, Lehighton, PA 18235.

**WOLZANSKI, FRANCES B.,**  
**Dec'd.**

Late of 124 Ashley Lane, Lehighton.

Executor: Michael Slamer.

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

**SECOND PUBLICATION**

**GREEN, ELIZABETH A. a/k/a**  
**ELIZABETH GREEN,** Dec'd.

Late of the Borough of Weatherly.

Executor: Albert Kuba.

Attorneys: Saporito, Falcone & Watt, 48 South Main Street, Pittston, PA 18640.

**KREGER, ELEANOR M. a/k/a**  
**ELEANOR KREGER,** Dec'd.

Late of Nesquehoning.

Executrix: Lena Werley, 4 Stillwater Court, Murrells Inlet, SC 29576.

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

**MURRAY, DENNIS J., SR.,**  
**Dec'd.**

Late of Albrightsville.

Executor: Dennis J. Murray, Jr. c/o Timothy B. Fisher, II, Esquire, Fisher & Fisher Law Offices, LLC, 525 Main Street, P.O. Box 396, Gouldsboro, PA 18424.

Attorneys: Timothy B. Fisher, II, Esquire, Fisher & Fisher Law Offices, LLC, 525 Main Street, P.O. Box 396, Gouldsboro, PA 18424.

**NANOVIC, TINA MARIE a/k/a TINA M. NANOVIC and TINA NANOVIC**, Dec'd.

Late of Penn Forest Township.  
Executor: Thomas S. Nanovic, 75 Wargo Road, Jim Thorpe, PA 18229.

Attorneys: Megan A. Nanovic, Esquire, Nanovic Law Offices, 57 Broadway, P.O. Box 359, Jim Thorpe, PA 18229-0359.

**THIRD PUBLICATION**

**ARNER, PAULINE E. M.**, Dec'd.

Late of Weatherly.  
Executrix: Holly A. Heintzelman, Esquire, 192 South First Street, Lehighton, PA 18235.  
Attorney: Holly A. Heintzelman, Esquire, 192 South First Street, Lehighton, PA 18235.

**BELLIS, JOHN P. a/k/a JOHN BELLIS**, Dec'd.

Late of the Township of East Penn.

Administratrix: Michelle Lamon, 780 S. Sapodilla Avenue, West Palm Beach, FL 33401.

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

**GREEN, RALPH P.**, Dec'd.

Late of Palmerton.  
Executor: Ralph D. Green c/o Keith W. Strohl, Esquire, Steck-

el and Stopp LLC, 125 S. Walnut Street, Suite 210, Slatington, PA 18080.

Attorneys: Keith W. Strohl, Esquire, Steckel and Stopp LLC, 125 S. Walnut Street, Suite 210, Slatington, PA 18080.

**HARTZELL, MARVIN LARRY**, Dec'd.

Late of Lansford.

Administratrix: Rosemary A. Lorah, 4654 Lehigh Drive, Walnutport, PA 18088.

Attorneys: Neil D. Ettinger, Esquire, Ettinger & Associates, LLC, Peachtree Office Plaza, 1815 Schadt Avenue, Ste. #4, Whitehall, PA 18052.

**HEINE, KATHLEEN ANN a/k/a KATHLEEN A. HEINE and KATHLEEN HEINE**, Dec'd.

Late of the Borough of Jim Thorpe.

Administratrix c.t.a.: Angel Elisa Miller, 207 Center Street, Jim Thorpe, PA 18229.

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

**LONGYHORE, LAURA JEAN a/k/a LAURA J. LONGYHORE and LAURA LONGYHORE**, Dec'd.

Late of Jim Thorpe.

Administrator: William Thomas c/o Timothy B. Fisher, II, Esquire, Fisher & Fisher Law Offices, LLC, 525 Main Street, P.O. Box 396, Gouldsboro, PA 18424.

Attorneys: Timothy B. Fisher, II, Esquire, Fisher & Fisher Law Offices, LLC, 525 Main Street, P.O. Box 396, Gouldsboro, PA 18424.

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**REGISTER OF WILLS**

KLOTZ, JAY MARK a/k/a JAY M. KLOTZ and JAY KLOTZ; Jim Thorpe, PA; Testamentary; Matthew G. Schnell, Esquire.

SABOL, KENNETH DANIEL; Lansford, PA; Admn.; Robert S. Frycklund, Esquire.

Aug. 22

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**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.

CAPITAL ONE NA SUCCESSOR BY MERGER TO DISCOVER BANK; Colleen Kelley; 25-Cv-1789; MDJ Appeal Debt Collection; Michel J. Dougherty, Esquire; 08/08/25.

CITIBANK NA ; Julie HOrwath; 25-CV-1833; Debt Collection; Sean Stevens, Esquire; 08/13/25.

CITIBANK NA; James Kassak; 25-CV-1787; Debt Collection; Ian M. Lauer, Esquire; 08/08/25.

CITIBANK NA; Matthew Neast; 25-CV-1832; Debt Collection; Sean Stevens, Esquire; 08/13/25.

CITIBANK NA; Edward Ziegenfuss; 25-CV-1834; Debt Collection; Sean Stevens, Esquire; 08/13/25.

CITIZENS SAVINGS BANK; Judith Bonislawski; 25-CV-1767; Mortgage Foreclosure; David K. Brown, Esquire; 08/07/25.

CKS PRIME INVESTMENTS LLC; John Foster ; 25-CV-1823; Debt Collection; Demetrios H. Tsarouhis, Esquire; 08/11/25.

CKS PRIME INVESTMENTS LLC; Jennifer Ortiz; 25-CV-1790; Debt Collection; Demetrios H. Tsarouhis, Esquire; 08/11/25.

CKS PRIME INVESTMENTS LLC; Liza Prado; 25-CV-1824; Debt Collection; Demetrios H. Tsarouhis, Esquire; 08/11/25.

CKS PRIME INVESTMENTS LLC; Daniel Silver; 25-CV-1772; Debt Collection; Demetrios H. Tsarouhis, Esquire; 08/08/25.

CKS PRIME INVESTMENTS LLC; Johnathan Surman; 25-CV-1791; Debt Collection; Demetrios H. Tsarouhis, Esquire; 08/11/25.

DUSHECK, ASHLEE; David Dusheck; 25-FC-1821; Divorce; Arley L. Kemmerer, Esquire; 08/11/25.

GROFF, STEPHANIE; Nicholas DelRio; 25-FC-1820; Custody; Pro Se; 08/11/25.

HAWKINS, SHERI; Ricky Ruffin, Jr.; 25-FC-1827; Protection From Abuse; Pro Se; 08/11/25.

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ZEIGENFUSS, DAVID; Lehigh-  
ton Area School District; 25-  
CV-1781; 08/08/25; \$1,579.19  
Aug. 22

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**CHANGE OF NAME NOTICE**

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IN THE COURT OF COMMON  
PLEAS OF CARBON COUNTY  
CIVIL ACTION—LAW

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NO.: 25-FC-0418

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NOTICE IS HEREBY GIVEN  
that on February 25th, 2025, the  
Petition of John Fredrick Evans  
for a Change of Name has been  
filed in the above named Court,  
Praying for a Decree to change  
the name of Petitioner from John  
Fredrick Evans to John FM Ev-  
ans.

The court has fixed Thursday  
September 18th, 2025 at 1:15 PM  
in Courtroom #3, Carbon Coun-  
ty Courthouse, Jim Thorpe, PA,  
as the date and place for the  
hearing of said Petition.

All persons interested in the  
proposed change of name may  
appear and show cause, if any  
they have, why the prayer of said  
Petitioner should not be granted.  
Aug. 22

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**ARTICLES OF  
INCORPORATION**

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NOTICE IS HEREBY GIVEN  
that Articles of Incorporation  
were filed with the Department

of State of the Commonwealth of  
Pennsylvania on July 31, 2025,  
for a business corporation which  
has been incorporated under the  
provisions of the Business Cor-  
poration Law of 1988. The name  
of the corporation is:

TITAN BUSINESS  
SOLUTIONS CORP

Aug. 22

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

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CASE NO.: 23-0309

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**MORTGAGE FORECLOSURE**

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WILMINGTON SAVINGS  
FUND SOCIETY, FSB d/b/a  
CHRISTIANA TRUST, NOT IN  
ITS INDIVIDUAL CAPACITY  
BUT SOLELY AS  
CERTIFICATE TRUSTEE FOR  
NRP MORTGAGE TRUST I

Plaintiff

vs.

AASTHA REAL ESTATE  
INVESTMENTS LLC

Defendant

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**NOTICE OF SHERIFF'S SALE  
OF REAL ESTATE**

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TO: Aastha Real Estate Invest-  
ments LLC 658 PA-940, Lake  
Harmony, PA 18624

PLEASE TAKE NOTICE that the real estate located at 10 Rockspring Court 517, Lake Harmony, PA 18624, owned by Aastha Real Estate Investments LLC, scheduled to be sold at Sheriff's Sale on September 10, 2025 at 10:00 a.m., prevailing time, at <https://www.bid4assets.com/carbonpasheriff-sales> (registration is required), to enforce the court judgment of \$446,585.21, plus fees, costs and other charges obtained by Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not in its individual capacity but solely as Certificate Trustee for NRP Mortgage Trust I against Aastha Real Estate Investments LLC.

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NOTICE OF  
OWNER'S RIGHTS  
YOU MAY BE  
ABLE TO PREVENT THIS  
SHERIFF'S SALE

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To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be cancelled if you pay to Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not in its individual capacity but solely as Certificate Trustee for NRP Mortgage Trust I, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, please call our office at (212) 471-5100 and/or e-mail to:

[pafigures@friedmanvartolo.com](mailto:pafigures@friedmanvartolo.com).

2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney).

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YOU MAY STILL BE ABLE TO  
SAVE YOUR PROPERTY  
AND YOU HAVE OTHER  
RIGHTS EVEN IF THE  
SHERIFF'S SALE DOES NOT  
TAKE PLACE

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1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the bid price by calling (212) 471-5100.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call (212) 471-5100.

4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.

7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Carbon County Lawyer  
Referral Service  
North Penn Legal Services  
2 East Broad Street  
Suite 205  
Hazleton, PA 18201  
(877) 953-4250  
DANA MARKS, ESQ.  
(205165)  
TIMOTHY A. CIRINO, ESQ.  
(326340)  
ROBERT FLACCO, ESQ.  
(325024)  
PERRY RUSSELL, ESQ.  
(334517)  
IAN YORKE, ESQ. (334633)  
DANIELLE JOHNSON,  
ESQ. (334703)  
FRIEDMAN VARTOLO LLP  
Attorneys for Plaintiff  
1325 Franklin Avenue,  
Suite 160  
Garden City, NY 11530  
T: (212) 471-5100  
F: (212) 471-5150

Aug. 22

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**COURT OF COMMON  
PLEAS CARBON COUNTY  
CIVIL DIVISION**

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NO.: 24-CV-2672

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U.S. BANK TRUST  
NATIONAL ASSOCIATION  
AS TRUSTEE FOR CABANA  
SERIES V TRUST

Plaintiff

vs.

MEHER ESTATE  
INVESTMENTS LLC

Defendant

## CARBON COUNTY LAW JOURNAL

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### ACTION IN MORTGAGE FORECLOSURE NOTICE

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If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the 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 INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

North Penn Legal Services  
101 W. Broad St.

Ste. 713

Hazleton, PA 18201

Phone: (877) 953-4250

Fax: (570) 455-3625

- or -

Carbon County Lawyer  
Referral

811 Blakeslee Blvd. Dr. East  
Suite 130

Lehighton, PA 18235

Phone (610) 379-4950

Fax (610) 379-4952

Aug. 22

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CARBON COUNTY LAW JOURNAL

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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 September 22, 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](http://www.carboncountysheriff.com)  
Aug. 22, 29; Sept. 5

**Sale of the real estate shall be held on Wednesday, September 10, 2025 at 10:00 a.m. online at [www.bid4assets.com](http://www.bid4assets.com).**

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**SALE #1**

Writ of Execution No.: 24-CV-2912.  
Property Address: 110 Berryman Lane, Albrightsville, PA 18210.  
Location: Penn Forest Township.  
Improvements: Single family.  
Defendants: John Andreychak & Theresa Andreychak.

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**SALE #2**

Writ of Execution No.: 23-CV-1007.  
Property Address: 721 North Street, Weatherly, PA 18255.  
Location: Borough of Weatherly.  
Improvements: Residential dwelling.  
Defendants: Barbara L. Blair & Clyde R. Blair.

**SALE #3**

Writ of Execution No.: 25-CV-0139.  
Property Address: 553 Franklin Avenue, Palmerton, PA 18071.  
Location: Borough of Palmerton.  
Improvements: Single family.  
Defendant: Abraham L. Campos.

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**SALE #4**

Writ of Execution No.: 25-CV-0497.  
Property Address: 60 Tallwood Drive, Albrightsville, PA 18210.  
Location: Township of Penn Forest.  
Improvements: Single family.  
Defendant: Daniel R. Claro.

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**SALE #5**

Writ of Execution No.: 25-CV-0880.



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Property Address: 27 West 2nd Street, Jim Thorpe, PA 18229.  
Location: Borough of Jim Thorpe.  
Improvements: Residential dwelling.  
Defendant: Todd S. Hess.

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**SALE #6**

Writ of Execution No.: 24-CV-1494.  
Property Address: State Route 534, Kidder Township, PA 18624.  
Location: Kidder Township.  
Improvements: Vacant land.  
Defendants: Jasmine Homes, LLC; Puneet Sinha & Shatrughan Sinha.

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**SALE #7**

Writ of Execution No.: 24-CV-0963.  
Property Address: 54 Blue Spruce Road, Albrightsville, PA 18210.  
Location: Township of Kidder.  
Improvements: Single family.  
Defendant: Matthew Kreckie.

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**SALE #8**

Writ of Execution No.: 25-CV-0751.  
Property Address: 235 Horse-shoe Drive, Palmerton, PA 10871.  
Location: Towamensing Township.  
Improvements: Single family.  
Defendant: Troy S. Rehrig.

**SALE #9**

Writ of Execution No.: 23-CV-2481.  
Property Address: 121 E. Hazard, Summit Hill, PA 18250.  
Location: Borough of Summit Hill.  
Improvements: Residential dwelling.  
Defendant: Mary H. Sloboda a/k/a Mary Sloboda Goodhile.

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**SALE #10**

Writ of Execution No.: 23-CV-1619.  
Property Address: 1091 Center Avenue f/k/a 1091 Center Street, Jim Thorpe, PA 18229.  
Location: Borough of Jim Thorpe.  
Improvements: Single family.  
Defendant: Raymond Smith, Jr.

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**SALE #11**

Writ of Execution No.: 24-CV-1421.  
Property Address: Parcels of Real Estate located on South Lake Drive & Lake Harmony Road (19-21-A2.06 & 19-21-A2.08) Kidder Township, PA 18624.  
Location: Township of Kidder.  
Improvements: Woodland.  
Defendants: Reflections at Lake Harmony LLC; 264 Chestnut Rd Holdings, LLC and 71 Sandspring Rd Holdings, LLC.

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**SALE #12**

Writ of Execution No.: 25-CV-0315.

## CARBON COUNTY LAW JOURNAL

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Property Address: 1165 East Catawissa Street, Nesquehoning, PA 18240.

Location: Borough of Nesquehoning.

Improvements: Single Family.

Defendant: Daniel A. Tristani.

BANE, BATSHEVA, 38Summitwind LLC, Kidder, \$420,000.00, 03/31/25

HURBAN, JOAN D., Hurban, Edward J., Jr., Kidder, \$1.00, 03/31/25

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### DEEDS

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

TAX CLAIM BUREAU OF CARBON COUNTY, Moore, Toni, Penn For., \$1,000.00, 03/28/25

TAX CLAIM BUREAU OF CARBON COUNTY, Vernon, Barry, Lansfd., \$909.00, 03/28/25

TAX CLAIM BUREAU OF CARBON COUNTY, Street, William J., III, Kidder, \$938.00, 03/28/25

BORRELL GREY, ROBBIN, Frantz, Travis, Lansfd., \$126,000.00, 03/28/25

STALLONE, JOHN, Stallone, John, Penn For., \$1.00, 03/31/25

WEX, KATHERINE, Doll, Henry Paul, Penn For., \$395,000.00, 03/31/25

EQUITY TRUST CO., Faith Hope & Charity Foster Care Agency LLC, Penn For., \$40,000.00, 03/31/25

BHR AT SUMMIT RIDGE LLC, Venn, Michael, Mahoning, \$523,029.00, 03/31/25

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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.

ROBERT L. DIMACK, Mortgage Electronic Registration Systems Inc., Lansfd., \$157,930.00, 03/03/25

FULLAN, JAMES J., Mauch Chunk Trust Co., Penn For., \$145,000.00, 03/03/25

SNELL, GARY SPENCER, Mauch Chunk Trust Co., Penn For., \$20,000.00, 03/03/25

SKY PROPERTIES LLC, Mortgage Electronic Registration Systems Inc., Kidder, \$1,200,000.00, 03/03/25

LAKHTARIA, PARYUSH PARBHUBHAI, Mortgage Electronic Registration Systems Inc., Penn For., \$315,000.00, 03/03/25

NATALIE PROPERTIES LLC, Embassy Bk. for the Lehigh Valley, Frankl., \$297,600.00, 03/03/25

ZABIK, ZACHARY A., Mortgage Electronic Registration Systems Inc., J. Thorpe, \$217,462.00, 03/03/25