

**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.

Executor: Dennis A. Bauchspies, 141 Church Street, Lehighton, PA 18235.

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

GREENFIELD, KENNETH MICHAEL 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, Albrightsville, PA 18210.

QUEEN, WENDY A. a/k/a WENDY 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, Albrightsville, PA 18210.

THIRD PUBLICATION

HOTSKO, MICHAEL J. a/k/a MICHAEL HOTSKO, Dec'd.

Late of Nesquehoning.

Administrator: John R. Hotsko 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.

RADLER, ROBERT P., Dec'd.

Late of Lehighton.

Executor: Chad O. Radler.

Attorneys: Roberti & Roberti, LLC, 56 Broadway, P.O. Box 29, Jim Thorpe, PA 18229.

SCHOCH, DAVID N., Dec'd.

Late of Palmerton.

Administratrix: Christina M. Schoch c/o Yary L. Ledee de Leon, Esquire, Shulman Law Office PC, 1935 Center Street, Nesquehoning, PA 18067.

Attorneys: Yary L. Ledee de Leon, Esquire, Shulman Law Office PC, 1935 Center Street, Nesquehoning, PA 18067.

SNISKY, JOSEPH G., Dec'd.

Late of the Borough of Nesquehoning.

Executor: Andrew Evanko, 173 Rolling View Drive, Schuylkill Haven, PA 17972.

Attorney: Robert T. Yurchak, Esquire, 1 East Catawissa Street, Nesquehoning, PA 18240.

REGISTER of WILLS

GILDNER, WILBUR H.; Weath-erly, PA; Testamentary; Jenny Y.C. Cheng, Esquire.

WAHLEN, JOSEPH T., JR.; Jim Thorpe, PA; Admn.; Carole J. Walbert, Esquire.

Oct. 24

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.

BANK OF AMERICA NA; David Strohl; 25-CV-2431; Debt Collection; Jonathan P. Cawley, Esquire; 10/14/25.

CAPITAL ONE BANK NA; Patricia McDonald; 25-CV-2423; Debt Collection; Robert L. Baroska, III, Esquire; 10/14/25.

CAPITAL ONE NA ; Haily McCarthy; 25-CV-2424; Debt Collection; Robert L. Baroska, III, Esquire; 10/14/25.

CAPITAL ONE NA; Stephanie Morris; 25-CV-2422; Debt Collection; Robert L. Baroska, III Esquire; 10/14/25.

CITIBANK NA; Victor Canales; 25-CV-2417; Debt Collection; Nicholas Deenis, Esquire; 10/10/25.

CLIFFORD, LAUREN; Corey Miller; 25-FC-2430; Protection From Abuse; Pro Se; 10/14/25.

COMMUNITY BANK NA; Any And All Unknown Heirs Of Ronald J. Wandishin; 25-CV-2418; Mortgage Foreclosure; James T. Shoemaker, Esquire; 10/10/25.

DUGAN, HEIDI; Hugh Dugan, II; 25-FC-2446; Protection From Abuse; Pro Se; 10/15/25.

FIRST NATIONAL BANK OF OMAHA; Marylin James; 25-CV-2432; Debt Collection; Brad Defontes, Esquire; 10/14/25.

JPMORGAN CHASE BANK NA; Amy Kuniskas; 25-CV-2426; Debt Collection; Michael R. Lipinski, Esquire; 10/14/25.

KIDDER TOWNSHIP ZONING ENFORCEMENT; Anna Emolavea; 25-CV-2440; MDJ Appeal; Pro Se; 10/14/25.

McCAUL, SHARI; Kodi Almeida; 25-FC-2413; Custody; Matthew J. Rapa, Esquire; 10/09/25.

MIDLAND CREDIT MANAGEMENT INC; Cassandra Theobald; 25-CV-2427; Debt Collection; Bryan J. Polas, Esquire; 10/14/25.

NEW AMERICAN FUNDING LLC f/k/a BROKER SOLUTIONS INC. d/b/a NEW

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BELLESFIELD, EGAN; Carbon County Clerk of Courts; 25-BOC-7878; 10/14/25; \$70.00

BLEVINS, KYLER; Carbon County Clerk of Courts; 25-BOC-7879; 10/14/25; \$1,522.78

BREWSTER, NATHAN; Carbon County Clerk of Courts; 25-BOC-7880; 10/14/25; \$358.90

CHATTIN, LORI A.; Lehigh Area School District; 25-CV-2434; 10/14/25; \$3,200.72

CONSTITUTION WORKS II LLC; Panther Valley School District, Public Asset Management Inc.; 25-CV-2435; 10/14/25; \$1,497.69

DANCHAK, BRIAN; Carbon County Clerk of Courts; 25-BOC-7875; 10/09/25; \$322.45

EVANS, FRED C., SR; Summit Hill Borough; 25-CV-2437; 10/14/25; \$488.70

MICHELSSEN, DENA C., DOROTHY RANDALL; PPL Electric Utilities Corporation; 25-CV-2416; 10/10/25; \$12,309.25

MIDDLETON, BERNARD JAMES, JR., TINA L. MIDDLETON; Summit Hill Borough; 25-CV-2438; 10/14/25; \$437.43

PALMERTON PATEL'S PROPERTY LLC; Summti Hill Borough; 25-CV-2445; 10/15/25; \$2,125.34

ROSCIOLI, OLIVIA KREJCI; Carbon County Clerk of Courts; 25-BOC-7881; 10/14/25; \$502.90

SANTANA, RAYMOND; Carbon County Clerk of Courts; 25-BOC-7873; 10/09/25; \$200.86

SIMON, JUSTINE; Carbon County Clerk of Courts; 25-BOC-7877; 10/09/25; \$992.20

SMILEY, JAMES; Carbon County Clerk of Courts; 25-BOC-7876; 10/09/25; \$440.90

SWANBERRY, CHELSEA; Carbon County Clerk of Courts; 25-BOC-7874; 10/09/25; \$406.12

Oct. 24

NOTICE

This notice is hereby given that a Registration of Fictitious Name will be filed in compliance with 54 Pa.C.S. 311 with the Pennsylvania Department of State on October 24th, 2025, for:

Built2Game

principally located at: 230 Pheasant Hill Drive, Kunkletown, PA 18058. The individual interested in this business is Jonathan Hillanbrand, also located at 230 Pheasant Hill Drive, Kunkletown, PA 18058.

Oct. 24

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the members and directors of the Italian Mutual Beneficial Society of Lansford, a Pennsylvania non-profit corporation, located at 16 Center Street, Lansford, Carbon County, Pennsylvania 18232, c/o Law Offices of Velitsky & Frycklund, P.O. Box

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190, Summit Hill, Pennsylvania 18250, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 5975 of the Pennsylvania Busi-

ness Corporation Law of 1988, as amended.

ROBERTS. FRYCKLUND,
ESQUIRE
Attorney for Italian Mutual
Beneficial Society
of Lansford

Oct. 24

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 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.

KAVCAK, LISA M., JPMorgan Chase Bk. NA, Penn For., \$217,000.00, 05/05/25

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