

CARBON COUNTY LAW JOURNAL

7	Complnt. in Divorce	Emrey, D. (Zellner) v. Emrey, J. (Gillen)	24-FC-1063
1:00 PM			
8	Complnt./Pet. for Cust.	Galarza, B. (Pro Se) v. Lawson, C. (Pro Se)	25-FC-1131
2:00 PM			
6		Schleicher, T. (Walbert) v. Schleicher, D.W. (Burke)	21-1153
Friday, November 14			
Judge Serfass, Steven R., Hon.			
9:00 AM			
1	Protection from Abuse Pet.	Forstein, A. (Stafiuc) v. Lovett, A.A. (Pro Se)	24-FC-0777
2	Protectin from Abuse Pet.	West Velez, C.A. (Pro Se) v. Samaroo, C.J.W. (Pro Se)	24-FC-1502
3	Protection from Abuse Pet.	Ellis, C.D. (Burke) v. Ellis, D.H., Jr. (Prendergast)	25-FC-1144
Friday, November 14			
Judge Nanovic, Roger N., II, Hon.			
1:15 PM			
1	Pet. for Contmpt.	Wieand, J.T. (Beltrami) v. Austin-Wieand, A.L. (Sebelin)	23-FC-1279
Tuesday, November 11—VETERAN'S DAY—Courthouse Closed.			

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

HUDANICH, ANNA THERE-SA M., Dec'd.

Late of Carbon County.

Executrix: Mary Ann Levandusky, 5619 Manor Road, P.O. Box 171, Neffs, PA 18065.

Attorneys: Nancy G. Aaroe, Esquire, Aaroe Law Offices, P.C., 2358 Gruver Avenue, Easton, PA 18045.

KASANDER, MICHAEL, Dec'd.

Late of Nesquehoning.

Executrix: Joanne Kasander c/o Lisa A. Pereira, Esquire, Broughal & DeVito, L.L.P., 38 West Market Street, Bethlehem, PA 18018

WELCH, MARTHA H., Dec'd.

Late of Packer Twp.

Administratrix: Shawna Mokes, 115 W. Zion Hill Rd., Quakertown, PA 18951.

Attorneys: J. Oliver Gingrich, Esquire, Landis, Hunsberger, Gingrich & Weik, LLP, 114 East Broad Street, P.O. Box 769, Souderton, PA 18964.

**SECOND 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.

**THIRD 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.

REGISTER of WILLS

FRITZ, CHARLES W.; Lehigh-
ton, PA; Testamentary; Jenny
Y.C. Cheng, Esquire.

JACOBY, WAYNE D.; Kunkle-
town, PA; Latisha B. Schuen-
emann, Esquire.

RAKOS, MARYANN F. a/k/a
MARYANN RAKOS; Lehigh-
ton, PA; Testamentary; Jason
M. Rapa, Esquire.

Nov. 7

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; Ibra-
him Doumbiuya; 25-CV-2515;
Debt Collection; Jonathan P.
Cawley, Esquire; 10/27/25.

BANK OF AMERICA NA; Ibra-
him Doumbiuya; 25-CV-2516;
Debt Collection; Jonathan P.
Cawley, Esquire; 10/27/25.

BANK OF AMERICA NA; Rich-
ard Kent; 25-CV-2514; Debt

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NANSTEEL, JEREMY; Panther Valley School District, Public Asset Management Inc.; 25-CV-2534; 10/28/25; \$919.59

NANSTEEL, JEREMY; Panther Valley School District, Public Asset Management Inc.; 25-CV-2535; 10/28/25; \$922.32

PARRY, JENNIFER; Carbon County Clerk of Courts; 25-BOC-7916; 10/28/25; \$3,462.96

PICCA, ADRIANA; Carbon County Clerk of Courts; 25-BOC-7909; 10/28/25; \$2,424.47

POMRINK, ALEC; Synchrony Bank; 25-CV-2507; 10/24/25; \$2,025.49

REINHARD, WESLEY; Carbon County Clerk of Courts; 25-BOC-7913; 10/28/25; \$2,547.30

RODRIGUEZ, GABRIEL; Carbon County Clerk of Courts; 25-BOC-7910; 10/28/25; \$2,721.12

ROLDAN, DIANE, THERESA ROLDAN; Panther Valley School District, Public Asset Management Inc.; 25-CV-2536; 10/28/25; \$1,426.49

SINGER, DARA, JASON L. SREBRENICK; Summit Hill Borough; 25-CV-2511; 10/27/25; \$1,045.63

SMITH, JARED, DANIELLE SMITH; Lehigh Area School District; 25-CV-2503; 10/23/25; \$4,999.35

STEIGERWALT, NORMA; Carbon County Clerk of Courts; 25-BOC-7917; 10/28/25; \$2,879.47

VANORDEN, GLENN, SHEILA VANORDEN; Borough of Lansford; 25-CV-2531; 10/28/25; \$1,012.91

Nov. 7

COURT OF COMMON PLEAS CARBON COUNTY CIVIL ACTION LAW

Number 23-CV-1482

Wilmington Savings Fund Society, FSB, as Owner Trustee of the Residential Credit Opportunities Trust XI-A

v.

Unknown Surviving Heirs of Irene Kondash

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Christine Parosky, Known Surviving Heir of Irene Kondash and Danielle Motto a/k/a Danielle Whitenight, Known Surviving Heir of Irene Kondash

Your house (real estate) at 96 East Market Street, Tresckow, Pennsylvania 18254 is scheduled to be sold at Sheriff's Sale on December 10, 2025 at 10:00 A.M., at a public on-line auction conducted by Bid4Assets, <https://www.bid4assets.com/> to enforce the court judgment of \$28,896.24 obtained by Wilmington Savings Fund Society, FSB, as Owner Trustee of the Residential Credit

Opportunities Trust XI-A against
the above premises.

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

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

1. The sale will be canceled if
you pay to Wilmington Savings
Fund Society, FSB, as Owner
Trustee of the Residential Credit
Opportunities Trust XI-A the
back payments, late charges,
costs, and reasonable attorney's
fees due. To find out how much
you must pay, you may call Mc-
Cabe, Weisberg and Conway,
LLC, Esquire at (215) 790-1010.

2. You may be able to stop the
sale by filing a petition asking the
Court to strike or open the judg-
ment, if the judgment was im-
properly 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 pro-
ceedings.

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 the following notice on
how to obtain an attorney.)

YOU MAY STILL BE ABLE TO
SAVE YOUR PROPERTY
AND YOU HAVE OTHER

RIGHTS EVEN IF
THE SHERIFF'S SALE DOES
TAKE PLACE

1. If the Sheriff's Sale is not
stopped, your property will be
sold to the highest bidder. You
may find out the price bid by
calling McCabe, Weisberg and
Conway, LLC, Esquire at (215)
790-1010.

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

3. The sale will go through
only if the buyer pays the Sheriff
the full amount due on the sale.
To find out if this has happened,
you may call McCabe, Weisberg
and Conway, LLC, at (215) 790-
1010.

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 hap-
pened.

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 proceed-
ings to evict you.

6. You may be entitled to a
share of the money which was
paid for your real estate. A
schedule of distribution of the
money bid for your real estate
will be filed by the Sheriff within
thirty (30) days of the 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 schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.

7. You may also have other rights and defenses, or ways of getting your real estate 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, 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.

LAWYER REFERRAL
SERVICE
ASSOCIATION DE
LICENCIADOS
North Penn Legal Services
101 West Broad Street
Suite 713
Hazelton, PA 18201
(877) 953-4250

McCABE, WEISBERG &
CONWAY, LLC
Attorneys for Plaintiff
1420 Walnut St.
Suite 1501
Philadelphia, PA 19102
(215) 790-1010

Nov. 7

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that, on July 14, 2025, Thomas Edward Creed, Jr. filed a Petition for Change of Name in the Carbon County Court of Common Pleas, Docket No. 25-CV-1539, requesting an order to change the name of Thomas Edward Creed, Jr. to Thomas Edward Creed.

The Court has fixed the day of December 16, 2025, at 1:15 p.m. in Courtroom No. 2 of 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.

JENNY Y.C. CHENG,
ESQUIRE
CHENG LAW OFFICES, P.C.
430 Delaware Avenue
Palmerton, PA 18071
(610) 826-2100

Nov. 7

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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.

MERTZ, STEVEN, PSECU, Low. Tow., \$250,000.00, 05/08/25

FUTTERER, EDWARD W., Mortgage Electronic Registration Systems Inc., Lausn., \$261,-294.00, 05/08/25

BRAVO, BARBARA C., Mortgage America Inc., Kidder, \$181,520.00, 05/08/25

FINK, LEE DAVID JR., Mortgage Electronic Registration Systems Inc., Penn For., \$220,-219.00, 05/08/25

SORRENTO, VINCENT, Mortgage Electronic Registration systems Inc., Lehighton, \$177,-844.00, 05/08/25

CASERTANO, TERESA, Philadelphia Federal Credit Union, Penn For., \$50,000.00, 05/08/25

ILES, PETER R., Lehigh Valley Educators Credit Union, Palmrtn., \$42,000.00, 05/08/25

MYERS, BONNIE KAY, First Commonwealth Federal Credit Union, E. Penn, \$16,000.00, 05/08/25

PRETKO, ADAM M., First Commonwealth Federal Credit Union, Frankl., \$140,000.00, 05/08/25

BARTHOLOMEW BROWN, SHAUNA N., Mortgage Electronic Registration Systems Inc., Tow. Twp., \$69,882.00, 05/08/25

GOMBERT, APRIL A., Community Bk. NA, Parryvl., \$67,-000.00, 05/08/25

CAMPBELL, GLENN E., Mortgage Electronic Registration Systems Inc., Lausn., \$64,-600.00, 05/09/25

BOEHNING, ROBERET, Secretary of Housing and Urban Development, J. Thorpe, \$9,287.46, 05/09/25

FRITZINGER, DARRYL W., PNC Bk. Ntl. Assn., E. Penn, \$350,-000.00, 05/09/25

LUI, ERIC, Capital Bk. NA, Kidder, \$595,840.00, 05/09/25

VALDEZ, CONCEPCION, Mortgage Electronic Registration Systems Inc., Mahoning, \$402,573.00, 05/09/25

TIOUNOFF, VICTOR, Mortgage Electronic Registration Systems Inc., Penn For., \$474,-000.00, 05/09/25