

CARBON COUNTY LAW JOURNAL

2 Mot. for Summary Jdgmnt. Chambliss, D. (Degrande) v. Split Rock Investments LLC (Balijepalle) 25-CV-0026

Thursday, April 9
Judge Serfass, Steven R., Hon.

1:15 PM

1 Pet. to Sell Real Estate 24-RW-0421

Friday, April 10
Chairman Smith, Debra A., Esq.

8:30 AM

2 Complnt./Pet. for Cust. Brown, E. (Pro Se) v. Brown, L. (Pro Se) 26-FC-0481

3 Pet. to Appoint Hrg. Officer Arieta, M.R. (Holman) v. Arieta, R.M. (Sebelin) 23-FC-1580

9:30 AM

6 Complnt./Pet. for Cust. Buss, T.C., Jr. (Rapa) v. Snyder, N. (Pro Se) 26-FC-0280

8 Complnt./Pet. for Cust. Focht, L. (Gillen) v. Focht, T. (Pro Se) 26-FC-0247

10:30 AM

5 Pet. to Mod. Cust. Hruska, K. (Yurchak) v. Geitz, M. (Pro Se) 20-1203

7 Pet. to Mod. Cust. Sauber, V.D. (Pro Se) v. Snyder, S.M. (Pro Se) 22-1424

11:30 AM

1 Pet. to Mod. Cust. Muffley, J. (Pro Se) v. Crostley, K. (Pro Se) 13-0959

4 Complnt./Pet. for Cust. Focht, T.M. (Pro Se) v. Sheridan, N. (Pro Se) 26-FC-0213

1:00 PM

9 Pet. to Mod. Cust. Lichtenwalner, J.K. (Pro Se) v. Lichtenwalner, M.A. (Pro Se) 15-1488

2:00 PM

10 Cust. Count in Complnt. Holtzman, A. (Sebelin) v. Holtzman, D. (Kemmerer) 24-FC-1634

Monday, April 6—10:00 AM—NON-SUPPORT HEARINGS—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
MANTZ, LUCY ANN a/k/a
LUCY A. MANTZ a/k/a LUCY
FICOCELLI MANTZ and
LUCY F. MANTZ, Dec'd.
 Late of Nesquehoning.

CARBON COUNTY LAW JOURNAL

Executrix: Louise A. Donahue,
3 Eaton Circle, Clementon, NJ
08021.

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

SCUTARI, FRANCESCO, Dec'd.

Late of Palmerton.

Executrix: Margaret M. Kuehner c/o Daniel G. Dougherty,
Esquire, 881 3rd St., Suite B-3,
Whitehall, PA 18052.

Attorney: Daniel G. Dougherty,
Esquire, 881 3rd St., Suite
B-3, Whitehall, PA 18052.

SECOND PUBLICATION

**AHNER, JAMES J. a/k/a JAMES
AHNER, Dec'd.**

Late of the Township of Frank-
lin.

Executor: Curtis Ahner, 160
Beech Street, Lehighton, PA
18235.

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

**ASHNER, MARGO CLARE
a/k/a MARGO C. ASHNER,
Dec'd.**

Late of the Township of Lower
Towamensing.

Executrix: Melissa B. Serfass
a/k/a Melissa Serfass, 510
Hamilton Street, Bowman-
stown, PA 18030.

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

**CONKLIN, MARGARET L.,
Dec'd.**

Late of 15 Anderson Drive,
Lehighton.

Executrix: Pearl Bell.

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

FISCHETTI, ROBERT H., Dec'd.

Late of 100 Byron Lane, P.O.
Box 846, Albrightsville, PA
18210.

Administratrix: Dawn Fischetti,
100 Byron Lane, P.O. Box
846, Albrightsville, PA 18210.

Attorney: None.

**KARNISH, ROMAINE M.,
Dec'd.**

Late of Lansford.

Co-Executors: Glen Karnish,
112 W. Patterson St., Lansford,
PA 18232 and Gary Karnish,
12 Blueberry Lane, Nesqueh-
oning PA 18240.

Attorney: None.

KIDDISH, JEAN L., Dec'd.

Late of Weatherly.

Executor: Steven A. Kiddish.
Attorneys: Lorine Angelo
Ogurkis, Esquire, Ogurkis
Law, LLC, 21 North Locust
Street, Hazleton, PA 18201,
(570) 453-9777.

MOSER, MARGARET, Dec'd.

Late of Jim Thorpe.

Administrators: Frank R.
Moser, Jr., 900 Center Ave.,
Jim Thorpe, PA 18229 and
Marlene Moser, 10 East 6th
Street, Jim Thorpe, PA 18229.

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

XANDER, CHARLES W. a/k/a CHARLES XANDER, Dec'd.

Late of Albrightsville.

Administratrix: Kathleen E. Xander c/o Tammy Lee Clause, Esquire, The Clause Law Group, P.O. Box 241, Newfoundland, PA 18445.

Attorneys: Tammy Lee Clause, Esquire, The Clause Law Group, P.O. Box 241, Newfoundland, PA 18445, (570) 676-5212, attyclause@gmail.com.

THIRD PUBLICATION

EVANS, FRED C., SR., Dec'd.

Late of Summit Hill.

Executrix: Mary Ann R. Evans 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.

LEIPOLD, JOHN R., Dec'd.

Late of 59 Park Drive, Nesquehoning.

Administratrix: Marilyn Leipold, 59 Park Drive, Nesquehoning, PA 18240.

Attorney: Jane L. Zellner, Esquire, 120 S. First St., Lehigh- ton, PA 18235.

REGISTER of WILLS

BLOOM, WILLIAM A. a/k/a WILLIAM BLOOM; Lehigh- ton, PA; Testamentary; Mat- thew G. Schnell, Esquire.

CHRISTMAN, RAY GORDON a/k/a RAY G. CHRISTMAN and RAY CHRISTMAN; Le- high- ton, PA; Admn. c.t.a.; Ja- son M. Rapa, Esquire.

DROFICH, JEFFREY ALAN a/k/a JEFFREY A. DROFICH and JEFFREY DROFICH; Le- high- ton, PA; Admn.; Jason M. Rapa, Esquire.

KOPIK, GARY; Albrightsville, PA; Testamentary; Gerald J. Kanyok, Jr., Esquire.

Mar. 27

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.

AMERICANEXPRESSNATION- AL BANK; Dennis Fritzinger, Jr.; 26-CV-0584; Debt Collec- tion; Seth Hojnacki, Esquire; 03/16/26.

AMERIHOMEMORTGAGE COMPANY; Corey Fedor; 26- CV-0577; Mortgage Foreclo- sure; Mehmet Basoglu, Es- quire; 03/16/26.

ANDROKITIS, ALEXANDRIA; Kyle Androkitis; 26-FC-0593; Protection From Abuse; Pro Se; 03/16/26.

nia Department of Revenue;
26-CV-0541; 03/12/26; \$3,353-
.22

Mar. 27

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

CASE NO.: 24-CV-2672
—————

MORTGAGE FORECLOSURE
—————

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

Plaintiff

vs.

MEHER REAL ESTATE
INVESTMENTS LLC

Defendant
—————

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

TO: Meher Real Estate Invest-
ments LLC at 1735 Strohl Val-
ley Road, Palmerton, PA
18071, 252 Deppners Road,
Blakeslee, PA 18610, 742 Mill-
stone River Road, Belle Mead,
NJ 08502, 658 State Route 940,
White Haven, PA 18661 and
all other Interested Persons or
Parties

PLEASE TAKE NOTICE that
the real estate located at 1735
Strohl Valley Road, Palmerton,
PA 18071, owned by Meher Real
Estate Investments LLC, sched-

uled to be sold at Sheriff's Sale
on April 8, 2026 at 11:00am,
prevailing time, will be sold at a
public on-line auction conducted
by Bid4Assets, at [https://www.
bid4assets.com/philaforeclosures](https://www.bid4assets.com/philaforeclosures)
(advance registration re-
quired) to enforce the court
judgment of \$1,602,032.36, plus
fees, costs and other charges
obtained by U.S. Bank Trust
National Association as Trustee
for Cabana Series V Trust against
Meher Real Estate Investments
LLC.

—————
**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 cancelled if
you pay to U.S. Bank Trust Na-
tional Association as Trustee for
Cabana Series V Trust, 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 pro-
ceedings.

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).

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

JACQUELINE McNALLY,
ESQUIRE

(201332)

RENEE COHEN, ESQUIRE

(306667)

CARBON COUNTY LAW JOURNAL

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ROBERT FLACCO,
ESQUIRE
(325024)
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(334517)
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(334703)
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ESQUIRE
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Suite 160
Garden City, NY 11530
T: (212) 471-5100
F: (212) 471-5150

Mar. 27

IN THE COURT OF
COMMON PLEAS OF
CARBON COUNTY,
PENNSYLVANIA
CIVIL DIVISION

No.: 25-CV-2737

ROCKET MORTGAGE, LLC
f/k/a QUICKEN LOANS, LLC
f/k/a QUICKEN LOANS INC.

Plaintiff

v.

REBECCA STANLEY a/k/a
REBECCA R. STANLEY;
NELSON STANLEY;
DENNIS JOHNSON
Defendant(s)

NOTICE

NOTICE TO: Nelson Stanley

You are hereby notified on that on November 24, 2025, Plaintiff, ROCKET MORTGAGE, LLC f/k/a QUICKEN LOANS, LLC f/k/a QUICKEN LOANS INC. filed a Complaint against you in the Court of Common Pleas of CARBON County, Pennsylvania, Docket No. 25-CV-2737, wherein Plaintiff seeks to enforce its rights under its loan documents.

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 NOTICE 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.

CARBON COUNTY LAW JOURNAL

IF YOU CANNOT AFFORD
TO HIRE A LAWYER, THIS OF-
FICE MAY BE ABLE TO PRO-
VIDE YOU WITH INFORMA-
TION ABOUT AGENCIES
THAT MAY OFFER LEGAL
SERVICES TO ELIGIBLE PER-
SONS AT A REDUCED FEE OR
NO FEE.

North Penn Legal Services
101 W. Broad Street
Ste. 713
Hazleton, PA 18201
Telephone: (877) 953-4250
Fax: (570) 455-3625

- or -

Carbon County Bar
Association Lawyer Referral
73 W. Broadway
Jim Thorpe, PA 18229
Telephone: (610) 379-4950
Fax: (610) 379-4952
BROCK & SCOTT, PLLC
Attorneys for Plaintiff
(844) 856-6646

Mar. 27

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 April 20, 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
Mar. 20, 27; Apr. 3

Sale of the real estate shall be held on Wednesday, April 8, 2026 at 10:00 a.m. online at www.bid4assets.com.

SALE #1

Writ of Execution No.: 23-0309.
Property Address: 10 Rock-spring Court, 517, Lake Harmony, PA 18624.
Location: Kidder Township.
Improvements: Single family.
Defendant: AASTHA Real Estate Investments, LLC.

Property Address: 2365 E. Lizard Creek Road, Lehighton, PA 18235.
Location: East Penn Township.
Improvements: Single family.
Defendant: Patsy A. Beaver.

SALE #2

Writ of Execution No.: 21-2590.
Property Address: 11 N. Walnut Street, Lansford, PA 18232.
Location: Borough of Lansford.
Improvements: Single family.
Defendant: Douglas J. Ahner.

Writ of Execution No.: 25-CV-2543.
Property Address: 216 West Main Street, Weatherly, PA 18255.
Location: Borough of Weatherly.

SALE #4

Improvements: Residential structure.
Defendants: Elaine Bynon & John Komusin (Deceased).

SALE #3

Writ of Execution No.: 24-CV-0629.

CARBON COUNTY LAW JOURNAL

SALE #6

Writ of Execution No.: 25-CV-0811.

Property Address: 808 Towamensing Trail, Albrightsville, PA 18210.

Location: Penn Forest Township.

Improvements: Single family.

Defendant: David W. Hayward.

SALE #7

Writ of Execution No.: 24-CV-0256.

Property Address: 37 W. Ridge Street, Lansford, PA 18232.

Location: Borough of Lansford.

Improvements: Single family.

Defendants: David B. Kennedy & Julie A. Swartley n/k/a Julie A. Kennedy.

SALE #8

Writ of Execution No.: 23-CV-2796.

Property Address: 301 W. Water Street, Lansford, PA 18232.

Location: Borough of Lansford.

Improvements: Single family.

Defendant: Ashley Lewis.

SALE #9

Writ of Execution No.: 24-CV-2672.

Property Address: 1735 Strohl Valley Road, Palmerton, PA 18071.

Location: Township of Towamensing.

Improvements: Single family.

Defendant: Meher Real Estate Investments.

SALE #10

Writ of Execution No.: 24-CV-1371.

Property Address: 248 W. High Street, Nesquehoning, PA 18240.

Location: Borough of Nesquehoning.

Improvements: Residential property.

Defendants: William Muth & Branddi Huttie.

SALE #11

Writ of Execution No.: 17-1266.

Property Address: 110 Circle Drive, Lehighton, PA 18235.

Location: Franklin Township.

Improvements: Twin (Half-double) 2 Story Frame.

Defendant: Cindy L. Nothstein.

SALE #12

Writ of Execution No.: 25-CV-0893.

Property Address: 47 Wargo Road, Jim Thorpe, PA 18229.

Location: Penn Forest Township

Improvements: Residential property.

Defendants: Lonnie Nuttall, in his capacity as Heir of Mary Nuttall; Debra Nuttall, in her capacity as Heir of Mary Nuttall; Jennifer Guzman, in her capacity as

CARBON COUNTY LAW JOURNAL

Heir of Mary Nuttall; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations, Claiming Right Title or Interest from or under Mary Nuttall.

SALE #14

Writ of Execution No.: 25-CV-2414.

Property Address: 200 3rd Street, Weatherly, PA 18255.

Location: Borough of Weatherly.

Improvements: Residential property.

Defendants: Sarah N. Putnam & Zachary F. Biros.

SALE #15

Writ of Execution No.: 24-CV-0164

Property Address: 702 E. Front Street, Lansford, PA 18232.

Location: Borough of Lansford.

Improvements: Single family.
Defendant: Donnell Snyder.

SALE #17

Writ of Execution No.: 25-CV-2303.

Property Address: 62 Johnson Lane, Albrightsville, PA 18210.

Location: Penn Forest Township.

Improvements: Single family.

Defendants: Mitchell M. Takashima & Michele Takashima.

MORTGAGES

The name of the mortgagor appears first, followed by mort-

gagee, location of property, amount of the mortgage, and date of recording.

GORE, JASON LEE, Mortgage Electronic Registration Systems Inc., Penn For., \$231,200-.00, 07/10/25

HAENN, MARTIN, First Commonwealth Bk., Penn For., \$200,000.00, 07/10/25

SPANG, SEAN T., Mauch Chunk Trust Co., Penn For., \$60,000.00, 07/11/25

1473 NATURE HIDE LLC, Mauch Chunk Trust Co., Kidder, \$1,146,000.00, 07/11/25

McINTOSH, ALESHEA, Mortgage Electronic Registration Systems Inc., Penn For., \$49,-381.00, 07/11/25

RUPPERT, SHAWN, Mortgage Electronic Registration Systems Inc., Weatherly., \$145,000-.00, 07/11/25

ORTIZ, ERIC JONATHAN, Mortgage Electronic Registration Systems Inc., Lansfd., \$86,250-.00, 07/11/25

CASTILLO DEJESUS, PATRICIA, Crosscountry Mort. LLC, Nesq., \$126,100.00, 07/11/25

CASTILLO DEJESUS, PATRICIA, Pennsylvania Housing Finance, Nesq., \$6,500.00, 07/11/25

PRINGLE, LISA, Secretary of Housing & Urban Development, J. Thorpe, \$13,134.40, 07/11/25

GALLAGHER, ROBERT E., TD Bk. N.A., Penn For., \$200,000-.00, 07/11/25