
CARBON COUNTY LAW JOURNAL

Civil

Monday, December 8

9:00 AM

1	Hoffman, F. (Walsh) v. Jones, H. (Pro Se)	23-0213
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Monday, December 8

1:15 PM

1	UHG I LLC (Tsarouhis) v. Seidler, D. (Pro Se)	24-CV-0031
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Tuesday, December 9

9:00 AM

1	Schafer, N. (Roberti) v. Butler, J., Sr. (Stafiuc)	23-CV-1403
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Tuesday, December 9

1:15 PM

1	Maple Shade Meadows LP (Burke) v. Koperma, J. (Pro Se)	24-CV-1525
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Thursday, December 11**Chairman Smith, Debra A., Esq.**

8:30 AM

1	Pet. to Appoint Hrg. Officer Evans, B.S. (Kemmerer) v. Evans, A.T. (Sebelin)	23-FC-2447
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Friday, December 12

9:00 AM

1	Accelerated Inventory Management LLC (Tsarouhis) v. Zagata, S. (Rapa)	24-CV-1154
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Friday, December 12

1:15 PM

1	Calcagno, A. (Pro Se) v. Jones, J. (Pro Se)	22-1533
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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 WILLIAMSON, JACQUELINE L., Dec'd.

Late of Palmerton.

Personal Representative: Scott C. Williamson.

Attorneys: Paul S. Frank, Esquire, King Spry Herman Freund & Faul LLC, One West Broad Street, Suite 700, Bethlehem, PA 18018, (610) 332-0390.

SECOND PUBLICATION BARILLA, BARBARA A., Dec'd.

Late of Mahoning Township. Co-Executors: Terri A. Zeoli, 1364 Lower Nis Hollow Road, Lehighton, PA 18235 and Stephen L. Barilla, 2374 Church Hill Road, Lehighton, PA 18235.

Attorneys: Holly A. Heintzelman, Esquire, 192 South First

Street, Lehigh, PA 18235,
(610) 377-3331.

BEISEL, WILLIAM W., Dec'd.

Late of Lehigh.

Executors: Anna-Lisa Beisel,
542 Mahoning Street, Lehigh,
PA 18235 and Kirk Beisel,
462 Jacobsburg Road, Naza-
reth, PA 18064.

Attorney: Holly A. Heintzel-
man, Esquire, 192 South First
Street, Lehigh, PA 18235,
(610) 377-3331.

FAIRLEY, KEVIN J., Dec'd.

Late of 98 W. High Street,
Nesquehoning.

Administrator: Patricia M.
Snisky.

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

GLASS, CHRISTOPHER M.,
Dec'd.

Late of Jim Thorpe.

Executrix: Emily Glass, 195
Pheasant Hill Rd., Kunkle-
town, PA 18058.

Attorneys: Latisha Bernard
Schuenemann, Esquire, Bar-
ley Snyder LLP, 2755 Century
Blvd., Wyomissing, PA 19610.

**KEISER, JOEL P. a/k/a JOEL
KEISER and JOEL PAUL
KEISER,** Dec'd.

Late of Lehigh.

Executor: Joel Patrick Keiser
c/o Pavlack Law Offices, P.C.,
1415 Blakeslee Blvd. Dr. E.,
Lehigh, PA 18235.

Attorneys: Keith R. Pavlack,
Esquire, Pavlack Law Offices,

P.C., 1415 Blakeslee Blvd. Dr.
E., Lehigh, PA 18235.

SMOLKO, MICHAEL A., Dec'd.

Late of White Haven Borough.
Executor: David Sartori, 39
Game Dr., White Haven, PA
18661.

Attorneys: Latisha Bernard
Schuenemann, Esquire, Bar-
ley Snyder LLP, 2755 Century
Blvd., Wyomissing, PA 19610.

SORRELS, JOAN L., Dec'd.

Late of Weatherly.

Executrix: Rebecca J. Holmes.

Attorneys: Susan Sernak-
Martinelli, Esquire, Law Of-
fice of Susan Sernak-
Martinelli, 199 North Church
Street, Hazleton, PA 18201.

**VIDO, LOIS A. a/k/a LOIS
VIDO,** Dec'd.

Late of Palmerton Borough.

Co-Executors: Joseph C. Vido
and Luann L. Domenico c/o
Joshua D. Shulman, Esquire,
Shulman Law Office PC, 419
Delaware Avenue, P.O. Box
157, Palmerton, PA 18071.

Attorneys: Joshua D. Shul-
man, Esquire, Shulman Law
Office PC, 419 Delaware Av-
enue, P.O. Box 157, Palmer-
ton, PA 18071.

THIRD PUBLICATION

FRITZ, CHARLES W., Dec'd.

Late of the Township of
Franklin.

Executor: Richard J. Straus-
berger, Jr., 105 Scheller Hill
Road, Kunkletown, PA 18058.

Attorneys: Jenny Y.C. Cheng,
Esquire, Cheng Law Offices,

P.C., 430 Delaware Avenue,
P.O. Box 195, Palmerton, PA
18071.

HUDASKY, IRENE M., Dec'd.
Late of the Borough of Lans-
ford.

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

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

LAWRENCE, VICTORIA ANN,
Dec'd.

Late of 30 East Bertsch Street,
Apartment #103, Lansford.

Administratrix: Richell U.
Peck, 316 S. Twin Valley Rd.,
Elverson, PA 19520.

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

ROMANO, RANDOLPH C.,
Dec'd.

Late of Lehighton.

Executor: Randolph J. Roma-
no, 852 W. Lakeside Place,
Unit 2, Chicago, IL 60640.

Attorney: Holly A. Heintzel-
man, Esquire, 192 South First
Street, Lehighton, PA 18235,
(610) 377-3331.

REGISTER of WILLS

MERTZ, TERRI J.; Lehighton,
PA; Administration; James R.
Nanovic, Esquire.

POTTER, ROBERT F.; Jim Thor-
pe, PA; Administration; Dan-
iel G. Dougherty, Esquire.

Dec. 5

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.

ARREOLA, MARIA; Adrian
Arreola; 25-FC-2717; Protec-
tion From Abuse; Pro Se; 11/
21/25.

BROWN, ANNE; Albert Brown;
25-FC-2718; Divorce; Kim M.
Gillen, Esquire; 11/21/25.

CAPITAL ONE NA; Louis Bar-
bakos; 25-CV-2751; MDJ Ap-
peal Debt Collection; Robert
L. Baroska, III, Esquire; 11/
24/25.

CAPITAL ONE NA; Dean Faust;
25-CV-2761; MDJ Appeal
Debt Collection; Robert L.
Baroska, III, Esquire;
11/24/25.

CAVALRY SPV I LLC; Gregory
Reid; 25-CV-2760; Debt Col-
lection; David J. Apothaker,
Esquire; 11/24/25.

CITIBANK NA; Kellie Riboldi;
25-CV-2733; Debt Collection;
Michael J. Dougherty, Es-
quire; 11/24/25.

CREDIT ACCEPTANCE CORP;
Anja Friendly; 25-CV-2732;
Debt Collection; Michael J.
Dougherty, Esquire;
11/24/25.

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- DAVIS, SHATEIRA; Black Rock Property Management, Frank Ingrassia; 25-CV-2715; Landlord/Tenant; Pro Se; 11/20/25.
- DESRUISSEAUX, ASHLEY; Shane Weidman; 25-FC-2776; Protection From Abuse; Pro Se; 11/26/25.
- FRANK, AUSTIN; Amber Bross; 25-FC-2774; Protection From Abuse; Pro Se; 11/26/25.
- GAINES, BRYCE; Jennifer Gaines; 25-FC-2725; Divorce; Kaitlyn A. Burke, Esquire; 11/21/25.
- HITZLER, IDA; Jessica Hitzler; 25-FC-2714; Protection From Abuse; Pro Se; 11/20/25.
- JP MORGAN CHASE BANK NA; Daniel Defazio; 25-CV-2763; Debt Collection; Lewis P. Trauffer, Esquire; 11/25/25.
- KUHNS, JONATHON; Amanda Catalano; 25-CV-2777; Partition; Arley L. Kemmerer, Esquire; 11/26/25.
- LAKEVIEW LOAN SERVICES LLC; Ali Abdul Wahid, Jennifer Abdul Wahid; 25-CV-2775; Mortgage Foreclosure; Brian Yoder, Esquire; 11/26/25.
- LEMIEUX, NICOLE; Terry Lemieux; 25-FC-2724; Protection From Abuse; Pro Se; 11/21/25.
- LINDENMUTH, JENNIFER; Michael Lindenmuth; 25-FC-2730; Protection From Abuse; Pro Se; 11/24/25.
- LVNV FUNDING LLC; Cory Seip; 25-CV-2773; Debt Collection; Christopher B. Carfagno, Esquire; 11/25/25.
- LVNV FUNDING LLC; Robert Stidham; 25-CV-2772; Debt Collection; Christopher B. Carfagno, Esquire; 11/25/25.
- MAURER, WILLIAM; Vincent Allen; 25-FC-2711; Protection From Abuse; Joseph V. Sebelin, Jr., Esquire; 11/20/25.
- MOUSSEAU, JANELLE; Ciara Zeallor; 25-FC-2762; Protection From Abuse; Pro Se; 11/24/25.
- NCB MANAGEMENT SERVICES INC; Benjamin Searfoss, Brenda Searfoss; 25-CV-2731; Debt Collection; Michael F. Ratchford, Esquire; 11/24/25.
- PARASCONDA, DEAN; Pocono Stay LLC; 25-CV-2738; Tort; Gregory L. Schell, Esquire; 11/24/25.
- ROCKET MORTGAGE LLC, QUICKEN LOANS LLC, QUICKEN LOANS INC; Rebecca Stanley, Nelson Stanley; 25-CV-2737; Mortgage Foreclosure; Karin Schweiger, Esquire; 11/24/25.
- RODRIGUEZ, RUDY; Juan Rodriguez Alicea; 25-FC-2705; Divorce; Albert VF Nelthropp, Esquire; 11/20/25.
- ROTH, KATHY; Austin Roth III; 25-FC-2726; Protection From Abuse; Pro Se; 11/21/25.
- SAVOIE, DENISE; Cynthia Kristiansen; 25-FC-2778; Divorce;

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- Kim M. Gillen, Esquire; 11/26/25.
- STONE, KERRY, CHRISTINE KREISHER; Carbon County Board of Assess; 25-CV-2713; Assessment Appeal; Pro Se; 11/20/25.
- WEST, WILLIAM; Shane Grohotolski, Sr.; 25-FC-2704; Protection From Abuse; Pro Se; 11/20/25.
- WHITE, BRIAN, JR.; Amber Harvey; 25-FC-2728; Protection From Abuse; Pro Se; 11/24/25.

Dec. 5

JUDGMENT INDEX REPORT

The information contained herein is listed in the following order: (1) party against whom judgment was entered; (2) party for whom judgment was entered; (3) docket number; (4) date of entry; and (5) amount. Subsequent entries and filings, including appeals and satisfactions, may not be reported herein and may affect the lein status of any entry.

- 112 ASPEN DRIVE LLC; Penn Forest Township; 25-CV-2719; 11/21/25; \$651.40
- AHNER DEBORAH S.; Penn Forest Township; 25-CV-2720; 11/21/25; \$1,051.40
- ALI, KAZIM; Penn Forest Township; 25-CV-2722; 11/21/25; \$1,026.40
- APANCO, VIANET, MICHELLE APANCO; Panther Valley School District, Public Asset Management Inc.; 25-CV-2770; 11/25/25; \$2,599.91
- ATKINSON, KELLY; Penn Forest Township; 25-CV-2723; 11/21/25; \$1,051.40
- BROWN, ANDREA A.; Lower Towamensing Township; 25-CV-2739; 11/24/2025; \$1,-731.05
- BROWN, DAVID K., JR., JESSICA HEANEY; Borough of Nesquehoning; 25-CV-2747; 11/24/25; \$1,139.14
- DEL DUCA, MARGARET, HEIRS OF MARGARET DEL DUCA, UNKNOWN HEIRS, SUCCESSORS OR ASSIGNS OF MARGARET DEL DUCA, ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARGARET DEL LUCA; Lehigh Area School District; 25-CV-2750; 11/24/25; \$500.04
- DELOATCH, RUTH; Synchrony Bank; 25-CV-2708; 11/20/25; \$3,837.38
- DONNELLY, PETER MICHAEL; Panther Valley School District, Public Asset Management; 25-CV-2734; 11/24/25; \$975.47
- ELASSER, HERMAN, HEIRS OF HERMAN ELASSER, UNKNOWN HEIRS, SUCCESSORS OR ASSIGNS OF HERMAN ELASSER, ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER HER-

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- MAN ELASSER, LOU ANN HAWK; Lehigh Area School District; 25-CV-2748; 11/24/25; \$806.27
- ELASSER, HERMAN, HEIRS OF HERMAN ELASSER, UNKNOWN HEIRS, SUCCESSORS OR ASSIGNS OF HERMAN ELASSER, ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER HERMAN ELASSER, LOU ANN HAWK; Lehigh Area School District; 25-CV-2749; 11/24/25; \$666.75
- FAST TAX OF NEPA INC.; Commonwealth of Pennsylvania Department of Revenue; 25-CV-2768; 11/25/25; \$3,165.20
- FISHER, JEANNINE, STEPHANIE BULLA; Borough of Nesquehoning; 25-CV-2767; 11/25/25; \$405.21
- FLD & ASSOCIATES LLC; Panther Valley School District, Public Asset Management Inc.; 25-CV-2759; 11/24/25; \$1,301.04
- FRONHEISER, TORI ANN; Lower Towamensing Township; 25-CV-2740; 11/24/25; \$1,781.05
- G1 INVESTMENT GROUP LLC; Lehigh Area School District; 25-CV-2706; 11/20/25; \$2,679.25
- HAWK, ROBERT E., SR., SUSAN L. HAWK; Lehigh Area School District; 25-CV-2766; 11/25/25; \$1,421.71
- HEIRS OF ANGELINE MARIE NUNEMACHER, UNKNOWN HEIRS, SUCCESSORS OR ASSIGNS OF ANGELINE MARIE NUNEMACHER, ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ANGELINE MARIE NUNEMACHER, ANGELINE MARIE NUNEMACHER; Panther Valley School District, Public Asset Management Inc.; 25-CV-2756; 11/24/25; \$1,143.01
- HEIRS OF HERMAN ELASSER, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS OF HERMAN ELASSER, ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER HERMAN ELASSER, HERMAN ELASSER, LOU ANN HAWK; Lehigh Area School District; 25-CV-2755; 11/24/25; \$854.71
- HEIRS OF HERGE W. HOLLAR, UNKNOWN HEIRS, SUCCESSORS OR ASSIGNS OF GEORGE W. HOLLAR, ALL PERSONS FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GEORGE HOLLAR, GEORGE W. HOLLAR; Panther Valley School District, Public Asset Management Inc.; 25-CV-2757; 11/24/25; \$1,714.60

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- HEIRS OF LEWIS FRYE, UNKNOWN HEIRS, SUCCESSORS OR ASSIGNS OF LEWIS FRYE, ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LEWIS FRYE, KIMBERLY ZAVITSKY, LEWIS FRYE; Panther Valley School District, Public Asset Management Inc.; 25-CV-2758; 11/24/25; \$1,147.52
- HEIRS OF MARGARET DEL DUCA, UNKNOWN HEIRS, SUCCESSORS OR ASSIGNS OF MARGARET DEL DUCA, ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARGARET DEL DUCA MARGARET DEL DUCA; Lehigh Area School District; 25-CV-2754; 11/24/25; \$277.05
- HEIRS OF MAYNARD R. REESER SR., UNKNOWN HEIRS, SUCCESSORS OR ASSIGNS OF MAYNARD R. REESER SR., ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MAYNARD R. REESER, SR., MAYNARD R. REESER, SR.; Lehigh Area School District; 25-CV-2753; 11/24/25; \$1,767.24
- HILTON, TAMIKA M.; United States Internal Revenue Service; 25-CV-2764; 11/25/25; \$12,641.01
- KOISTINEN, DEANNA, HEIRS OF DEANNA KOISTINEN, UNKNOWN HEIRS, SUCCESSORS OR ASSIGNS OF DEANNA KOISTINEN, ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DEANNA KOISTINEN; Lehigh Area School District; 25-CV-2752; 11/24/25; \$339.06
- NANSTEEL, JEREMY; Borough of Lansford; 25-CV-2746; 11/24/25; \$766.56
- PALMERTON PRESCHOOL & CHILDCARE CENTER LLC; Commonwealth of Pennsylvania Department of Revenue; 25-CV-2769; 11/25/25; \$2,668.10
- PALMERTON PRESCHOOL & CHILDCARE LLC; United States Internal Revenue; 25-CV-2736; 11/24/25; \$12,482.24
- PINK BLUE AND JELLY LLC; Penn Forest Township; 25-CV-2721; 11/21/25; \$476.40
- REESE, PAUL, JEANETTE REASE; Borough of Lansford; 25-CV-2742; 11/24/25; \$556.84
- REESER, MAYNARD R., SR., MAYNARD R. REESER, SR., HEIRS, UNKNOWN HEIRS OF MAYNARD R. REESER, SR.; Lehigh Area School District; 25-CV-2765; 11/25/25; \$2,186.05
- SAVILLE, ALICE; Synchrony Bank; 25-CV-2710; 11/20/25; \$5,418.29

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SCOTT, RUTH A.; Synchrony Bank; 25-CV-2709; 11/20/25; \$2,733.68

SMITH, LARISSA M.; Borough of Lansford; 25-CV-2735; 11/24/25; \$459.94

STEMPA, ROBERT A.; Borough of Nesquehoning; 25-CV-2743; 11/24/25; \$681.35

TAMM, CHRISTA, MICHAEL TAMM; People First Credit Union; 25-CV-2729; 11/24/25; \$8,322.33

TERRY, CAROL ANN; Panther Valley School District Public Asset Management; 25-CV-2741; 11/24/25; \$893.21

TERRY, CAROL ANN; Summit Hill Borough; 25-CV-2744; 11/24/25; \$528.59

WEIRICH, TERESA; Panther Valley School District, Public Asset Management Inc.; 25-CV-2707; 11/20/25; \$1,177.59

WOOLF, ROBERT T.; PCA Acquisitions V LLC; 25-CV-2745; 11/24/25; \$5,364.76

YOSTYS AUTO SERVICE INC; Commonwealth of Pennsylvania Department of Revenue; 25-CV-2771; 11/25/25; \$9,859.46

Dec. 5

NOTICE OF ORGANIZATION

NOTICE IS HEREBY GIVEN that a Certificate of Organization for a Domestic Limited Liability Company has been filed with the Corporation Bureau of the Penn-

sylvania Department of State on or about November 17, 2025, for the purpose of creating a limited liability company pursuant to the provisions of the Pennsylvania Limited Liability Company Law of 1994, 15 Pa. C.S.A. §8901, et seq. The name of the limited liability company is:

SIVAR REALTY, LLC
Jenny Y.C. Cheng, Esquire
Cheng Law Offices, P.C.
430 Delaware Avenue
P.O. Box 195
Palmerton, PA 18071

Dec. 5

PUBLIC NOTICE

NOTICE OF CONFIRMATION OF FIDUCIARIES' ACCOUNTS

To all claimants, beneficiaries, heirs, next-of-kin and all other parties in interest:

NOTICE IS HEREBY GIVEN that the following named fiduciaries of the respective estates designated below have filed their Accounts and Statements of Proposed Distribution in the office of the Register of Wills in and for the County of Carbon, Pennsylvania, and the same will be presented to the Orphans' Court Division, Courtroom No. 1, Carbon County Courthouse, Jim Thorpe, Pennsylvania, on the 19th day of December, 2025 for confirmation. All objections

CARBON COUNTY LAW JOURNAL

must be filed in writing in the office of the Clerk of Orphans' Court Division, Court of Common Pleas, Jim Thorpe, Pennsylvania, prior to the foregoing stated date and time:

ESTATE; Fiduciary; Attorney
MARGARET DOUGHERTY,
Dec'd.; Suzanne E. Dougherty,
Administrator; Angela M. Stehle,
Esq.

JEAN A. PAPAY
Register of Wills &
Clerk of Orphans' Court
Carbon County, PA
Nov. 28; Dec. 5

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

CONFESSION OF JUDGMENT

DOCKET NO.: 24-CV-1045

CHANGFA YANG and
SILVER STAR ESTATES LTD.
Plaintiffs

vs.

ADAM R. ACKLEY
Defendant

NOTICE OF LEGAL ACTION

Notice to: Defendant Adam R.
Ackley

Pursuant to the Court's Order
of September 5, 2025, directing
Plaintiff to serve Notice by Pub-
lication, NOTICE is hereby given

to the above named Defendant
that Plaintiff commenced a legal
action against you on May 23,
2024 by filing a Complaint In
Confession of Judgment for
Money Judgment and Ejection
and Notices under 42 C.S.A. Sec-
tion 2737.1 and Pa. R.C.P. Rule
2958.1.

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 West Broad Street
Suite 713
Hazelton PA, 18201
Phone (877) 953-4250
Fax (570) 455-3625

- or -

Carbon County Bar Association
Lawyer Referral

73 W. Broadway
Jim Thorpe, PA 18229
Phone (610) 379-4950
Fax (610) 379-4952
RUSSELL E. FARBIARZ,
ESQUIRE

Attorney Identification
No. 209482

ANTANAVAGE
FARBIARZ, PLLC

64 North Fourth St.
Hamburg, PA 19526
(610) 562-2000

Nov. 28; Dec. 5

**COURT OF COMMON
PLEAS CARBON
COUNTY, PA
CIVIL ACTION—LAW**

NO. 25-CV-0893

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE**

**PHH MORTGAGE
CORPORATION**

Plaintiff

v.

**LONNIE NUTTALL, IN HIS
CAPACITY AS HEIR OF
MARY NUTTALL; ET AL.**

Defendants

To: JENNIFER GUZMAN, IN
HER CAPACITY AS HEIR OF
MARY NUTTALL; UN-
KNOWN HEIRS, SUCCE-
SSORS, ASSIGNS, AND ALL
PERSONS, FIRMS, OR AS-
SOCIATIONS, CLAIMING
RIGHT TITLE, OR INTEREST
FROM OR UNDER MARY
NUTTALL Defendant(s), 47
WARGO ROAD, JIM THOR-
PE, PA 18229

**COMPLAINT IN
MORTGAGE FORECLOSURE**

You are hereby notified that Plaintiff, PHH MORTGAGE CORPORATION, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of CARBON

County, PA docketed to No. 25-CV-0893, seeking to foreclose the mortgage secured on your property located, 47 WARGO ROAD, JIM THORPE, PA 18229.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you, and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or 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 OF-

CARBON COUNTY LAW JOURNAL

FICE MAY BE ABLE TO PROVIDE YOU WITH THE INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

North Penn Legal Services

101 West Broad Street

Suite 713

Hazleton PA, 18201

(877) 953-4250

TROY FREEDMAN,

ESQUIRE

ID No. 85165

ROBERTSON, ANSCHUTZ,

SCHNEID, CRANE &

PARTNERS, PLLC

A Florida professional

limited liability company

ATTORNEYS FOR

PLAINTIFF

133 Gaither Drive

Suite F

Mt. Laurel, NJ 08054

(855) 225-6906

Dec. 5

**COURT OF COMMON
PLEAS CARBON
COUNTY, PA
CIVIL ACTION—LAW**

NO. 25-CV-0345

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE**

THE BANK OF NEW YORK
MELLON f/k/a THE BANK
OF NEW YORK, AS TRUSTEE
FOR AMRESCO

**RESIDENTIAL SECURITIES
CORPORATION MORTGAGE
LOAN TRUST 1997-3**

Plaintiff

v.

MICHAEL A. GWYNN a/k/a
MICHAEL GWYNN, IN HIS
CAPACITY AS HEIR OF
CYNTHIA GRIFFIN a/k/a
CYNTHIA R. GRIFFIN; ET AL.

Defendants

To: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER CYNTHIA GRIFFIN a/k/a CYNTHIA R. GRIFFIN Defendant(s), 96 WYLIE CIRCLE a/k/a 1857 WYLIE CIRCLE ALBRIGHTSVILLE, PA 18210

**COMPLAINT IN
MORTGAGE FORECLOSURE**

You are hereby notified that Plaintiff, THE BANK OF NEW YORK MELLON f/k/a THE BANK OF NEW YORK, AS TRUSTEE FOR AMRESCO RESIDENTIAL SECURITIES CORPORATION MORTGAGE LOAN TRUST 1997-3, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of CARBON County, PA docketed to No. 25-CV-0345, seeking to foreclose the

mortgage secured on your property located, 96 WYLIE CIRCLE a/k/a 1857 WYLIE CIRCLE, ALBRIGHTSVILLE, PA 18210.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you, and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or 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 THE INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

North Penn Legal Services

101 West Broad Street

Suite 713

Hazleton PA, 18201

(877) 953-4250

TROY FREEDMAN,
ESQUIRE

ID No. 85165

ROBERTSON, ANSCHUTZ,
SCHNEID, CRANE &
PARTNERS, PLLC

A Florida professional

limited liability company

ATTORNEYS FOR

PLAINTIFF

133 Gaither Drive

Suite F

Mt. Laurel, NJ 08054

(855) 225-6906

Dec. 5

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 December 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
Nov. 21, 28; Dec. 5

Sale of the real estate shall be held on Wednesday, December 10, 2025 at 10:00 a.m. online at www.bid4assets.com.

SALE #1

Writ of Execution No.: 22-0357.
Property Address: 847 Delaware Avenue, Palmerton, PA 18071.
Location: Borough of Palmerton.
Improvements: Residential family dwelling.
Defendants: Peter Blodgett & Marilyn Blodgett.

SALE #2

Writ of Execution No.: 25-CV-0125.
Property Address: 400 Coal Street, Nesquehoning, PA 18240.
Location: Borough of Nesquehoning.
Improvements: Single family.
Defendant: John Peter Bobita.

SALE #3

Writ of Execution No.: 25-CV-0599.
Property Address: 285 Pine Cove Court, Lehighton, PA 18235.
Location: Franklin Township.
Improvements: Residential Family dwelling.
Defendant: Joseph Connaughton.

SALE #4

Writ of Execution No.: 25-CV-0645.
Property Address: 104 Wintergreen Trail, Albrightsville, PA 18210.
Location: Township of Penn Forest.
Improvements: Single family.
Defendant: Anthony G. Getz.

SALE #5

Writ of Execution No.: 25-CV-0831.

Property Address: 10 Cedar Lane, Albrightsville, PA 18210.

Location: Township of Penn Forest.

Improvements: Single family.

Defendants: Charles Griffin, III, a/k/a Charles N. Griffin & Karen Griffin.

SALE #6

Writ of Execution No.: 21-2903.

Property Address: 216 W. Water Street, Lansford, PA 18232.

Location: Borough of Lansford.

Improvements: Single family.

Defendants: John Hower & Sylvia Faenza.

SALE #7

Writ of Execution No.: 25-CV-1900.

Property Address: 63 Bayberry Road, Jim Thorpe, PA 18229.

Location: Penn Forest Township.

Improvements: Residential dwelling.

Defendant: Daniel E. Kepler a/k/a Daniel Kepler.

SALE #8

Writ of Execution No.: 23-CV-1482.

Property Address: 96 East Market Street, Tresckow, PA 18254.

Location: Township of Banks.

Improvements: Residential dwelling.

Defendants: Mary Kondash, Known Surviving Heir of Irene Kondash; Raymond Kondash,

Known Surviving Heir of Irene Kondash; Christine Parosky, Known Surviving Heir of Irene Kondash; Danielle Motto a/k/a Danielle Whitenight, Known Surviving Heir of Irene Kondash; Amanda Hottenstein, Known Surviving Heir of Irene Kondash & Unknown Heirs of Irene Kondash.

SALE #9

Writ of Execution No.: 25-CV-0230.

Property Address: 230 Pine Top Drive, Lehighton, PA 18235.

Location: Franklin Township.

Improvements: Residential Structure.

Defendant: Travis Lindenmoyer.

SALE #10

Writ of Execution No.: 25-CV-1130.

Property Address: 543 West Main Street, Weatherly, PA 18255.

Location: Borough of Weatherly.

Improvements: Residential family dwelling.

Defendants: Leonard J. Lithkousky, Known Heir of the Estate of Harriet A. Lithkousky, Deceased; Bernard W. Lithkousky, Known Heir of the Estate of Harriet A. Lithkousky, Deceased.

SALE #11

Writ of Execution No.: 25-CV-0380.

Property Address: 219 Ochre Street, Lehighton, PA 18235.

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Location: Borough of Lehighton.
Improvements: Single family.
Defendants: Samantha Melber
a/k/a Samantha J. Melber &
Scott Graham a/k/a Scott H.
Graham.

SALE #12

Writ of Execution No.: 25-CV-
0286.
Property Address: HC Box 13A
a/k/a 273 State Route 940,
White Haven, PA 18661.
Location: Kidder Township.
Improvements: Single family.
Defendant: Stephen E. Pompella,
solely in his capacity as per-
sonal representative of Eleanor
T. Fulk, deceased & The Un-
known Heirs of Eleanor T.
Fulk, Deceased.

MORTGAGES

The name of the mortgagor
appears first, followed by name
of mortgagee, location of prop-
erty, amount of mortgage, and
date of recording.

HUNSICKER, MARY ANN,
Manufacturers and Traders
Trust Co., Nesq., \$50,000.00,
05/22/25

KLOTZ, DEAN C., Lehigh Valley
Educators Credit Union, J.
Thorpe, \$61,500.00, 05/22/25

HERTZOG, KEVIN L., Secretary
of Housing & Urban Develop-
ment, Penn For., \$11,362.36,
05/23/25

GONZALEZ, ANGEL LUIS,
Mortgage Electronic Registra-

tion Systems Inc., J. Thorpe,
\$183,869.00, 05/23/25

GAFFNEY, JAMES JR., Mortgage
Electronic Registration Sys-
tems Inc., Penn For.,
\$340,000.00, 05/23/25

BENNETT, GREGORY, Mort-
gage Electronic Registration
Systems Inc., Penn For.,
\$423,750.00, 05/23/25

BENNETT, GREGORY, Mort-
gage Electronic Registration
Systems Inc., Penn For.,
\$84,750.00, 05/23/25

STRUS, PAUL J., ESSA Bk. &
Trust, Penn For., \$531,000.00,
05/23/25

OLMEDA, MOISES SAEZ JR.,
Mortgage Electronic Registra-
tion Systems Inc., E. Penn,
\$240,000.00, 05/23/25

POSIPANKO, ALEXANDER
JAMES, Mortgage Electronic
Registration Systems Inc., E.
Penn, \$240,000.00, 05/23/25

GREEN, TERRENCE M., Mort-
gage Electronic Registration
Systems Inc., E. Penn,
\$40,000.00, 05/27/25

TRAPP, RICHARD JR., Equity
Prime Mortgage LLC,
Palmrtn., \$119,658.00, 05/
27/25

CINTRON, NICOLE MILLEE,
Mortgage America Inc., Ma-
honing, \$196,377.00, 05/27/25

BELZNER, MEGAN, Mortgage
Electronic Registration sys-
tems Inc., Tow. Twp., \$287,-
087.00, 05/27/25

SOTO, NANCY, Mortgage Elec-
tronic Registration Systems

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- Inc., Lansfd., \$88,369.00, 05/27/25
- EASTERLY, WYATT L., Mortgage Electronic Registration Systems Inc., Mahoning, \$267,377.00, 05/27/25
- GOSS, JAIMARIA ELIZABETH LEBRON, Mortgage Electronic Registration Systems Inc., Lansfd., \$118,801.00, 05/27/25
- ALTEMOSE, CRYSTAL, Mortgage Electronic Registration systems Inc., Lehighton, \$211,943.00, 05/27/25
- OHL, BRENDA L., First Keystone Community Bk., Tow. Twp., \$550,000.00, 05/28/25
- RICHARDSON, KARI J., Secretary of Housing & Urban Development, Penn For., \$3,317.42, 05/28/25
- KNB RENTAL PROPERTIES LLC, Northumberland Ntl. Bk., J. Thorpe, \$140,000.00, 05/28/25
- KNB RENTAL PROPERTIES LLC, Northumberland Ntl. Bk., J. Thorpe, \$20,000.00, 05/28/25
- KROBOTH, ROBERT J., Mortgage Electronic Registration Systems Inc., Weisspt., \$131,868.00, 05/28/25
- KLEINSCHMIDT, ROBERT J., First Northern Bk. and Trust, Palmrtn., \$100,000.00, 05/28/25
- NICHOLAS, JASON ALAN, Mortgage Electronic Registration Systems Inc., Tow. Twp., \$59,200.00, 05/28/25
- CONDOR ADVISORS LLC, BPL Mort. LLC, Banks, \$144,000.00, 05/28/25
- MARTINEZ, ANGEL RAFAEL, Members 1st Federal Credit Union, Penn For., \$62,100.00, 05/28/25
- HURD, ERIC, Mortgage Electronic Registration Systems Inc., Penn For., \$562,500.00, 05/29/25
- PETERSON, SCOTT FRANCIS, Jim Thorpe Neighborhood Bk., J. Thorpe, \$19,000.00, 05/29/25
- VADYAK, TOMMY J., Jim Thorpe Neighborhood Bk., Lansfd., \$25,000.00, 05/29/25
- SCHWENTNER, SUSAN D., Mortgage Electronic Registration Systems Inc., Penn For., \$193,325.00, 05/29/25
- ROSENBERGER, MARK B., Jim Thorpe Neighborhood Bk., Penn For., \$49,000.00, 05/29/25
- COOPER, TESLA M., First Northern Bk. and Trust Co., Parryvl., \$154,400.00, 05/29/25
- BOEHRINGER, HOWARD R. JR., Mortgage Electronic Registration Systems Inc., Frankl., \$180,000.00, 05/29/25
- NUNES, LORA L., Allentown Federal Credit Union, Tow. Twp., \$25,000.00, 05/29/25
- CURNEW, JOSEPH T., Mortgage Electronic Registration Systems Inc., E. Penn, \$150,000.00, 05/29/25
- SHANNON, CRISTINA, Mortgage Electronic Registration Systems Inc., Penn For., \$177,390.00, 05/29/25

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- SCHOCK, RANDY D., Lehigh Valley Educators Credit Union, Leh. Twp., \$51,000.00, 05/29/25
- MELLENDEZ, BRENDA LIS, Wells Fargo Bk. NA, Lansfd., \$39,000.00, 05/29/25
- ROSA, DELVY SANTIAGO LARA, Mortgage Electronic Registration Systems Inc., Palmrtn., \$157,102.00, 05/29/25
- KLOSS, DIANA KAE, Capital One NA, Mahoning, \$45,000.00, 05/30/25
- SCHLEICHER, DUANE A., First Northern Bk. and Trust Co., E. Penn, \$150,000.00, 05/30/25
- TURBI, ELIZANDEL, Mortgage Electronic Registration Systems Inc., Weathrly., \$215,916.00, 05/30/25
- SORMILICH, SEAN, Wells Fargo Bk. NA, E. Penn, \$404,200.00, 05/30/25
- VENEZIALE, ENRICO, Mortgage Electronic Registration Systems Inc., Penn For., \$268,000.00, 05/30/25
- GARCIA HERNANDEZ, EUSEBIO JOSE, Mortgage Electronic Registration Systems Inc., Leh. Twp., \$270,019.00, 05/30/25
- GALLO, KRISTINE, Mortgage Electronic Registration Systems Inc., Kidder, \$150,000.00, 05/30/25
- BERGER, JOSEPH G., Mortgage Electronic Registration Systems Inc., Palmrtn., \$68,495.00, 05/30/25
- DEVATT, KRISTINE, Mortgage Electronic Registration Systems Inc., Penn For., \$323,924.00, 05/30/25
- NORTH RIDGE ASSOCIATES LLC, Maurch Chunk Trust Co., Tow. Twp., \$2,868,000.00, 05/30/25
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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.
- DISPIRITO, DONNA C., Arndt, Lucas, Sum. Hill, \$80,000.00, 06/02/25
- OPERATION ELEVATION LLC, Bonomo, Jason, Nesq., \$252,000.00, 06/02/25
- BAKA ESTATES LLC, Concepcion Medina, Victor, Lehigh-ton, \$260,000.00, 06/02/25
- WHITEMAN, JOY R. SHEEHAN, Prokipchak, Carissa C., Penn For., \$295,000.00, 06/03/25
- REITZ, CODY D., McFarland, Matthew J., Palmrtn., \$230,000.00, 06/03/25
- KNAPP, JOHN W., Reitz, Cody D., Palmrtn., \$387,500.00, 06/03/25
- POLLOCK, THOMAS G., Pavlik, Elizabeth Jane, Kidder, \$1.00, 06/03/25
- ELLIOTT, JOAN M., Elliott, Joan M., Penn For., \$1.00, 06/03/25
- SCHMICK, JEREMY H., Nicastro, John Alan, E. Penn, \$400,000.00, 06/03/25

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WILSON, RAYMOND W., Wilson, Melissa, Tow. Twp., \$1.00, 06/03/25	BETWEEN THE PIPES INVESTMENTS LLC, First Street Management Co. LLC, Lehighton, \$305,000.00, 06/03/25
PROPERTY MANAGEMENT OF PENNSYLVANIA INC., Reyes, Felix Angel Matos, Lansfd., \$110,000.00, 06/03/25	BLACKWOOD, JASON, Blackwood, Jason, Penn For., \$1.00, 06/04/25
LUQUE, SILVIA G., Hayes, John J., Penn For., \$155,000.00, 06/03/25	THREE WAY INVESTMENTS LLC, Three Way Investments LLC, Penn For., \$1.00, 06/04/25
RK INVEST GROUP LLC, Yurchak, Blake E., Penn For., \$16,000.00, 06/03/25	HILL, PETER J., Hill, Peter J., Penn For., \$1.00, 06/04/25
4 U HOMES LLC, Wilson, Mark D., Penn For., \$475,000.00, 06/03/25	BRH AT SUMMIT RIDGE LLC, Huang Talbot, Daniel Lo, Mahoning, \$499,990.00, 06/04/25

CARBON COUNTY LAW JOURNAL NOW ACCEPTING NON-LEGAL ADVERTISING

The Carbon County Law Journal
will now be accepting non-legal advertising notices
(at the discretion of the Law Journal Committee.)

**The pricing for ads will be as follows:
\$200 for a full page, \$100 for a half page,
\$70 for a quarter page.
Cover page ads will be at a cost of \$400.**

All advertising must be prepaid and sent to:
**Carbon County Law Journal
811-130 Blakeslee Blvd. Drive East
Lehighton, PA 18235**