

**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

DOUGLAS, LOIS N., Dec'd.

Late of 726 West Main Street, Weatherly.

Administrators: James Douglas, 726 W. Main Street, Weatherly, PA 18255 and Bruce Douglas, 600 High Street, Weatherly, PA 18255.

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

MURPHY, ANNAMAE, Dec'd.

Late of 18 White Oak Drive, Nesquehoning.

Administratrices: Michelle Whitman, 151 Clayhor Avenue, Trappe, PA 19426 and Cindy Laing, 423 Lake Drive, Nesquehoning, PA 18240.

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

TRACY, DEBUTE MARGARET,
Dec'd.

Late of 14 Brook Drive, Lehigh-
ton.

Administratrix: Shelly Zellers,
200 Vilno Drive, Lehigh-
ton, PA 18235.

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

SECOND PUBLICATION

CUNFER, DENNIS A., Dec'd.

Late of East Penn Township.

Administrator: Justin L. Cun-
fer, 351 Cunfer Lane, Lehigh-
ton, PA 18235.

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

HOFFMAN, SHIRLEY M.,
Dec'd.

Late of the Township of Ma-
honing.

Executor: Ryan N. Hoffman,
586 Strauss Valley Drive, 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

BEHLER, MATHEW H., Dec'd.

Late of Palmerton.

Executor: Richard Mathew
Behler, 1467 County Line
Road, Bryn Mawr, PA 19010.

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

CANNARIATO, THERESA MARY ANNA, Dec'd.

Late of Lehighton.

Executrix: Bridget Michaele Diane Fillingham c/o Rebecca M. Young, Esq. and Lia K. Snyder, Esq., Young & Young, 119 E. Main Street, Macungie, PA 18062.

Attorneys: Rebecca M. Young, Esq. and Lia K. Snyder, Esq., Young & Young, 119 E. Main Street, Macungie, PA 18062.

DVORAK, JEFFREY W., Dec'd.

Late of Weatherly.

Executor: Jerome Dvorak.

Attorneys: Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202.

HIGGINS, ALTHEA M. a/k/a ALTHEA HIGGINS, Dec'd.

Late of the Borough of Nesquehoning.

Executor: Gary L. Higgins, 909 Winter Mountain Road, Andreas, PA 18211.

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

HONTZ, DAVID E., Dec'd.

Late of Lehighton.

Executors: James E. Koons and Elaine Koons, 528 Winter Mountain Road, Lehighton, PA 18235.

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

MURMELLO, THOMAS a/k/a THOMAS M. MURMELLO, Dec'd.

Late of the Borough of Weatherly.

Executrix: Donna Murmello c/o Peter O'Donnell, Esquire, 1402 N. Church St., Hazle Township, PA 18202.

Attorney: Peter O'Donnell, Esquire, 1402 N. Church St., Hazle Township, PA 18202.

STEIGERWALT, VERONICA M., Dec'd.

Late of Lehighton.

Executor: Michael Steigerwalt, 2714 Church Hill Road, Lehighton, PA 18235.

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

WOODBURY, ROBERT GEORGE a/k/a ROBERT G. WOODBURY and ROBERT WOODBURY, Dec'd.

Late of 3670 Stone Hill Drive, Lot 29, White Haven.

Administrator: Raymond Joseph Woodbury, 10313 Theresa Place NE, Albuquerque, NM 87111.

Attorneys: Matthew G. Strubinger, Esquire, Strubinger Law, P.C., 505 Delaware Avenue, P.O. Box 158, Palmerton, PA 18071-0158.

CARBON COUNTY LAW JOURNAL

WALLACH, ROGER; Carbon County Clerk of Courts Office; 26-BOC-6626; 06/09/26; \$1,105.15

WALLACH, ROGER; Carbon County Clerk of Courts Office; 26-BOC-6628; 06/09/26; \$243.46

WEBWEB LLC; Borough of Lansford; 26-CV-1261; 06/08/26; \$1,298.95

WEISSER, DAVID; Carbon County Clerk of Courts Office; 26-BOC-6633; 06/09/26; \$877.70

WEISSER, DAVID; Carbon County Clerk of Courts Office; 26-BOC-6634; 06/09/26; \$1,004.00

WEISSER, TOM; Carbon County Clerk of Courts Office; 26-BOC-6630; 06/09/26; \$8,221.67

WEISSER, TOM; Carbon County Clerk of Courts Office; 26-BOC-6631; 06/09/26; \$856.70

WEISSER, TOM; Carbon County Clerk of Courts Office; 26-BOC-6632; 06/09/26; \$848.00

June 19

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

NO. 25-CV-1991

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

CARRINGTON MORTGAGE
SERVICES LLC

Plaintiff

v.

VALANCE FEDOR, IN HER
CAPACITY AS HEIR OF
PEARL A. SITTLER; ET AL.

Defendants

To: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER PEARL A. SITTLER Defendant(s), 1720 STAGECOACH ROAD, WEST PALMERTON, PA 18071

**COMPLAINT IN
MORTGAGE FORECLOSURE**

You are hereby notified that Plaintiff, CARRINGTON MORTGAGE SERVICES LLC, 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-1991, seeking to foreclose the mortgage secured on your property located, 1720 STAGECOACH ROAD, WEST PALMERTON, PA 18071.

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

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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
Hazelton PA, 18201
(877) 953-4250
M. 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

June 19

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 July 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
June 19, 26; July 3

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

SALE #1

Writ of Execution No.: 25-CV-2457.

Property Address: 43 East Ridge Street, Lansford, PA 18232.

Location: Borough of Lansford.

Improvements: Residential family dwelling.

Defendant: Donna Brobst.

SALE #2

Writ of Execution No.: 19-1540.

Property Address: 242 S. Fourth Street, Lehigh-ton, PA 18235.

Location: Borough of Lehigh-ton.

Improvements: Single family.

Defendant: Jeffrey A. Drofich.

SALE #3

Writ of Execution No.: 26-CV-0342.

Property Address: 64 Pautux-ent Trl, Albrightsville, PA 18210.

Location: Township of Penn Forest.

Improvements: Residential dwelling.

Defendant: Anthony Falco.

SALE #4

Writ of Execution No.: 23-CV-2820.

Property Address: 19 Sycamore Circle, Albrightsville, PA 18210.

Location: Penn Forest Town-ship.

Improvements: Single family.

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Defendants: Toni Fesler a/k/a
Toni L. Fesler & Vito Fesler
a/k/a Vito A. Fesler.

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SALE #5

Writ of Execution No.: 26-CV-
0232.

Property Address: 20 Daniel
Cir, Lehighton, PA 18235.

Location: Township of Towa-
mensing.

Improvements: Single family.

Defendants: Cody D. Geist;
Lisa M. Gaumer & Todd D. Geist.

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SALE #6

Writ of Execution No.: 25-CV-
2910.

Property Address: 318 White
Street, Weissport, PA 18235.

Location: Borough of Weis-
sport.

Improvements: Residential
dwelling.

Defendants: Karen Hallman.

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SALE #7

Writ of Execution No.: 25-CV-
1654.

Property Address: 41 E. Ca-
tawissa Street, Nesquehoning,
PA 18240.

Location: Borough of Nesque-
honing.

Improvements: Single family.

Defendant: Robert W. Mercer.

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SALE #8

Writ of Execution No.: 24-CV-
1718.

Property Address: 214 E. Ab-
bott Street, Lansford, PA 18232.

Location: Borough of Lans-
ford.

Improvements: Single family.

Defendant: Thomas Mogish,
Jr.

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SALE #9

Writ of Execution No.: 25-CV-
1842.

Property Address: 174 Cold
Spring Drive, Jim Thorpe, PA
18229.

Location: Penn Forest Town-
ship.

Improvements: Residential
dwelling.

Defendant: Edith Nelson.

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SALE #10

Writ of Execution No.: 26-CV-
0297.

Property Address: 203 Co-
lumbia Avenue, Palmerton, PA
18071.

Location: Borough of Palmer-
ton.

Improvements: Single family.

Defendant: Matthew Sidlar.

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MORTGAGES

The name of the mortgagor
appears first, followed by mort-
gagee, location of property,
amount of the mortgage, and
date of recording.

MALCOLM, ROBERT JAMES,
III, Mortgage Electronic Regis-
tration Systems Inc., Penn For.,
\$672,000.00, 01/21/26