



**MATT TUERK
MAYOR**

435 Hamilton Street
Allentown PA 18101

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TO: Michael Hanlon
City Clerk

FROM: Matt Tuerk
Mayor

DATE: June 5, 2026

SUBJECT: Authorities, Boards, Commissions Appointments

Mayor Tuerk has approved the following appointment for City Council's consideration.

<u>Name</u>	<u>Authority/Board/Commission</u>	<u>Term to Expire</u>
Paul Anthony	ANIZDA	1/6/2031
Holly Edinger	ANIZDA	1/6/2031
Carmen Dancsecs	ANIZDA	1/6/2031

Mr. Anthony, Ms. Edinger, and Ms. Dancsecs will be filling vacancies on the Authority. Their resumes are attached for your consideration.

Carmen S. Dancsecs

Senior Loan Officer | CrossCountry Mortgage
Allentown, PA | 484-363-3384 | carmendanger1@gmail.com
NMLS #2502635

Professional Summary

Dynamic and relationship-driven Senior Loan Officer with more than 10 years of combined experience in mortgage lending, business development, and title services. Recognized for helping diverse families navigate the path to homeownership with confidence, transparency, and strategic financial guidance. Known for strong referral partnerships, bilingual communication, community leadership, and a proven ability to grow production in competitive markets throughout Pennsylvania and New Jersey.

Core Competencies

- Mortgage Loan Origination
- FHA, VA, USDA & Conventional Loans
- First-Time Homebuyer Programs
- Credit & Income Analysis
- Bilingual: English & Spanish
- Business Development & Networking
- Client Retention & Relationship Management
- Compliance & Loan Structuring

Professional Experience

Senior Loan Officer | CrossCountry Mortgage – AMG Team | Allentown, PA
Nov 2025 – Present

- Originate and manage residential mortgage loans across Pennsylvania and New Jersey.
- Specialize in serving first-time homebuyers and Spanish-speaking families with personalized lending strategies.
- Build strong referral relationships with real estate professionals, attorneys, and community organizations.
- Provide strategic guidance on credit, income, and loan structuring to help clients achieve successful approvals.
- Maintain a high level of client satisfaction through communication, education, and seamless transaction management.

Mortgage Loan Officer | Guild Mortgage | Breinigsville, PA
Sept 2023 – Nov 2025

- Managed residential mortgage transactions from application through closing.
- Developed a strong referral network throughout the Lehigh Valley market.
- Recognized with the Guild Mortgage Rhino Award for Excellence in Leadership.
- Delivered tailored financing solutions while maintaining compliance and exceptional client service.

Business Development Manager | First United Land Transfer | Allentown, PA
Apr 2021 – Sept 2023

- Expanded business partnerships with real estate agents, lenders, and attorneys.
- Led networking initiatives and presentations to increase market visibility and revenue growth.
- Collaborated closely with operations teams to ensure efficient and accurate closings.

Business Development Manager | Pride Abstract | Allentown, PA
Aug 2017 – Apr 2021

- Developed strategic relationships that strengthened client retention and business growth.
- Supported title and settlement operations while increasing brand presence in the region.
- Consistently exceeded business development goals through networking and account management.

Leadership & Community Involvement

- Board Member, Hispanic Chamber of Commerce of the Lehigh Valley
- Visionary of the Year Finalist – Leukemia & Lymphoma Society
- Philanthropic Person of the Year – Golden Latin Awards
- Community advocate supporting Latino families and first-time homebuyers