

**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**

**DIXON, MIRIAM E.,** Dec'd.

Late of Carbon County.

Executors: Kenneth A. Dixon and Leslie Dixon, 4380 Little Gap Road, Kunkletown, PA 18058.

Attorney: E. Keller Kline, III, Esquire, 731 W. Turner St., Allentown, PA 18102.

**PRZASNYSKI, ANTHONY JOSEPH, SR. a/k/a ANTHONY J. PRZASNYSKI,** Dec'd.

Late of Lehighton.

Executors: John Francis Przasnyski, David John Przasnyski and Anthony J. Przasnyski, Jr. a/k/a Anthony J. Przasnyski.

Attorneys: Roberti & Roberti, LLC, 56 Broadway, P.O. Box 29, Jim Thorpe, PA 18229.

**ROTH, ANNA MARIE,** Dec'd.

Late of the Borough of Nesquehoning.

Executrix: Lou Ann Williams, 365 Nothstein Road, Lehighton, PA 18235.

Attorneys: Jason M. Rapa, Esquire, Rapa Law Office, P.C., 141 South First Street, Lehighton, PA 19235.

**SMITH, THOMAS,** Dec'd.

Late of Bowmanstown.

Executrix: Sara V. Smith, 645 East White Street, POB 284, Bowmanstown, PA 18030.

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

**STRITZ, GEORGE W.,** Dec'd.

Late of Weatherly.

Executrix: Mary A. Lazar.

Attorneys: Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201.

**SVEDA, MICHAEL A.,** Dec'd.

Late of Albrightsville.

Executrix: Lori Ann Sveda c/o Kelly C. Jamison, Esquire, P.O. Box 2257, Albrightsville, PA 18210.

Attorney: Kelly C. Jamison, Esquire, P.O. Box 2257, Albrightsville, PA 18210, (570) 657-5959.

**SECOND PUBLICATION**

**O'BRIAN, KATHRYN J.**, Dec'd.

Late of Jim Thorpe.

Administrator: Terry L. Helmer.

Attorney: Susan Sernak-Martinelli, Esquire, 199 North Church Street, Hazleton, PA 18201.

**SCHEAFFER, JACOB M.**, Dec'd.

Late of Nesquehoning.

Co-Executors: Elizabeth A. Crampton, 171 Winfield Drive, Middleport, PA 17953 and Michael J. Schaeffer, 885 Summer Valley Road, New Ringgold, PA 17960.

Attorneys: Robin L. Harley, Esquire, Zane Rossi Conville & Harley, 38 St. John Street, P.O. Box 96, Schuylkill Haven, PA 17972.

**SEIP, DURELL**, Dec'd.

Late of the Borough of Palmerton.

Executrix: Donna Trimmel, 144 West Columbus Avenue, Nesquehoning, PA 18240.

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

**THIRD PUBLICATION**

**FLYZIK, GRACE P. a/k/a**

**GRACE FLYZIK a/k/a**

**GRACE P. WEIDAW**, Dec'd.

Late of 46 Maple Avenue, Lehighton.

Executrix: Connie E. Clay a/k/a Connie Clay, 150 Greenwood Street, Palmerton, PA 18071.

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

**GIDZINSKI, JOHN J. a/k/a JOHN GIDZINSKI**, Dec'd.

Late of the Township of Penn Forest.

Administratrix: Kelly Ann Gidzinski, 2123 South Chadwick Street, Philadelphia, PA 19145.

Attorneys: Jason M. Rapa, Esquire, Rapa Law Office, P.C., 141 South First Street, Lehighton, PA 19235.

**LESITSKY, MARVIN N. a/k/a MARVIN LESITSKY**, Dec'd.

Late of Kidder Twp.

Executors: Neil Lesitsky and Jeffrey Lesitsky c/o Alan J. Mittelman, Esquire, 1635 Market St., 7th Fl., Philadelphia, PA 19103.

Attorneys: Alan J. Mittelman, Esquire, Spector Gadon Rosen Vinci P.C., 1635 Market St., 7th Fl., Philadelphia, PA 19103.

**MAGUIRE, ALICE L.**, Dec'd.

Late of 2 Sycamore Circle, Albrightsville.

Executor: Lucas Haney.

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

**REESE, NANCY J. a/k/a NANCY REESE**, Dec'd.

Late of 743 Princeton Avenue, Palmerton.

Administratrix: Nicole E. Shupp, 743 Princeton Avenue, Palmerton, PA 18071.

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

**SCHOCK, HOWARD W.**,  
Dec'd.

Late of 1058 Mahoning Mountain Road, Lehighton.  
Executor: Eric Rehrig.

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

**SIKORSKY, ELEANOR J.**,  
Dec'd.

Late of Lower Towamensing Township.

Executor: Robert J. Sikorsky c/o Joshua D. Shulman, Esquire, Shulman Law Office PC, 419 Delaware Avenue, P.O. Box 157, Palmerton, PA 18071.

Attorneys: Joshua D. Shulman, Esquire, Shulman Law Office PC, 419 Delaware Avenue, P.O. Box 157, Palmerton, PA 18071.

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#### REGISTER OF WILLS

**BALLIET, GLADYS A.**; Lehighton, PA; Testamentary; Kim M. Gillen, Esquire.

**DEISCHER, SCOTT A.**; Lehighton, PA; Testamentary; Larry R. Roth, Esquire (Lehigh County).

**STRITZ, GEORGE W.**; Weatherly, PA; Testamentary; Richard J. Marusak, Esquire (Luzerne County).

Dec. 20

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#### 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.

**ANTHONY, SAMANTHA**; Travis Benner; 24-FC-2713; Protection From Abuse; Pro Se; 12/06/24.

**BANK OF AMERICA N.A.**; George Kennedy; 24-CV-2694; Debt Collection; Jonathan P. Cawley, Esquire; 12/05/24.

**BANK OF AMERICA N.A.**; George Kennedy; 24-CV-2696; Debt Collection; Jonathan P. Cawley, Esquire; 12/05/24.

**BANK OF AMERICA N.A.**; Marjorie Mann; 24-CV-2730; Debt Collection; Joel M. Flink, Esquire; 12/09/24.

**BARRALL, JAMES, III**; Taylor Schwoyer; 24-FC-2746; Custody; Cassandra Colombo, Esquire; 12/10/24.

**CAPITAL ONE N.A.**; Dennis Grivalsky; 24-CV-2695; MDJ Appeal; Robert D. Klingensmith, Esquire; 12/05/24.

**CAPITAL ONE N.A.**; Dustin Wentz; 24-CV-2745; MDJ Appeal; Michael F. Ratchford, Esquire; 12/10/24.

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LAW; Leighton Area School District; 24-CV-2717; 12/09/24; \$3,116.17

THORNTON, CAPRICE; LVNV Funding LLC; 24-CV-2724; 12/09/24; \$943.99

TURNER, JONATHAN; Carbon County Clerk of Courts; 24-BOC-7613; 12/10/24; \$388.40

VANGOETHEM, JOSEPH; Carbon County Clerk of Courts; 24-BOC-7602; 12/09/24; \$1,063.80

WALSER, LANCE, JR.; Carbon County Clerk of Courts; 24-BOC-7626; 12/10/24; \$1,659.89

WAYDA, MELISSA; Carbon County Clerk of Courts; 24-BOC-7616; 12/10/24; \$696.56

YOSTYS AUTO SERVICE INC.; Commonwealth of Pennsylvania Department of Revenue; 24-CV-2758; 12/11/24; \$2,718.01

ZAYCO CONSTRUCTION INC.; Commonwealth of Pennsylvania Department of Labor & Industry; 24-CV-2731; 12/09/24; \$3,018.10

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

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Docket No.: 24-CV-0486

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Union Home Mortgage Corp.

Plaintiff

vs.

Keith Pachulski;  
Georgeann Pachulski  
Defendants

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**NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY  
PURSUANT TO  
PENNSYLVANIA RULE OF  
CIVIL PROCEDURE 3129**

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TO: Keith Pachulski, 421 South Hampton Court, Lewisville, TX 75056

**TAKE NOTICE:**

That the Sheriff's Sale of Real Property (Real Estate) will be held at the Carbon County Sheriff's Office, at the Carbon County Courthouse, 1st Floor Conference Room, 4 Broadway, Jim Thorpe, PA 18229 on February 12, 2025 at 10:00 A.M. prevailing local time.

THE PROPERTY TO BE SOLD is delineated in detail in a legal description consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land.

(SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A").

The LOCATION of your property to be sold is: 1262 Municipal Road, Leighton, PA 18235.

The JUDGMENT under or pursuant to which your property is being sold is docketed to: No. 24-CV-0486.

THE NAME(S) OF THE OWNER(S) OR REPUTED OWNER(S) OF THIS PROPERTY ARE: Keith Pachulski; Georgeann Pachulski.

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example to banks that hold mortgages and municipalities that are owed taxes), will be filed by the Sheriff thirty (30) days after the sale, and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it, within ten (10) days of the date it is filed. Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of Carbon County, at the Carbon County Courthouse, 1st Floor Conference Room, 4 Broadway, Jim Thorpe, PA 18229.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

It has been issued because there is a Judgment against you. It may cause your property to be held, to be sold or taken to pay the Judgment. You may have legal rights to prevent your property from being taken. A lawyer

can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE.

Pennsylvania Lawyer Referral Service

Pennsylvania Bar Association  
P.O. Box 186  
Harrisburg, PA 17108  
(800) 692-7375

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THE LEGAL RIGHTS YOU MAY HAVE ARE:

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1. You may file a petition with the Court of Common Pleas of Carbon County to open the Judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.

2. After the Sheriff's Sale, you may file a petition with the Court of Common Pleas of Carbon County to set aside the sale for a grossly inadequate price or for other proper cause. This petition must be filed before the Sheriff's Deed is delivered.

3. A petition or petitions raising the legal issues or rights mentioned in the preceding

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paragraphs must be presented to the Court of Common Pleas of Carbon County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the Court and a proposed order or rule must be attached to the petition. If a specific return date is desired, such date must be obtained

from the Court Administrator's Office, Carbon County Courthouse, 4 Broadway, P.O. Box 130, Jim Thorpe, PA 18229, before presentation of the petition to the Court.

KATHERINE M. WOLF,  
ESQUIRE (314307)

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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 January 20, 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  
Dec. 20, 27; Jan. 3

**Sale of the real estate shall be held on Wednesday, January 8, 2025 at 10:00 a.m. online at [www.bid4assets.com](http://www.bid4assets.com).**

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**SALE #1**

Writ of Execution No.: 20-2606.

Property Address: 135 Forest Drive, Palmerton, PA 18071.

Location: Township of Lower Towamensing.

Improvements: Single family.

Defendants: Gary Barkanic and Christine R. Barkanic.

**SALE #2**

Writ of Execution No.: 14-1546.

Property Address: 337 E. Water Street, Lansford, PA 18232.

Location: Borough of Lansford.

Improvements: Twin (half-double) 2-story frame.

Defendant: Dianne Hajcak a/k/a Dianne M. Walck, Executrix of the Estate of John P. Hajcak.

**SALE #3**

Writ of Execution No.: 21-0925.

Property Address: 22 Tunnel Street, Lansford, PA 18232.

Location: Borough of Lansford.

Improvements: Single family.

Defendant: Kobi Klingensmith.

**SALE #4**

Writ of Execution No.: 19-3431.

Property Address: 805 E. Ridge Street, Lansford, PA 18232.

Location: Borough of Lansford.

Improvements: Single family.

Defendant: Mark E. Marouchoc.

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**SALE #5**

Writ of Execution No.: 21-0485.

Property Address: 631 E. Patterson Street, Lansford, PA 18232.

Location: Borough of Lansford.

Improvements: Single family.

Defendant: Steven McEvoy.

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**SALE #6**

Writ of Execution No.: 22-1544.

Property Address: 313 W. Water Street, Lansford, PA 18232.

Location: Borough of Lansford.

Improvements: Single family.

Defendant: Donna Jean Merwarth.

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**SALE #7**

Writ of Execution No.: 22-1964.

Property Address: 338 E. White Street, Summit Hill, PA 18250.

Location: Borough of Summit Hill.

Improvements: Single family.

Defendants: Bernard James Middleton, Jr. and Tina L. Middleton.

**SALE #8**

Writ of Execution No.: 24-CV-0235.

Property Address: 80 Lafayette Trail, Lehighton, PA 18235.

Location: Township of Towamensing.

Improvements: Single family home.

Defendants: Paul Minnichbach and Sunie Minnichbach.

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**SALE #9**

Writ of Execution No.: 24-CV-1117.

Property Address: 1945 Hickory Road, Palmerton, PA 18071.

Location: Towamensing Township.

Improvements: Single family home.

Defendant: David P. Wetzel.

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**SALE #10**

Writ of Execution No.: 22-0171.

Property Address: 114 E. Bertsch Street, Lansford, PA 18232.

Location: Borough of Lansford.

Improvements: Single family.

Defendants: Melissa Annette Wolfhawk and Joseph John Greig.

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**MORTGAGES**

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