

**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

GALLAGHER, JAMES E.,
Dec'd.
Late of Jim Thorpe.
Executrix: Sandra S. Gallagher
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.

SECOND PUBLICATION

**HART, JOHN FRANCIS a/k/a
JOHN F. HART**, Dec'd.
Late of Kunkletown.
Co-Executors: Richard John
Hart and Cheryl Anne Kline

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.

**HOHERCHAK, GEORGE
PAUL a/k/a GEORGE P. HOHERCHAK and GEORGE
HOHERCHAK**, Dec'd.

Late of the Borough of Lehigh-
ton.

Administratrix: Tanya Hoherchak
c/o Peter O'Donnell,
Esquire, 1402 North Church
Street, Hazle Township, PA
18202.

Attorney: Peter O'Donnell,
Esquire, 1402 North Church
Street, Hazle Township, PA
18202.

KIMMEL, GERTRUDE A.,
Dec'd.

Late of Weatherly.

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

LANZILLO, JANICE, Dec'd.

Late of Palmerton.

Administratrix: Ms. Victoria
Smith.

Attorneys: Robert E. Donatelli,
Esquire, Crosson & Richetti,
LLC, 609 West Hamilton
Street, Suite 301, Allentown,
PA 18101.

RICHIE, ROBERT I., Dec'd.

Late of Weatherly.

Executrix: Rebecca R. Zielke,
51 Majestic Court, Canfield,
OH 44406.

Attorney: None.

WELKER, RICHARD LEWIS
a/k/a **RICHARD L. WELKER**,
Dec'd.

Late of the Township of West
Kidder.

Administratrix: Suzanne Lee
Welker, 888 State Street, White
Haven, PA 18661.

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

THIRD PUBLICATION

RAWLINS, JEREMY SCOTT
a/k/a **JEREMY S. RAWLINS**,
Dec'd.

Late of Lansford.

Administratrix: Megan C.
Rims, 34 East Abbott Street,
Lansford, PA 18232.

Attorney: Lawrence F. Becker,
III, Esquire, 121 West Second
Street, Greensburg, PA 15601.

REGISTER OF WILLS

CEBOLLERO, ROBERT J.; Le-
highton, PA; Admn.; Matthew
T. Tranter, Esquire (Northamp-
ton County).

GALLAGHER, JAMES E.; Jim
Thorpe, PA; Testamentary;
Joseph J. Velitsky, Esquire.

KING, JANICE M.; Nesquehoning,
PA; Admn.; Marilyn S.
Mitchell, Esquire (Schuylkill
County).

NAVATIER, THOMAS F.; Le-
highton, PA; Admn.; Alfred A.
Pierce, Esquire (Northampton
County).

SCHONBERGER, MARY M.
a/k/a **MARY G. SCHON-**
BERGER; Nesquehoning, PA;
Testamentary; Kim M. Gillen,
Esquire.

SIKORSKY, ELEANOR J.; Palm-
erton, PA; Testamentary; Josh-
ua D. Shulman, Esquire.

Nov. 22

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.

AMORIM, MARIA, CARLOS
AMORIM; Alberto Amorim,
Melanie Tagglieri; 24-CV-2520;
Ejectment; Joseph V. Sebelin,
Jr., Esquire; 11/12/24.

BANK OF AMERICA; Mary
Elizabeth Paul; 24-CV-2483;
Debt Collection; Bryan J. Polas,
Esquire; 11/08/24.

CARBON ENGINEERING INC.;
Flagstaff At Jim Thorpe LLC,
Thomas Romanchik; 24-CV-
2512; Contract; Jordan G.
Spahr, Esquire; 11/12/24.

DNF ASSOCIATES LLC; Vitali
Pozh; 24-CV-2503; Debt Col-
lection; Demetrios H. Tsar-
ouhis, Esquire; 11/12/24.

FERRAIRA, STEPHANIE; Orion
Provini; 24-FC-2527; Custody;
Pro Se; 11/13/24.

CARBON COUNTY LAW JOURNAL

VILLACIS, MARIO; Penn Forest Township; 24-CV-2523; 11/13/24; \$876.40

WATSON, CURTIS; Carbon County Clerk of Courts; 24-BOC-7542; 11/13/24; \$2,441.97

WILSON, DE ANDRE; Public Asset Management Inc., Panther Valley School District; 24-CV-2467; 11/07/24; \$2,234.79

ZAWADZKI, PAUL; Carbon County Clerk of Courts; 24-BOC-7514; 11/07/24; \$140.84
Nov. 22

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

No.: 24-CV-1497

FREEDOM MORTGAGE
CORPORATION

Plaintiff

v.

CHRISTINA HARTMAN

Defendant

NOTICE

NOTICE TO: Christina Hartman

You are hereby notified that on August 5, 2024, Plaintiff, FREEDOM MORTGAGE CORPORATION filed a Complaint against you in the Court of Common Pleas of CARBON County, Pennsylvania, Docket No. 24-CV-1497, 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.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

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

Nov. 22

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 23, 2024 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. 22, 29; Dec. 6

Sale of the real estate shall be held on Wednesday, December 11, 2024 at 10:00 a.m. online at www.bid4assets.com.

SALE #1

Writ of Execution No.: 24-CV-1337.

Property Address: 429 Quake Road, Weatherly, PA 18255.

Location: Township of Packer Township.

Improvements: Single family.

Defendants: Michael A. Andrejco and Catherine Andrejco.

SALE #2

Writ of Execution No.: 23-0042.

Property Address: 425 White Street, Lehighton, PA 18235.

Location: Borough of Weisport.

Improvements: Residential dwelling.

Defendants: Tristan Douglas Brader-Sims; Alexander Michael

Brader-Sims a/k/a Alexander M. Brader-Sims and Andrea Jean Huxel.

SALE #3

Writ of Execution No.: 24-CV-0486.

Property Address: 1262 Municipal Road, Lehighton, PA 18235.

Location: Township of East Penn.

Improvements: Single family.

Defendants: Keith Pachulski and Georgeann Pachulski.

SALE #4

Writ of Execution No.: 24-CV-1479.

Property Address: 216-218 North Street aka 216 North Street aka 218 North Street, Lehighton, PA 18235.

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Location: Borough of Lehigh-
ton.

Improvements: Residential
dwelling.

Defendants: David J. Trinkle
and Lori A. Trinkle a/k/a Lori
A. Tracy a/k/a Lori A. Tracey.

SALE #5

Writ of Execution No.: 24-CV-
0855.

Property Address: 649 Lime
Street, Palmerton, PA 18071.

Location: Borough of Bow-
manstown.

Improvements: Residential
dwelling.

Defendant: Rodolfo Zelaya.

MORTGAGES

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

EDGAR, DANNY LEE, Mortgage
Electronic Registration Sys-
tems Inc., Frankl., \$220,500.00,
04/08/24

FARMER, AMANDA JANE,
Mortgage Electronic Registra-
tion Systems Inc., Penn For.,
\$216,015.00, 04/08/24

LUCAS, KARL THOMAS, JR.,
Secretary of Housing & Urban
Development, Lansfd., \$4,732-
.66, 04/08/24

SCHIRMER, JASON, JPMorgan
Chase Bk. Ntl. Assn., Kidder,
\$288,750.00, 04/08/24

BOWMAN, ZACHARY DA-
MON, Mortgage Electronic
Registration Systems Inc.,
Penn For., \$387,903.00, 04/08/
24

4 U HOMES LLC, All Pro Fund-
ing VLLC, E. Penn, \$299,925.00,
04/08/24

PIETKIEL, KAZIMIERZ, Secre-
tary of Housing & Urban De-
velopment, Penn For., \$3,711-
.28, 04/09/24

YETTER, CHRISTIAN, Neffs Ntl.
Bk., J. Thorpe, \$180,000.00, 04/
09/24

MERTZ, BRIAN W., Mauch
Chunk Trust Co., Mahoning,
\$25,000.00, 04/09/24

WARREN, LAWRENCE P., Ac-
cess Credit Union, Penn For.,
\$120,000.00, 04/09/24

GRIZ, MICHAEL, Mortgage
Electronic Registration Sys-
tems Inc., Penn For., \$416,250-
.00, 04/09/24

KINCAID, TIMOTHY P., First
Northern Bk. and Trust Co.,
Lehigh, \$20,000.00, 04/09/
24

LAHM, LESLIE G., III, Mortgage
Electronic Registration Sys-
tems Inc., J. Thorpe, \$81,400.00,
04/09/24

WHITE, ASHLEY NICOLE, Sec-
retary of Housing & Urban
Development, E. Penn, \$9,450-
.10, 04/09/24

ALVARADO, ADAN YELIESEL
FELICIANO, Mortgage Elec-
tronic Registration Systems
Inc., Weathrly., \$313,500.00,
04/09/24