

## SCHUYLKILL LEGAL RECORD

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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.

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### FIRST PUBLICATION

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#### **CHAKLOS, FRANCIS J.,** deceased

Late of the Borough of Frackville, Schuylkill County, PA

Co-Executors: Michael Chaklos, 307 S. Lehigh Ave., Frackville, PA 17931 and Diane Yaneck, 15 S. Morris Street, St. Clair, PA 17970

Attorneys: Eric M. Lieberman, Esquire, Lieberman & Tamulonis, 111 East Market Street, Pottsville, PA 17901

#### **COLEMAN, PATRICK J.,** deceased

Late of Tuscarora, Schuylkill County, PA

Administratrix: Bridget Forsy 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

#### **DAVIS, ELLSWORTH C. a/k/a ELLSWORTH C. DAVIS, JR.,** deceased

Late of the Township of Norwegian, Schuylkill County, PA

Executors: Janel Hirsch, 809 Pottsville Street, Pottsville, PA 17901 and Anthony Chiccini, 19 Park Street, Pottsville, PA 17901

Attorneys: James C. Bohorad, Esquire, Marshall, Bohorad, Thornburg, Price & Campion, P.C., 1940 West Norwegian Street, P.O. Box 1280, Pottsville, PA 17901

#### **KOPKO, GRACE JEAN a/k/a GRACE J. KOPKO and GRACE J. YURENKO,** deceased

Late of the City of Pottsville, Schuylkill County, PA

Administratrix: Debbie L. Webb, 54581 29 Palms Highway, Yucca Valley, CA 92284

Attorneys: James C. Bohorad, Esquire, Marshall, Bohorad, Thornburg, Price & Campion, P.C., 1940 West Norwegian Street, P.O. Box 1280, Pottsville, PA 17901

#### **LESHKO, JOSEPH E. a/k/a JOSEPH EUGENE LESHKO,** deceased

Late of the Township of Branch, Schuylkill County, PA

Executrix: Martina A. Buffington, 207 North Second Street, P.O. Box 382, Gratz, PA 17030

Attorneys: Joseph D. Kerwin, Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethville, PA 17023

#### **MOZDY, ROBERT A.,** deceased

Late of Shenandoah, Schuylkill County, PA

Executor: Stephen Mozdy, 227 South Main Street, Shenandoah, PA 17976

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Attorneys: Sudhir R. Patel, Esquire, Fanelli, Evans & Patel, P.C., The Necho Allen, No. 1 Mahantongo Street, Pottsville, PA 17901

**PISCELLI, ROBERT M., JR. a/k/a ROBERT M. PISCELLI**, deceased

Late of Shenandoah, Schuylkill County, PA

Co-Administratrices: Nadine M. Gorka and Janine McFadden 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

**SHERRY, NORMAN D.**, deceased  
Late of the Township of Ryan, Schuylkill County, PA

Executrix: Ann Marie Gaydos, 250 Gerald Avenue, Orwigsburg, PA 17961

Attorneys: Benjamin M. Forbes, Esquire, Williamson, Friedberg & Jones, LLC, 10 Westwood Road, Pottsville, PA 17901

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### SECOND PUBLICATION

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**ANDRUSCAVAGE, THERESA A.**, deceased

Late of the Borough of Shenandoah, Schuylkill County, PA

Administrator: Ronald J. Andruscavage, 413 East Oak Street, Frackville, PA 17931

Attorneys: James C. Bohorad, Esquire, Marshall, Bohorad, Thornburg, Price & Campion, P.C., 1940 West Norwegian Street, P.O. Box 1280, Pottsville, PA 17901

**BACHERT, TERRY LEE a/k/a TERRY L. BACHERT**, deceased  
Late of Tamaqua, Schuylkill County, PA

Executrix: Lou Anne Bachert  
Attorney: Susan Sernak-Martinelli, Esquire, 199 North Church Street, Hazleton, PA 18201

**GORDON, ELLIOTT M.**, deceased  
Late of Pottsville City, Schuylkill County, PA

Administrators: Sherry Lin Gordon and Geoffrey M. Gordon c/o Kristen L. Behrens, Esq., 1650 Market St., #1200, Philadelphia, PA 19103  
Attorneys: Kristen L. Behrens, Dilworth Paxson, LLP, 1650 Market St., #1200, Philadelphia, PA 19103

**HOFFMAN, RAY a/k/a RAY R. HOFFMAN**, deceased

Late of the Borough of Orwigsburg, Schuylkill County, PA

Executrix: Susan H. Morgan, 5938 Labrador Court, Schnecksville, PA 18078

Attorney: Paul Domalakes, Esquire, 14 West Frack Street, P.O. Box 9, Frackville, PA 17931

**KATCHUR, MARIAN a/k/a MARIAN M. KATCHUR**, deceased

Late of the Borough of Minersville, Schuylkill County, PA

Executor: Joseph Pritiskutch, 565 Third Street, Pottsville, PA 17901

Attorney: Mark Semanchik, Esquire, 44 North Balliet Street, Frackville, PA 17931

**KESSLER, LINDA L.**, deceased  
Late of the Township of Butler, Schuylkill County, PA

Executrix: Tamara Fetterolf, 35 Dutch Road, Ashland, PA 17921

Attorney: Keith J. Strouse, Esquire, 816 Center Street, Ashland, PA 17921

**MILLER, CATHERINE**, deceased  
Late of the Borough of Minersville, Schuylkill County, PA

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Executrix: Maryann Marshall, 412 Front Street, Minersville, PA 17954

Attorneys: Lori A. Schafer Guzick, Esquire, Williamson, Friedberg & Jones, LLC, 10 Westwood Road, Pottsville, PA 17901

**SANTAI, THOMAS A. a/k/a THOMAS ANDREW SANTAI**, deceased  
Late of Hubley Township, Schuylkill County, PA

Executrix: Catherine A. Santai, 2751 W. Main Street, Spring Glen, PA 17978

Attorneys: Eric M. Mika, Esquire, Williamson, Friedberg & Jones, LLC, 10 Westwood Road, Pottsville, PA 17901

**SCHAEFFER, RICHARD L.**, deceased  
Late of Pine Grove, Schuylkill County, PA

Executors: David Schaeffer, 27 East Laurel Street, Tremont, PA 17981 and Glenda Nagle, 237 Long Stretch Road, Pine Grove, PA 17963

Attorneys: Sudhir R. Patel, Esquire, Fanelli, Evans & Patel, P.C., The Necho Allen, No. 1 Mahantongo Street, Pottsville, PA 17901

**SVERCHEK, RONALD G. a/k/a RONALD GEORGE SVERCHEK**, deceased

Late of the Borough of Port Carbon, Schuylkill County, PA

Administratrix: Elissa Sverchek, 22 Wood Street, Port Carbon, PA 17965

Attorneys: William C. Reiley, Esquire, Garfield Square, 510 West Market Street, Pottsville, PA 17901

**SWEENEY, JAMES M.**, deceased  
Late of Tamaqua, Schuylkill County, PA

Executrix: Patricia E. Sandella 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

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### THIRD PUBLICATION

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**CURTIER, BARRY A. a/k/a BARRY ALLEN CURTIER**, deceased  
Late of Pottsville City, Schuylkill County, PA

Executor: Russell A. Curtier c/o Brian R. Ott, Esq., 2755 Century Blvd., Wyomissing, PA 19610

Attorney: Brian R. Ott, Esq., Barley Snyder, LLP, 2755 Century Blvd., Wyomissing, PA 19610

**GARSTKA, JUSTINE**, deceased  
Late of McAdoo Borough, Schuylkill County, PA

Co-Administratrices: Anne M. Garstka and Veronica Wilhelm, 2304 Sorrel Park Drive, Morrisville, NC 27560

Attorneys: J.T. Herber, III, Williamson, Friedberg & Jones, LLC, 10 Westwood Road, Pottsville, PA 17901

**GREEN, DOUGLAS C. a/k/a DOUGLAS CARTER GREEN and DOUGLAS GREEN**, deceased

Late of the Township of Butler, Schuylkill County, PA

Executor: Roy C. Green, 56 Paul Street, Ashland, PA 17921

Attorney: Robert E. Matta, Esq., 237 North White Street, Shenandoah, PA 17976

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**HOLLEY, CYNTHIA L.**, deceased  
Late of the City of Pottsville,  
Schuylkill County, PA  
Administrator: William D. Holley,  
II, 355 Delaware Ave., P.O. Box  
4055, Seltzer, PA 17974  
Attorney: Nicholas A. Quinn, Es-  
quire, 601 W. Market Street, Potts-  
ville, PA 17901

**JONES, DORETTA E.**, deceased  
Late of the Borough of Mahanoy  
City, Schuylkill County, PA  
Executor: Jay I. Jones, 216 East  
Market Street, Mahanoy City, PA  
17948  
Attorney: Leo Breznik, Esquire,  
Attorney-At-Law, 32 E. Centre St.,  
P.O. Box 567, Shenandoah, PA  
17976-0567

**TROUP, HARVEY W. a/k/a HAR-  
VEY WAYNE TROUP**, deceased  
Late of the Township of Pine  
Grove, Schuylkill County, PA  
Executrix: Margaret Mitchell, 204  
Maplewood Road, Ashland, PA  
17921  
Attorney: Keith J. Strouse, Esquire,  
816 Center Street, Ashland, PA  
17921

**YURCHAK, MARIE**, deceased  
Late of the Borough of Tamaqua,  
Schuylkill County, PA  
Executor: Gregory Yurchak, 250  
Mahanoy Street, Tamaqua, PA  
18252  
Attorneys: Anthony S. Odorizzi,  
Esquire, Bowe & Odorizzi Law,  
LLC, 109 West Broad Street, Ta-  
maqua, PA 18252

**NOTICE OF ORGANIZATION  
LIMITED LIABILITY COMPANY  
NOTICE IS HEREBY GIVEN** that  
a Certificate of Organization for a  
Domestic Limited Liability Company

has been filed with the Department of  
State of the Commonwealth of Penn-  
sylvania at Harrisburg, Pennsylvania,  
on January 21, 2025, for the purpose  
of creating a Limited Liability Com-  
pany pursuant to Pennsylvania Uni-  
form Limited Liability Act of 2016,  
P.L. 1328, No. 170.

The name of the Limited Liability  
Company is:  
RESTORATION HAUS, LLC.  
Mark Semanchik, Esquire  
44 North Balliet Street  
Frackville, PA 17931

Feb. 6

IN THE COURT OF COMMON  
PLEAS OF SCHUYLKILL  
COUNTY, PENNSYLVANIA  
CIVIL ACTION—LAW  
No. S-467-23

PennyMac Loan Services, LLC  
Plaintiff

vs.

James J. Shire, Jr.  
Defendant

**NOTICE**

TO: James J. Shire, Jr.

Your house (real estate) at 28  
Parkway, Schuylkill Haven, Pennsyl-  
vania 17972, is scheduled to be sold  
at Sheriff’s Sale on April 11, 2025 at  
10:00 A.M. in [www.bid4assets.com/  
SchuylkillSheriffSales](http://www.bid4assets.com/SchuylkillSheriffSales) to enforce the  
judgment of \$84,370.93 obtained by  
PennyMac Loan Services, LLC (the  
mortgagee), against you. As a result,  
a writ of execution has been issued in  
the amount of \$91,957.82.

**NOTICE OF OWNER’S RIGHTS  
YOU MAY BE ABLE TO  
PREVENT THIS SHERIFF’S SALE**

To prevent this Sheriff’s Sale, you  
must take immediate action:

The sale will be cancelled if you  
pay to the mortgagee the Back pay-

SCHUYLKILL LEGAL RECORD

ments, late charges, costs and reasonable attorney’s Fees due. To find out how much you must pay, you may call: Telephone: (215) 942-2090.

1. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

2. You may also be able to stop the sale through other legal proceedings.

3. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, CONTACT THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

MidPenn Legal Services  
315 N. Centre Street, Suite 201  
Pottsville, PA 17901-  
(800) 299-6599

- or -

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

Feb. 6

IN THE COURT OF COMMON  
PLEAS OF SCHUYLKILL  
COUNTY CIVIL ACTION—LAW  
U.S. Bank Trust Company, National  
Association, not in its individual  
capacity but solely as Indenture  
Trustee of CIM Trust 2023-NR2  
Plaintiff

v.

Susan Polischak a/k/a  
Susan M. Polischak

Defendant

Civil Action: S-1679-2024  
MORTGAGE FORECLOSURE  
TO: Susan Polischak a/k/a Susan M.  
Polischak

You have been sued in mortgage foreclosure on premises: 234 W. Philip St., Coaldale, PA 18218 based on defaults since October, 2022. You owe \$11,970.63 plus interest.

NOTICE

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 PAPER TO A LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Lawyer Referral and  
Information Service  
(Asociacion de Licenciados  
Servicio de Referencia e  
Informacion Legal)  
Schuylkill County Legal Aid  
100 South Street  
P.O. Box 186  
Harrisburg, PA 17108  
Telephone: 1-800-692-7375

STERN & EISENBERG, PC  
Counsel for Plaintiff

The Shoppes at Valley Square  
1581 Main St., Ste. 200  
Warrington, PA 18976  
(215) 572-8111  
Facsimile: (215) 572-5025

Feb. 6

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CHANGE OF NAME NOTICE  
NOTICE IS HEREBY GIVEN that on December 9, 2024, the Petition of Alyssa Jean Palina was filed in the Court of Common Pleas of Schuylkill County to No. S-2435-2024 to change her name to Aleesa Jean Palina.

The Court has fixed March 6, 2025 at 2:30 p.m. in Courtroom No. 7, Schuylkill County Courthouse, Pottsville, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if they have any, why said Petition should not be granted.

JAMES E. CROSSEN, III, ESQ.  
WILLIAMSON, FRIEDBERG &  
JONES, LLC  
Ten Westwood Road  
Pottsville, PA 17901  
(570) 622-5933

Feb. 6

COURT OF COMMON PLEAS  
CIVIL DIVISION  
SCHUYLKILL COUNTY  
NO: S-1892-2021

Bank of New York Mellon Trust  
Company, N.A. as Trustee for  
Mortgage Assets Management  
Series I Trust

PLAINTIFF

vs.

Unknown Heirs, Successors,  
Assigns and All Persons, Firms or  
Associations Claiming Right, Title  
or Interest from or Under Ann B.

Tihansky, deceased and

DEFENDANT

NOTICE OF SHERIFF'S SALE OF  
REAL PROPERTY

TO: Unknown Heirs, Successors,  
Assigns and All Persons, Firms or  
Associations Claiming Right, Title  
or Interest from or Under Ann B.

Tihansky, deceased, 138 West  
Lake Drive, Pine Grove, PA 17963  
Your house (real estate) at: 138  
West Lake Drive, Pine Grove, PA  
17963, 21-19-0012.000 is scheduled  
to be sold at Sheriff's Sale at [https://  
www.bid4assets.com/SchuylkillSheriffSales](https://www.bid4assets.com/SchuylkillSheriffSales) on April 11, 2025 at 10:00AM to enforce the court judgment of \$205,423.42 obtained by Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust against you.

NOTICE OF OWNER'S RIGHTS  
YOU MAY BE ABLE TO  
PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you  
must take immediate action:

The sale will be cancelled if you  
pay back to Bank of New York Mellon  
Trust Company, N.A. as Trustee for  
Mortgage Assets Management Series  
I Trust the amount of the judgment  
plus costs or the back payments, late  
charges, costs, and reasonable attor-  
neys fees due. To find out how much  
you must pay, you may call: (610)  
278-6800.

PLEASE NOTE a Schedule of  
Distribution will be filed by the Sher-  
iff on a date specified by the Sheriff  
not later than thirty (30) days after  
sale. Distribution will be made in ac-  
cordance with the schedule unless  
exceptions are filed thereto within 20  
days after the filing of the schedule.

CHRISTOPHER A. DeNARDO,  
ESQUIRE

PA I.D. NO. 78447

SAMANTHA GABLE, ESQUIRE

PA I.D. NO. 320695

STEVEN PALMER, ESQUIRE

PA I.D. NO. 334553

LESLIE J. RASE, ESQUIRE

PA I.D. NO. 58365

HEATHER RILOFF, ESQUIRE

PA I.D. NO. 309906

SCHUYLKILL LEGAL RECORD

KEVIN T. TONCZYCZYN, ESQUIRE  
PA I.D. NO. 332616  
ELIZABETH L. WASSALL, ESQUIRE  
PA I.D. NO. 77788  
JOSEPH L. LoCASTRO, IV, ESQUIRE  
PA I.D. NO. 314973  
LOGS LEGAL GROUP LLP  
985 Old Eagle School Road  
Suite 514  
Wayne, PA 19087  
Telephone: (610) 278-6800  
e-mail: pahelp@logs.com

Feb. 6

REGISTER OF WILLS

Letters on Estates

The name of the deceased appears first, followed by the residence, name of executor or administrator, estimated amount of personalty and realty and name of attorney.

DONALD M. BAINBRIDGE; Porter Twp.; Sharon R. Cinqmars, Executrix; PP: \$5,000; RE: \$75,000; Gregory M. Kerwin, Esquire  
WILLIAM JOHN WASSER; Mahanoy City; Delilah D. Bradford-Wasser, Executrix; PP: \$5,000; RE: \$35,000; John M. Hampton, Esquire  
DIANE L. GOSS; West Brunswick Twp.; Tracey L. Gustitus, Executrix; PP: \$100,000; RE: \$150,000; David J. Rossi, Esquire  
JOHN J. PRENETA, SR.; Shenandoah; Joseph Preneta, Executor; PP: \$5,000; RE: \$37,771.20; Leo Breznick, Esquire  
THOMAS E. BEHLER; Deer Lake; Andrew K. Behler, Executor; PP: \$500,000; RE: \$921,618.40; Gilbert M. Mancuso, Esquire

JONATHAN OLIVER NAZAIRE; McAdoo; Debora Sanon, Elize Nazire, Co-Administrators; PP: None; RE: None; Latisha B. Schuenemann, Esquire  
JEAN M. KANDRATAVICH a/k/a JEAN MARIE KANDRATAVICH; West Brunswick Twp.; Robert M. Kandratavich, Michael J. Kandratavich, Co-Executors; PP: \$50,000; RE: \$50,000; James C. Bohorad, Esquire  
ANDREW GERA; West Mahanoy Twp.; Joseph Gera, Executor; PP: \$45,000; RE: \$100,000; Stephen S. Slaton, Esquire  
RUTH H. BREON a/k/a RUTH RICHARD BREON; Port Clinton; Allen Richard Breon, Executrix; PP: \$10,000; RE: None; Sarah Rubright McCahon, Esquire

SUITS

All suits filed in the Prothonotary's Office are not required by law to be marked Assumpsit or Trespass, they are filed as Complaints.  
AMERICAN EXPRESS NATIONAL BANK vs. HUGHES, DANIEL  
CKS PRIME INVESTMENTS LLC vs. BANKES, BLAKE D  
POWANDA, JUSTIN vs. BORDNER, AUTUM  
HIPPO HOMES LLC vs. CRESPO, CAYLA  
MATOS, KARIME MAITTE GARRIDO vs. SANTIAGO-GOMEZ, MARVIN  
BUSLER, BRIANNA EILEEN  
BANK OF AMERICA NA vs. BROWN, JORDEN  
GONZALEZ, TIFFANY vs. FERNANDEZ, JAVIER  
AU, MAE vs. HINLINE, DANIEL  
STATE FARM FIRE AND CASUALTY COMPANY vs. ENERGY TECHNOLOGIES