

SCHUYLKILL LEGAL RECORD

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**NOTICE OF CONFIRMATION OF  
FIDUCIARIES' ACCOUNTS**

To all claimants, beneficiaries, heirs, next-of-kin, and all other parties in interest:

The following accounts have been filed and may be examined in the Office of the Register of Wills or Clerk of the Orphans' Court. If you desire to object, you must file that objection in writing with the Clerk prior to Wednesday, **SEPTEMBER 4, 2024**. The account will be transmitted by the Clerk of the Orphans' Court for adjudication and confirmation on Wednesday, **SEPTEMBER 4, 2024** and distribution may be ordered or authorized without further notice if no objections are filed prior to that date.

ESTATE	FIDUCIARY	ATTORNEY
1. Semasek Irrevocable Trust	Semasek Irrevocable Trust	Kevin Fogerty
2. Semasek Irrevocable Trust	Semasek Irrevocable Trust	Kevin Fogerty

THERESA SANTAI GAFFNEY  
Register of Wills and  
Clerk of the Orphans' Court

Aug. 15, 22

## 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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#### **CERATES, DIANE LISETTE**, deceased

Late of Porter Township, Schuylkill County, PA

Administrator: David E. Cerates, 17 N. George Street, Tower City, PA 17980

Attorneys: James R. Deiter, Esq., Williamson, Friedberg & Jones, LLC, 10 Westwood Road, Pottsville, PA 17901

#### **HUBERT, ROGER D., SR.**, deceased

Late of the Borough of Cressona, Schuylkill County, PA

Executor: Roger D. Hubert, Jr., 645 Kingston Court, Apt. 6, Winchester, VA 22601

Attorney: James G. Caravan, Esquire, 102 East Main Street, Schuylkill Haven, PA 17972

#### **MARSICANO, JUNE Z.**, deceased

Late of the Township of Pine Grove, Schuylkill County, PA

Executrix: Heather A. Houpp, 300 Wiest School Road, Reading, PA 19606

Attorneys: Richard J. Wiest, Esquire, Williamson, Friedberg & Jones, LLC, 10 Westwood Road, Pottsville, PA 17901

#### **POPE, SPENCER G., JR.**, deceased Late of the City of Pottsville, Schuylkill County, PA

Executor: Andrew R. Pope, 1721 Mahantongo Street, Pottsville, PA 17901

Attorneys: Richard J. Wiest, Esquire, Williamson, Friedberg & Jones, LLC, 10 Westwood Road, Pottsville, PA 17901

#### **WALTERS, BARBARA J.**, deceased

Late of Cass Township, Schuylkill County, PA

Administratrix: Kimberly Rauch, 242 Laurel Street, Apt. B, Minersville, PA 17954

Attorneys: James R. Deiter, Esq., Williamson, Friedberg & Jones, LLC, 10 Westwood Road, Pottsville, PA 17901

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### SECOND PUBLICATION

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#### **ANDREWS, LINDA B. a/k/a LINDA JOYCE ANDREWS a/k/a LINDA J. ANDREWS a/k/a LINDA ANDREWS**, deceased

Late of Butler Township, Schuylkill County, PA

Executor: Mark Andrews, 12 Pasture Road, Whitehouse Station, NJ 08889

Attorneys: James M. O'Connor, Esquire, O'Connor Law, 608 West Oak Street, P.O. Box 201, Frackville, PA 17931

#### **FETTEROLF, KAREN ANN**, deceased

Late of Hegins Township, Schuylkill County, PA

## SCHUYLKILL LEGAL RECORD

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Administrator: William R. Fetterolf, 17 South Crescent Street, Tremont, PA 17981

Attorneys: Eric M. Mika, Esquire, Certified Elder Law Attorney, Toole, Mika & Jones, LLC, 26 East Centre Street, Shenandoah, PA 17976

**KRASH, KAITLYN**, deceased

Late of the Borough of Shenandoah, Schuylkill County, PA

Administratrix: Michelle Hall, 25945 Lancia Street, Moreno Valley, CA 92553

Attorney: Anthony James Urban, Esquire, 474 North Centre Street, P.O. Box 890, Pottsville, PA 17901-0890

**LITWAK, PATRICIA O. a/k/a PATRICIA LITWAK**, deceased

Late of Ringtown Borough, Schuylkill County, PA

Administratrix: Patricia A. Monaghan c/o Janet M. Colliton, Esq., 790 E. Market St., #250, West Chester, PA 19382-4806

Attorneys: Janet M. Colliton, Atty., Colliton Elder Law Assoc., 790 E. Market St., #250, West Chester, PA 19382-4806

**LITWAK, SAMUEL a/k/a SAMUEL LITWAK, SR.**, deceased

Late of Shenandoah Borough, Schuylkill County, PA

Executor: Robert J. Litwak c/o Janet M. Colliton, Esq., 790 E. Market St., #250, West Chester, PA 19382-4806

Attorneys: Janet M. Colliton, Atty., Colliton Elder Law Assoc., 790 E. Market St., #250, West Chester, PA 19382-4806

**LUCAS, MARLENE S. a/k/a MARLENE SHIRLEY LUCAS**, deceased

Late of Butler Township, Schuylkill County, PA

Executor: Randy L. Lucas, 55 High Road, Ashland, PA 17921

Attorneys: Eric M. Mika, Esquire, Certified Elder Law Attorney, Toole, Mika & Jones, LLC, 26 East Centre Street, Shenandoah, PA 17976

**McCREADY, SHERRY M.**, deceased

Late of the Township of Pine Grove, Schuylkill County, PA

Executrix: Diane M. McCready, 13 High Street, Apt. D2, Pine Grove, PA 17963

Attorney: Kent D. Watkins, 101 South Second Street, P.O. Box 65, Saint Clair, PA 17970-0065

**McHALE, PHYLLIS A.**, deceased

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

Executor: Brian J. McHale, 312 South Fourth Street, Catawissa, PA 17820

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

**O'SCHE, AVA LYNN a/k/a AVA L. O'SCHE a/k/a AVA O'SCHE a/k/a AVA OSCHE**, deceased

Late of the Township of Kline, Schuylkill County, PA

Executrix: Jalyssa Delazio, 3 3rd Street, McAdoo, PA 18237

Attorneys: Erik M. Helbing, Esquire, Bowe & Odorizzi Law, LLC, 109 West Broad Street, Tamqua, PA 18252

**RUSSELL, JOHN L.**, deceased

Late of the City of Pottsville, Schuylkill County, PA

Executrix: Kimberly R. Brensing-er, 33 Oakdale Estates, Orwigsburg, PA 17961

## SCHUYLKILL LEGAL RECORD

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

**SCARLATO, MICHAEL JOHN**, deceased

Late of Kline Township, Schuylkill County, PA

Executrix: Sharon Oswald, 18 James Street, P.O. Box 55, Keelayres, PA 18231

**STRAUSS, JAMES a/k/a JAMES B. STRAUSS**, deceased

Late of 12 Archery Lane, Tam-aqua, Schuylkill County, PA

Executrix: Amy Wilmarth c/o David L. Horvath, Esquire, 712 Monroe Street, Stroudsburg, PA 18360

Attorneys: David L. Horvath, Esq., Newman, Williams, P.C., 712 Monroe Street, Stroudsburg, PA 18360

**STRUBHAR, REBA F.**, deceased

Late of 24 Hike's Hollow Rd., Pine Grove, Schuylkill County, PA

Executor: John A. Strubhar, Jr., 28 Church Street, Tremont, PA 17981

Attorneys: Lora J. McDonald, Esquire, Rubright, Domalakes, Troy & McDonald, 29 E. Main Street, P.O. Box 706, Schuylkill Haven, PA 17972

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### THIRD PUBLICATION

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**CHRISTIAN, AMY L.**, deceased

Late of the Township of West Mahanoy, Schuylkill County, PA

Administrator: Martin Christian, 73 Weston Place, Shenandoah, PA 17976

Attorney: Leo Breznik, Esquire, Attorney-at-Law, 32 E. Centre St., P.O. Box 567, Shenandoah, PA 17976-0567

**DANDO, JOHN D.**, deceased

Late of the Borough of Girardville, Schuylkill County, PA

Administrator: Kara E. Dando, 115 North Street, Apt. 408, Harrisburg, PA 17101

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

**GREEN, JUDITH A.**, deceased

Late of West Brunswick Township, Schuylkill County, PA

Administrator: Robert C. Green, 210 W. Market St., Pottsville, PA 17901

Attorneys: William E. Kirwan, Esquire, William E. Kirwan, Esquire, P.C., 300 One Norwegian Plaza, Pottsville, PA 17901

**HOSLER, THOMAS B. a/k/a THOMAS BENJAMIN HOSLER a/k/a THOMAS HOSLER**, deceased

Late of the Borough of Middleport, Schuylkill County, PA

Administrator: Thomas L. Hosler, 5626 Main Street, Shartlesville, PA 19554

Attorneys: Erik M. Helbing, Esquire, Bowe & Odorizzi Law, LLC, 109 West Broad Street, Tam-aqua, PA 18252

**KNEIPP, WALTER H.**, deceased

Late of Frackville, Schuylkill County, PA

Executrix: Geraldine Kneipp c/o Norman E. Blatt, Jr., Esq., 1218 Delaware Avenue, Bethlehem, PA 18015

Attorney: Norman E. Blatt, Jr., Esq., 1218 Delaware Avenue, Bethlehem, PA 18015

**LYNCH, JUDITH J.**, deceased

Late of the Township of Rush, Schuylkill County, PA

SCHUYLKILL LEGAL RECORD

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Executrix: Jane Ann Lang, 139 Ye Old Hauto Road, Tamaqua, PA 18252

Attorneys: Jeffrey P. Bowe, Esquire, Bowe & Odorizzi Law, LLC, 109 West Broad Street, Tamaqua, PA 18252

**MARUSCHAK, BERNADINE R.**, deceased

Late of 1 West Ridge Street, Coaldale, Schuylkill County, PA

Executor: David J. Maruschak

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

**MEHALLIC, JOAN ELIZABETH**

a/k/a **JOAN E. MEHALLIC**

a/k/a **JOAN MEHALLIC** a/k/a

**JOAN E. GERNERT**, deceased

Late of the Township of West Penn, Schuylkill County, PA

Executor: Larry Gunner Mehallic, 991 Clantown Road, New Ringgold, PA 17960

Attorneys: Erik M. Helbing, Esquire, Bowe & Odorizzi Law, LLC, 109 West Broad Street, Tamaqua, PA 18252

**MIONE, FRANK J., SR.**, deceased

Late of Tower City Borough, Schuylkill County, PA

Executrix: Gina Marie Mione, 700 East Wiconisco Avenue, Tower City, PA 17980

Attorneys: Gregory M. Kerwin, Esquire, Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethville, PA 17023

**SHUNSKI, PATRICIA A.** a/k/a

**PATRICIA SHUNSKI**, deceased

Late of Kline Township, Schuylkill County, PA

Executrix: Alice Albertson

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

**STRAUB, JEFFREY ROY**, deceased

Late of the Township of Upper Mahantongo, Schuylkill County, PA

Administrator: Wyatt N. Straub, 203 Spring Street, Lykens, PA 17048

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

**WAGNER, KENNETH**, deceased  
Late of Butler Township, Schuylkill County, PA

Executrix: Dolores A. Wagner

Attorneys: Jaron P. Castranio, Esquire, Jackson Law Firm, PLLC, 1215 Manor Drive, Suite 202, Mechanicsburg, PA 17055, (717) 620-7119

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COURT OF COMMON PLEAS  
CIVIL DIVISION  
SCHUYLKILL COUNTY  
Mortgage Assets  
Management, LLC  
PLAINTIFF

vs.

Unknown Heirs, Successors,  
Assigns and All Persons, Firms or  
Associations Claiming Right, Title  
or Interest from or under Jean M.  
Seltzer, deceased and Patricia A.  
Seiberling, known Heir of Jean M.  
Seltzer, deceased and

DEFENDANTS

NO: S-908-21

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 Jean M.

SCHUYLKILL LEGAL RECORD

Seltzer, deceased, 76 Crestview Drive, Pottsville, PA 17901

Your house (real estate) at: 76 Crestview Drive, Pottsville, PA 17901, 68-56-0159.000 is scheduled to be sold at Sheriff’s Sale at the Schuylkill County Court House, 401 North 2nd Street, Courtroom No. 1, Pottsville, Pennsylvania 17901 on August 23, 2024 at 10:00 A.M. to enforce the court judgment of \$150,-816.32 obtained by Mortgage Assets Management, LLC 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 Mortgage Assets Management, LLC the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys 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 Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 20 days after the filing of the schedule.

Aug. 8, 15, 22

COURT OF COMMON PLEAS  
CIVIL DIVISION  
SCHUYLKILL COUNTY

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

PLAINTIFF

vs.

Kathleen Huntzinger, Known Heir of Janet L. Bensinger, Deceased and Cynthia Henry, Known Heir of

Janet L. Bensinger, deceased and Judith Schaffer, Known Heir of Janet L. Bensinger, deceased and Elaine Stephens, Known Heir of Janet L. Bensinger, deceased and David Bensinger, Known Heir of Janet L. Bensinger, deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Janet L. Bensinger, deceased Cheryl Kimmel, Known Heir of Janet L. Bensinger, deceased and

DEFENDANTS

NO: S-371-20

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 Janet L. Bensinger, deceased, 535 Coal Mountain Road, Orwigsburg, PA 17961

Your house (real estate) at: 535 Coal Mountain Road, Orwigsburg, PA 17961, 35-11-0005.001 is scheduled to be sold at Sheriff’s Sale at <https://www.bid4assets.com/SchuylkillSheriffSales> on August 23, 2024 at 10:00 A.M. to enforce the court judgment of \$112,769.89 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

## SCHUYLKILL LEGAL RECORD

charges, costs, and reasonable attorneys 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 Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 20 days after the filing of the schedule.

Aug. 8, 15, 22

### 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.

CAROLINE E. ESQUE; Frackville; Michelle Klingerman, Administrator DBN CTA; PP: None; RE: None; James O'Connor, Esquire

SUSAN L. KENNEDY; Mahanoy City; Angela Ramey, Administrator; PP: None; RE: None; James J. Amato, Esquire

PAUL P. ZUK; North Manheim Twp.; Paul P. Zuk, II, Administrator; PP: \$15,000; RE: \$45,000; James E. Crossen, II, Esquire

ANNA C. McGROARTY a/k/a ANNA CHRISTINA McGROARTY; Encinitas, CA; Joseph Patrick McGroarty, Executor; PP: None; RE: \$35,000; Erik M. Helbing, Esquire

GERALDINE DELINKO; Norwegian Twp.; Stephen M. Delinko, Executor; PP: \$10,000; RE: \$10,000; Thomas J. Campion, Jr., Esquire

RODGER M. FEGLEY a/k/a RODGER MYRON FEGLEY; Butler Twp.; Carol J. Fegley, Executrix;

PP: None; RE: \$31,100; Anthony James Urban, Esquire

SANDRA A. WIEST; Hubley Twp.; Michael A. Trusky, Executor; PP: \$10,000; RE: \$1,000; J. Frederick Rohrbeck, Esquire

RICHARD J. KELLNER; Coaldale; Jennifer Schwoyer, Administrator; PP: None; RE: None; Job T. Stepanski, Esquire

LISA ANNE HECKMAN; Wayne Twp.; George C. Heckman, Jr., Administrator; PP: \$60,000; RE: None; No Attorney

LINDA M. HATTER a/ka LINDA MARIE HATTER; Frailey Twp.; David R. Hatter, Denise M. Erickson, Daniel M. Hatter, Co-Executors; PP: \$5,000; RE: \$50,000; Joseph G. Zerbe, Esquire

DAVID G. WISE a/k/a DAVID WISE; New Ringgold; Pamela A. Melford, Executrix; PP: \$20,000; RE: None; Shelby G. Hostetter, Esquire

GERMAINE A. SCRIBBICK; Minersville; Marguerite D. Shoemaker, Executrix; PP: \$5,000; RE: None; David Z. Lantz, Esquire

MARTHA M. DEAR a/k/a MARTHA MARY DEAR; Orwigsburg; Linda M. Ingaglio, Executrix; PP: \$500; RE: \$69,700; Michael L. Daiello, Esquire

JOAN M. BURKERT a/k/a JOAN MARIE BURKET; Blythe Township; Kelly Fisher, Executrix; PP: \$4,500; RE: \$44,000; Anthony James Urban, Esquire

MARGARET A. CLARKE; Ashland; James M. Clews, Ronald W. Clews, Colleen Kroh, Co-Administrators; PP: \$1,000; RE: \$10,000; Keith J. Strouse, Esquire

CLAIR SCHEIB a/k/a CLAIR W. SCHEIB; Pottsville; Karen E.