

SCHUYLKILL LEGAL RECORD

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

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
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

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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 OSCHÉ, 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, Tamaqua, PA 18252

RUSSELL, JOHN L., deceased

Late of the City of Pottsville, Schuylkill County, PA

Executrix: Kimberly R. Brensinger, 33 Oakdale Estates, Orwigsburg, PA 17961

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, Kelayres, PA 18231

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

Late of 12 Archery Lane, Tamaqua, 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

SECOND PUBLICATION

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

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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, Es-
quire, P.C., 300 One Norwegian
Plaza, Pottsville, PA 17901

**HOSLER, THOMAS B. a/k/a
THOMAS BENJAMIN HOS-
LER 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, Es-
quire, Bowe & Odorizzi Law,
LLC, 109 West Broad Street, Ta-
maqua, 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

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

Attorneys: Jeffrey P. Bowe, Es-
quire, Bowe & Odorizzi Law,
LLC, 109 West Broad Street, Ta-
maqua, PA 18252

MARUSCHAK, BERNADINE R.,
deceased

Late of 1 West Ridge Street, Coal-
dale, Schuylkill County, PA
Executor: David J. Maruschak

Attorneys: David M. Sebelin, Es-
quire, Sebelin & Sebelin, P.C., 301
South 3rd Street, Lehighton, 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 Clamtown Road, New Ring-
gold, PA 17960

Attorneys: Erik M. Helbing, Es-
quire, Bowe & Odorizzi Law,
LLC, 109 West Broad Street, Ta-
maqua, 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, Elizabeth-
ville, 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, Ha-
zleton, PA 18202

STRAUB, JEFFREY ROY, de-
ceased

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

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

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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

THIRD PUBLICATION

DOUGHERTY, ROSEMARY, deceased
Late of Schuylkill Township, Schuylkill County, PA
Administratrix: Amanda B. Lucas c/o Keith D. Wagner, P.O. Box 323, Palmyra, PA 17078
Attorney: Keith D. Wagner, P.O. Box 323, Palmyra, PA 17078

FOX, DEBRA J., deceased
Late of Minersville Borough, Schuylkill County, PA
Administratrix: Danielle A. Fox, 734 Sunbury Street, Minersville, PA 17954
Attorneys: James R. Deiter, Esquire, Williamson, Friedberg & Jones, LLC, 10 Westwood Road, Pottsville, PA 17901

HEIM, DAWN MARIE, deceased
Late of 217 Long Avenue, Orwigsburg, Schuylkill County, PA
Administratrix: Jill F. Feger, 1406 Old Fritztown Rd., Reading, PA 19608
Attorneys: Eric J. Fabrizio, Esquire, Bingaman, Hess, Coblentz & Bell, P.C., Treeview Corporate Center, 2 Meridian Blvd., Suite 100, Wyomissing, PA 19610, (610) 374-8377

HOOVER, BRYAN M., deceased
Late of Wayne Township, Schuylkill County, PA

Executor: Mark B. Hoover, 223 Kiehner Road, Schuylkill Haven, PA 17972

Attorneys: David H. Rattigan, Esquire, Barley Snyder LLP, 950 E. Main St., Suite 212, Schuylkill Haven, PA 17972

KEHLOR, DORIS W. a/k/a DORIS WITTIG KEHLOR a/k/a DORIS KEHLOR, deceased
Late of the Borough of Tamaqua, Schuylkill County, PA
Administrator C.T.A.: Scott W. Kehler, P.O. Box 88, Reamsville, PA 17567

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

MAY, ROBERT H., SR. a/k/a ROBERT HENRY MAY, deceased
Late of the Township of Butler, Schuylkill County, PA
Executrix: Grace M. May, 180 Turnpike Road, Ashland, PA 17921
Attorney: Keith J. Strouse, Esquire, 816 Center Street, Ashland, PA 17921

YOST, BETH a/k/a BETH A. YOST a/k/a BETH ANITA YOST, deceased
Late of the Township of Butler, Schuylkill County, PA
Administratrix: Patricia A. Troup, 2950 Fairgrounds Road, Ashland, PA 17921
Attorneys: Keith J. Strouse, Esquire, Strouse and Strouse, 816 Center Street, Ashland, PA 17921

IN THE COURT OF COMMON
PLEAS OF SCHUYLKILL
COUNTY, PENNSYLVANIA
CIVIL ACTION—LAW

IN RE: CHANGE OF NAME OF
AARON CHARLES WARGULA
No. S-1219-24

SCHUYLKILL LEGAL RECORD

NOTICE OF NAME CHANGE

Petitioner, Aaron Charles Wargula, filed a Petition for Change of Name on July 2, 2024, to change name of Petitioner, Aaron Charles Wargula to Aaron Charles Vaccaro. A Hearing on the Petition is scheduled for Friday, August 23, at 9:30 a.m. in Courtroom No. 5 of the Schuylkill County Courthouse, 401 North Second Street, Pottsville, PA 17901.

CHRISTINE A. HOLMAN,
ESQUIRE

Attorney I.D. No. 61350

LAW OFFICE OF

CHRISTINE A. HOLMAN

Attorneys for Petitioner

204 East Broad Street
Tamaqua, PA 18252
(570) 668-5321

Aug. 8

IN THE COURT OF
COMMON PLEAS OF
SCHUYLKILL COUNTY
CIVIL ACTION—LAW
EVELYN VILLAFANE

Plaintiff

vs.

JOSHUA STOFFREGREN

Defendant

NO. S-602-2024

NOTICE BY PUBLICATION

A Complaint in Quiet Title concerning Schuylkill County Tax Parcel No. 68-27-0280.000 and a Praecepto to Reinstate the Complaint has been filed with the Court of Common Pleas of Schuylkill County.

NOTICE TO DEFEND

YOU, JOSHUA STOFFREGREN, HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the Complaint, you must enter a written appearance personally or by an attorney and file your defenses or objections in writing with the

Court. You are warned that if you fail to do so within twenty (20) days of this Publication, the case may proceed without you and a judgment may be entered against you for the relief requested in the Complaint by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER 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.

Pennsylvania Bar Association
Lawyer Referral Service

100 South Street

P.O. Box 186

Harrisburg, PA 17108

Telephone: 1-800-692-7375

NOTICE CONCERNING
MEDIATION OF ACTIONS
PENDING BEFORE THE COURT
OF COMMON PLEAS
OF SCHUYLKILL COUNTY

The Judges of the Court of Common Pleas of Schuylkill County believe that mediation of lawsuits is a very important component of dispute resolution. Virtually all lawsuits can benefit in some manner from mediation.

The Court has adopted Schuylkill County Local Rule 1001 to encourage the use of mediation. This early alert enables litigants to determine the best time during the life of their lawsuit for

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a mediation session. The intent of this early alert is to help the parties act upon the requirement to consider good faith mediation at the optimal time.

The Schuylkill County Bar Association provides mediation services and can be reached at (570) 628-1235.

ERIC M. LIEBERMAN,
ESQUIRE
LIEBERMAN & TAMULONIS
111 East Market Street
Pottsville, PA 17901
(570) 622-1988

Aug. 8

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.
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 Manage-
ment, LLC the amount of the judg-
ment 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 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.

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

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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](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 Manage-
ment 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

accordance with the schedule unless
exceptions are filed thereto within 20
days after the filing of the schedule.

Aug. 8, 15, 22

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.

LVNV FUNDING LLC vs. HARVIL-
LA, CURTIS

BEVERLY BANK & TRUST COM-
PANY N, WINTRUST SPECIAL-
TY FINANCE, US BANK EQUIP-
MENT INC, US BANK & TRUST
COMPANY NA, FIVE LAKES
FINANCIAL INC vs. REMALY
MANUFACTURING COMPANY
I, ROCKOVICH, BERNARD

NEWREZ LLC, SHELLPOINT
MORTGAGE SERVICING vs.
ANTHONY, SHANZI JIN

PLANET HOME LENDING LLC vs.
PUJOL, ALEXANDER J
SYNCHRONY BANK vs. ZACKUS,
DANIEL

MIDFIRST BANK vs. KESSLER,
COURTNEY LIANA

WELLS FARGO BANK NA vs.
CLOUSE, ALLYSA R

FREDERICK, RICHARD vs. BURG-
ER KING COMPANY LLC,
CARROLS CORPORATION,
CARROL'S RESTURANT
GROUP INC, CARROLS HOLD-
ERS INC, CARROLS LLC

TRINITY PRODUCTS LLC vs. TRI-
VET DESIGN & FABRICATION
L

DISCOVER BANK vs. JALBERT,
JENNIFER

U S BANK NATIONAL ASSOCIA-
TION vs. BOLTZ, JUSTIN D

DISCOVER BANK vs. RHEN,
BRITTANY J

DISCOVER BANK vs. COOPER,
DANA M