

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

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, Es-
quire, Williamson, Friedberg &
Jones, LLC, 10 Westwood Road,
Pottsville, PA 17901

HEIM, DAWN MARIE, deceased

Late of 217 Long Avenue, Orwigs-
burg, Schuylkill County, PA

Administratrix: Jill F. Feger, 1406
Old Fritztown Rd., Reading, PA
19608

Attorneys: Eric J. Fabrizio, Es-
quire, 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, Schuyl-
kill 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 DO-
RIS KEHLOR**, deceased

Late of the Borough of Tamaqua,
Schuylkill County, PA

Administrator C.T.A.: Scott W.
Kehlor, P.O. Box 88, Reamsville,
PA 17567

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

**MAY, ROBERT H., SR. a/k/a ROB-
ERT 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**, de-
ceased

Late of the Township of Butler,
Schuylkill County, PA

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Administratrix: Patricia A. Troup,
2950 Fairgrounds Road, Ashland,
PA 17921

Attorneys: Keith J. Strouse, Es-
quire, Strouse and Strouse, 816
Center Street, Ashland, PA 17921

SECOND PUBLICATION

**BADDICK, JOSEPH W. a/k/a JO-
SEPH WILLIAM BADDICK,**
deceased

Late of the Township of Schuylkill,
Schuylkill County, PA

Administrator: Mark V. Baddick,
Jr., 26 Clay St., New Philadelphia,
PA 17959

Attorney: Jacqueline Pitts, Esquire,
204 East Broad St., Tamaqua, PA
18252

**BENSINGER, JACK L. a/k/a
JACK LAMAR BENSINGER,
SR.,** deceased

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

Executor: Jack L. Bensinger, Jr.,
83 Sawmill Rd., Klingerstown, PA
17941

Attorneys: Joel M. Wiest, Esquire,
Wiest, Wiest, Benner & Rice, LLC,
5 North Second St., Sunbury, PA
17801, (570) 286-4022

BRIDYGHAM, EARL, deceased
Late of Walker Township, Schuyl-
kill County, PA

Administrator C.T.A.: John Storch,
1094 Kuhn Road, Boiling Springs,
PA 17007

Attorneys: Robin J. Marzella, Es-
quire, R.J. Marzella & Associates,
3513 North Front St., Harrisburg,
PA 17110

**GOTTSTEIN, ALICE J. a/k/a AL-
ICE JESSIE GOTTSTEIN a/k/a
ALICE GOTTSTEIN,** deceased
Late of North Union Township,
Schuylkill County, PA

Co-Executors: Leonard Robert
Gottstein and Thomas R. Gottstein
Attorneys: Richard J. Marusak,
Esquire, Ustynoski & Marusak,
LLC, 101 West Broad St., Suite
205, Hazleton, PA 18201

KERSHNER, VERNA I., deceased
Late of Andreas, Schuylkill Coun-
ty, PA

Co-Executors: Gary L. Frantz and
Randall Kershner Frantz c/o Eric
R. Strauss, Esquire, Worth, Magee
& Fisher, P.C., 2610 Walbert Ave.,
Allentown, PA 18104

Attorneys: Eric R. Strauss, Esquire,
Worth, Magee & Fisher, P.C., 2610
Walbert Ave., Allentown, PA
18104

**McPARTLAND, JOHN ALLEN
a/k/a JOHN A. McPARTLAND
a/k/a JOHN McPARTLAND,**
deceased

Late of the Borough of Middleport,
Schuylkill County, PA

Executrix: Elizabeth McPartland
McCormick, 15 Main Street, P.O.
Box 253, Middleport, PA 17953

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

**MURPHY, ELIZABETH ANN
a/k/a ELIZABETH A. MUR-
PHY a/k/a ELIZABETH MUR-
PHY a/k/a ELIZABETH ANN
WARGO,** deceased

Late of the Township of Walker,
Schuylkill County, PA

Executor: John F. Murphy, 1349
Valley Road, Tamaqua, PA 18252

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

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PADELSKY, ROBERT S. a/k/a ROBERT PADELSKY a/k/a ROBERT STEPHEN PADELSKY, deceased
Late of Cass Township, Schuylkill County, PA
Executrix: Therese Hohman, 4608 Brookside Court, Orwigsburg, PA 17961
Attorneys: Albert J. Evans, Esquire, Fanelli, Evans & Patel, P.C., No. 1 Mahantongo Street, Pottsville, PA 17901 and James C. Bohorad, Esquire, 1940 W. Norwegian Street, P.O. Box 1280, Pottsville, PA 17901

PUCKLAVAGE, JOSEPH J., deceased
Late of Schuylkill Township, Schuylkill County, PA
Administratrix: Amy L. Jedlovec c/o Fitzpatrick Lentz & Bubba, P.C., Two City Center, 645 West Hamilton Street, Suite 800, Allentown, PA 18101
Attorneys: Fitzpatrick Lentz & Bubba, P.C., Two City Center, 645 West Hamilton Street, Suite 800, Allentown, PA 18101

STECKLINE, JOANNE S., deceased
Late of Tremont Borough, Schuylkill County, PA
Administrator: John J. Ferry, Jr., Esq., 931 Cumberland Street, Lebanon, PA 17042

THIRD PUBLICATION

BAINBRIDGE, RUTH, deceased
Late of the Borough of Frackville, Schuylkill County, PA
Administratrix: Michelle Richards, 143 S. Balliet Street, Frackville, PA 17931
Attorney: Paul Domalakes, Esquire, 14 West Frack Street, P.O. Box 9, Frackville, PA 17931

BANN, MICHAEL F., deceased
Late of the Township of Butler, Schuylkill County, PA
Administrator: Samuel Bann, 636 West Mahanoy Avenue, Mahanoy City, PA 17948
Attorney: Christine A. Holman, Esquire, 204 East Broad Street, Tamaqua, PA 18252

BOYER, KAY KATHRYN, deceased
Late of Pine Grove Township, Schuylkill County, PA
Executrix: Terry Diane Schaeffer, 238 Pine Crest Village Drive, Pine Grove, PA 17963
Attorneys: Richard J. Wiest, Williamson, Friedberg & Jones, LLC, 10 Westwood Road, Pottsville, PA 17901

KERRIGAN, BETTYLOU, deceased
Late of New Ringgold Borough, Schuylkill County, PA
Executor: Charles Wagner, 10 West Center Street, Apt. #301, Mahanoy City, PA 17948
Attorney: Michael J. Fiorillo, Esquire, 217 Mahantongo Street, Pottsville, PA 17901, (570) 622-7725

RINALDI, CLAIRE D. a/k/a CLAIRE DELORES RINALDI a/k/a CLAIRE RINALDI a/k/a CLORINDA RINALDI, deceased
Late of Frackville Borough, Schuylkill County, PA
Co-Executors: Robert V. Rinaldi and Vita C. Rinaldi
Attorneys: Raymond C. Rinaldi, II, Esquire, Rinaldi & Poveromo, P.C., P.O. Box 826, Scranton, PA 18501

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SILVESTRO, CORINNE J., deceased
Late of McAdoo Borough, Schuylkill County, PA
Executrix: Kathy Tomasheski
Attorneys: Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202

COURT OF COMMON PLEAS OF SCHUYLKILL COUNTY
CIVIL DIVISION
ACTION IN MORTGAGE FORECLOSURE
U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE FOR LB-RANCH SERIES V TRUST

Plaintiff

vs.

BRENDA OLSON a/k/a
BRENDA J. OLSON
Defendant(s)

NO.: S171123

Dear Brenda Olson a/k/a Brenda J. Olson,

NOTICE

You have been sued in mortgage foreclosure on premises: 1001 First Street, Pottsville, PA 17901, based on defaults since, May 1, 2022. You owe \$52,612.18, plus interest and other costs and fees.

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 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
(800) 692-7375
Schuylkill County Lawyer Referral Service
401 North Second Street
Pottsville, PA 17901
(570) 628-1235

July 25

IN THE COURT OF COMMON PLEAS OF SCHUYLKILL COUNTY, PENNSYLVANIA
CIVIL ACTION—LAW
IN RE: E.J.W., a Minor
No. S-1128-2024

NOTICE OF NAME CHANGE
Petitioner, Brenda A. Graham, filed a Petition for Change of Minor’s Name on June 20, 2024, to change the minor child’s name from E.J.W. to E.J.G. A Hearing on the Petition is scheduled for August 21, 2024, at 2:00 p.m. in Courtroom No. 7 of the Schuylkill County Courthouse, 401 North Second Street, Pottsville, PA 17901.

SCHUYLKILL LEGAL RECORD

KAREN E. RISMILLER,
ESQUIRE
Attorney I.D. No. 56041
LAW OFFICES OF
KAREN E. RISMILLER
Attorneys for Petitioner

The Landmark Building
115 South Centre Street
Pottsville, PA 17901
(570) 628-2333

July 25

COURT OF COMMON PLEAS OF
SCHUYLKILL COUNTY
ORPHANS' COURT DIVISION
PRIVATE SALE OF
REAL ESTATE

In the matter of the Estate of
William R. Bernhart, an
incapacitated person.

To: the heirs, legatees, devisees, next
of kin, and all other interested
parties in said estate

NOTICE IS HEREBY GIVEN
that Guardian Services of PA have
filed in the office of the Clerk of the
said Court its petition praying for an
order of sale of the real estate of said
incapacitated person situate at 18
Oriole Drive, Wyomissing, Pennsyl-
vania, 19610 at private sale to Thom-
as Engler and Marrisha Lewis-Engler
for the sum of \$350,000.00 for the
purposes in the petition set forth.

If no objections are made to grant-
ing the same, the Court will be asked
to take action upon the petition on the
31st day of July, 2024, at 9:30 a.m., at
the Schuylkill County Courthouse,
Pottsville, Pennsylvania.

AMANDA SNOKE DUBBS,
Esquire
Attorney for Petitioner
204 St. Charles Way
Suite F
York, PA 17402

July 25

NOTICE
SHERIFF'S SALE OF
REAL ESTATE

By virtue of Writs of Execution
issued out of the Court of Common
Pleas, Civil Division, to me directed,
will be exposed to public sale on

FRIDAY, AUGUST 23, 2024
at 10:00 a.m. The Schuylkill County
Sheriff Sales will be held by Bid4As-
sets online auction site. Conditions of
Sale are available to view on [www.
bid4assets.com/schuylkillsheriffsales](http://www.bid4assets.com/schuylkillsheriffsales).

(SALE NO. 1)

Plaintiff: DEUTSCHE BANK
TRUST COMPANY AMERICAS
f/k/a BANKERS TRUST COMPA-
NY, AS TRUSTEE FOR SAXON
ASSET SECURITIES TRUST 2000-
2, MORTGAGE LOAN ASSET
BACKED CERTIFICATES, SERIES
2000-2.

Defendant(s): MARK DELLA
MONICA a/k/a MARK DEL-
LA-MONICA; SUSAN DELLA
MONICA.

Attorney: Robertson, Anschutz,
Schneid, Crane & Partners, PLLC,
Attorneys for Plaintiff, a Florida Pro-
fessional Limited Liability Company.

Judgment Amount: \$38,066.14.

BEING KNOWN AS: 480 PEA-
COCK ST POTTSVILLE, PA 17901.
PROPERTY ID: 68-11-0012.000.

TITLE TO SAID PREMISES IS
VESTED IN MARK DELLA MONI-
CA AND SUSAN DELLA MONI-
CA, HIS WIFE BY DEED FROM
WILLIAM M. DEANGELES AND
PETER J. DEANGELES AND LOU-
ISE E. LUCAS DATED 04/23/1999
RECORDED 04/23/1999 BOOK 598
PAGE 173.

Case No. S-900-2023

SCHUYLKILL LEGAL RECORD

(SALE NO. 2)

Plaintiff: US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VR MTG ASSET TRUST.

Defendant: CHRISTOPHER C. TILEY.

Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC, Attorneys for Plaintiff, a Florida Professional Limited Liability Company.

Judgment Amount: \$16,081.61.

BEING KNOWN AS: 1208 WALNUT ST ASHLAND, PA 17921.

PROPERTY ID: 38-06-0199.000.

TITLE TO SAID PREMISES IS VESTED IN Christopher C. Tiley BY DEED FROM Joseph A. Gushen and Sharon K. Gushen, his wife DATED 03/10/2010 RECORDED 03/12/2010 BOOK 2365 PAGE 1570.

Case No. S-1551-23

(SALE NO. 3)

Plaintiff: Wilmington Savings Fund Society, FSB, not in its individual capacity but solely trustee of NRPL Trust 2019-1.

Defendant: Mark G. Miller.

Attorney for Plaintiff: Emmanuel J. Argentieri, Esquire.

Judgment: \$\$39,399.97.

Tax Parcel No.: 67-04-0082.000.

Property known as: 16 West Main Street, Tremont PA 17981.

TO BE SOLD AS THE PROPERTY of Mark G. Miller.

Case No. S-1382-23

(SALE NO. 4)

Plaintiff: PNC Bank, National Association.

Defendant: William G. Gower, Jr.; Pamela R. Gower.

Attorney for Plaintiff: Ed E. Qaqish, Manley Deas Kochalski LLC, P.O. Box 165028, Columbus, OH 43216-5028.

Judgment Amount: \$92,845.82.

PARCEL NO.: 28-12-0762.000.

Property known as: 762 Cheyenne Drive, Auburn, PA 17922

TO BE SOLD AS THE PROPERTY of William G. Gower, Jr. and Pamela R. Gower, his wife

Case No. S-1824-23

(SALE NO. 5)

Plaintiff: US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST.

Defendant(s): WILLIAM J. SHINER; LINDA L. SHINER a/k/a LILA LEE SHINER.

S/ Michael Clark, o Michael Clark, Esq. (202929), FRIEDMAN VARTOLO LLP, Attorneys for Plaintiff, 1325 Franklin Avenue, Suite 160, Garden City, NY 11530, (T) (212) 471-5100, (F) (212) 471-5150.

Judgment Amount: \$97,163.73.

Tax Parcel Number: 37-14-0008.000, 37-14-0009.000.

Property Address: 1398 West Penn Pike, New Ringgold, PA 17960.

Michael Clark, Esq., Friedman Vartolo LLP, attorney for Plaintiff.

Seized and sold as the property of Linda L. Shiner a/k/a Lila Lee Shiner, William J. Shiner Judgment Number S12182-2023 US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust v William J. Shiner, with a judgment amount of \$97,163.73.

Case No. S-1282-2023

(SALE NO. 6)

Plaintiff: Blue Mountain School District.

Defendant: Glenn R. Frantz.

SCHUYLKILL LEGAL RECORD

Attorney for Plaintiff: PORTNOFF LAW ASSOCIATES, LTD., 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406.

Judgment Amount: \$8,006.89.

Tax Parcel No.: 07-06-0109.010.

Property Known As: 130 Brookshire Lane, E Brunswick Twp, Pennsylvania, 17961.

TO BE SOLD AS THE PROPERTY of Glenn R. Frantz.

Case No. J-2389-2020

(SALE NO. 8)

Plaintiff: Mortgage Assets Management, LLC.

Defendant: 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.

Attorney for Plaintiff: Samantha Gable, Esquire, LOGS Legal Group LLP, 985 Old Eagle School Road, Suite 514, Wayne, PA 19087, (610) 278-6800.

Judgment Amount: \$150,816.32.

Tax Map #: 68-56-159.

Tax Parcel No.: 68-56-0159.000.

Property known as: 76 Crestview Drive, Pottsville, PA 17901.

TO BE SOLD AS THE PROPERTY of 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.

Case No. S-908-21

(SALE NO. 9)

Plaintiff: Legacy Mortgage Asset Trust 2021-GS1.

Defendant: Christopher C. Tiley.

Attorney for Plaintiff: Samantha Gable, Esquire, LOGS Legal Group LLP, 985 Old Eagle School Road, Suite 514, Wayne, PA 19087, (610) 278-6800.

Judgment Amount: \$36,534.06.

Tax Parcel No.: 38-06-0200.000.

Property known as: 1210 Walnut Street, Ashland, PA 17921.

TO BE SOLD AS THE PROPERTY of Christopher C. Tiley.

Case No. S-2063-23

(SALE NO. 11)

Plaintiff: Mortgage Assets Management, LLC.

Defendants: Virginia Haraszkiwicz, Known Heir of Kathryn J. Davies, Deceased and Unknown Heirs, Successors and Assigns and all Persons Claiming Right, Title and Interest from or under Kathryn J. Davies, Deceased.

Attorney for Plaintiff: Chris Cummins, Esquire.

Judgment: \$91,741.53.

Tax Parcel No: 65-20-0033.000 and 65-20-0034.000.

Property known as: 142 Orwigsburg Street, Tamaqua, PA 18252.

TO BE SOLD AS THE PROPERTY of Virginia Haraszkiwicz, Known Heir of Kathryn J. Davies, Deceased

Case No. S-1859-2021

(SALE NO. 12)

Plaintiff: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST c/o U.S. BANK TRUST NATIONAL ASSOCIATION.

Defendant(s): ALISON D. FRANDSEN; ANTHONY J. FRANDSEN.

SCHUYLKILL LEGAL RECORD

Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC, Attorneys for Plaintiff., a Florida professional limited liability company.

Judgment Amount: \$76,624.88.

BEING KNOWN AS: 652 MAUCH CHUNK ST., POTTSVILLE, PA, 17901.

PROPERTY ID: 68-29-0110.000.

TITLE TO SAID PREMISES IS VESTED IN ANTHONY J. FRANDSEN AND ALISON D. FRANDSEN, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY BY DEED FROM VERNON W. KLECKNER IH AND MARCY KLECKNER, HUSBAND AND WIFE DATED 07/13/2007 RECORDED 07/24/2007 BOOK 2265 PAGE 0760 INSTRUMENT NO. 200700013513.

Case No. S-1781-22

(SALE NO. 13)

Plaintiff: U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF TREEHOUSE SERIES V TRUST.

Defendant(s): ALICE M. CLARK,
Tax Parcel Number: 40-05-0046.000.

Timothy A. Cirino, Esq., Friedman Vartolo LLP, attorney for Plaintiff.

Judgment Amount: \$61,181.83.

Premise Being: 102 West Miner Street, Borough of Coaldale, PA 18218.

SEIZED AND SOLD AS THE PROPERTY of Alice M. Clark, David M. Clark Judgment Number S-473-23 (U.S. Bank Trust National Association, as Trustee of Treehouse Series V Trust v. Alice M. Clark), with a judgment amount of \$61,181.83.

Dated: April 16, 2024

S/Danielle Johnson, o Danielle Johnson, Esq. (334703), FRIEDMAN

VARTOLO LLP, Attorneys for Plaintiff, 1325 Franklin Avenue, Suite 160, Garden City, NY 11530, (T) (212) 471-5100, (F) (212) 471-5150.

Case No. S-473-23

(SALE NO. 14)

Plaintiff: Eagle Rock Resort Co.
Defendant: Christopher J. Pittinger.

Attorney for Plaintiff: Christopher S. Bradley, Esquire.

Judgment: \$8,960.00.

Tax Parcel No.: 9-18-119.

Property known as: Lot 119 of the ER Subdivision located in Eagle Rock Resort f/k/a Valley of Lakes Subdivision in the Township of East Union, County of Schuylkill, Commonwealth of Pennsylvania.

TO BE SOLD AS THE PROPERTY of Christopher J. Pittinger.

Case No. S-1749-18

(SALE NO. 15)

Plaintiff: Eagle Rock Resort Co.
Defendant: Maria Quinio Javier.

Attorney for Plaintiff: Christopher S. Bradley, Esquire.

Judgment: \$31,154.17.

Tax Parcel No.: 9-19-412.

Property known as: undivided 1/50th interest in Lot 412 of the ER Subdivision of the Eagle Rock Resort f/k/a Valley of Lakes Subdivision in the Township of Hazle, County of Luzerne, Commonwealth of Pennsylvania.

TO BE SOLD AS THE PROPERTY of Maria Quinio Javier.

Case No. S-1631-23

(SALE NO. 16)

Plaintiff: Eagle Rock Resort Co.
Defendant: Lureda C. Devanadera and Ruperto A. Devanadera.

SCHUYLKILL LEGAL RECORD

Attorney for Plaintiff: Christopher S. Bradley, Esquire.

Judgment: \$22,881.96.

Tax Parcel No.: 19-26-49.

Property known as: Lot 49 of the HF Subdivision located in Eagle Rock Township of East Union, County of Schuylkill, Commonwealth of Pennsylvania.

TO BE SOLD AS THE PROPERTY of Lureda C. Devanadera and Ruperto A. Devanadera.

Case No. S-1627-23

(SALE NO. 17)

Plaintiff: U.S. Bank National Association, not in its individual capacity but solely in its capacity as Indenture Trustee of CIM Trust 2021-R4.

Attorney for Plaintiff: Friedman Vartolo LLP/Timothy A. Cirino, Esq., Phone No.: (212) 471-5100.

Judgment: \$69,956.10.

Tax Parcel Number: 49-01-0031.000.

Property known as: 30 Manning Street. McAdoo. PA 18237.

TO BE SOLD AS THE PROPERTY of Edward Bielen, Jr. a/k/a Edward J. Beilen, Jr.

Case No. S-1841-23

(SALE NO. 18)

Plaintiff: PENNYMAC LOAN SERVICES, LLC.

Defendant(s): JEAN M. MIHALICK a/k/a JEAN MIHALICK.

Attorney for Plaintiff: KML Law Group, P.C., Suite 5000, 701 Market Street, Philadelphia, PA 19106, (215) 627-1322.

Judgment Amount: \$102,346.25.

Tax Parcel No.: 15-11-0206.000.

Property Known As: 20 NORTH JAMES STREET, KELAYRES, PA 18231.

TO BE SOLD AS THE PROPERTY of JEAN M. MIHALICK a/k/a JEAN MIHALICK.

Case No. S-472-20

(SALE NO. 19)

Plaintiff: Onemain Financial Services, Inc.

Defendant: Lisa M. Dagostino a/k/a Lisa Dagostino a/k/a Lisa D'Agostino.

Attorney for Plaintiff: Hladik, Onorato & Federman, LLP, (215) 855-9521.

Judgment Amount: \$49,981.93.

Tax Parcel I.D. No.: 58-04-0009 .001.

Property Known as: 153 North Tulpehocken Street, Pine Grove, PA 17963.

TO BE SOLD AS THE PROPERTY of Lisa M. Dagostino a/k/a Lisa Dagostino a/k/a Lisa D'Agostino.

Case No. S-1938-23

(SALE NO. 20)

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

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

SCHUYLKILL LEGAL RECORD

Attorney for Plaintiff: Christopher A. DeNardo, Esquire, LOGS Legal Group LLP, 985 Old Eagle School Road, Suite 514, Wayne, PA 19087, (610) 278-6800.

Judgment Amount: \$112,769.89.

Tax Parcel No.: 35-11-0005.001.

Property known as: 535 Coal Mountain Road, Orwigsburg, PA 17961.

TO BE SOLD AS THE PROPERTY of Kathleen Huntzinger, Known Heir of Janet L. Bensinger, Deceased; Cynthia Henry, Known Heir of Janet L. Bensinger, deceased; Judith Schaffer, Known Heir of Janet L. Bensinger, deceased; Elaine Stephens, Known Heir of Janet L. Bensinger, deceased; David Bensinger, Known Heir of Janet L. Bensinger, deceased; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Janet L. Bensinger, deceased; and Cheryl Kimmel, Known Heir of Janet L. Bensinger, deceased.

Case No. S-371-20

(SALE NO. 21)

Plaintiff: FREEDOM MORTGAGE CORPORATION.

Defendant: John Giebler.

Attorney for Plaintiff: BROCK & SCOTT, PLLC.

Judgment: \$131,461.08.

BEING UPI No.: 67-04-0176.000.

Tax Parcel No.: 67-04-0176.000.

Property known as: 27 Spring St., Tremont, PA 17981.

TO BE SOLD AS THE PROPERTY of JOHN GIEBLER.

Case No. S-414-2023

(SALE NO. 22)

Plaintiff: Eagle Rock Resort Co.

Defendant: Teresita A.C Poblador.

Attorney for Plaintiff: Christopher S. Bradley, Esquire.

Judgment: \$43,489.54.

Tax Parcel No.: 9-23-41.

Property known as: Lot 041 of the WSS5 Subdivision located in Eagle Rock Township of East Union, County of Schuylkill, Commonwealth of Pennsylvania.

TO BE SOLD AS THE PROPERTY of Teresita A.C Poblador.

Case No. S-210-2016

All parties and claimants are hereby notified that schedules of distribution will be filed by the sheriff in his office within thirty (30) days from sale and distribution will be made in accordance with the schedule unless exceptions thereto are filed within ten (10) days thereafter.

JOSEPH G. GROODY

Sheriff of Schuylkill County

Dated at Pottsville, PA

May 22, 2024

Sheriff Sale list available online at:

www.schuylkillcountypa.gov

July 11, 18, 25

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.

LAKEVIEW LOAN SERVICING

LLC vs. BOYER, LORI A, BOYER, WILLIAM B

CKS PRIME INVESTMENTS LLC

vs. KRAUSE, CHRISTOPHER

BARCLAYS BANK DELAWARE

vs. HOERR, BLYTHE

CITIBANK N A vs. ROBERTS,

MATTHEW D

ONE MAIN FINANCIAL GROUP

LLC vs. SEVASTAKIS, DANA L

LVNV FUNDING LLC vs. KARDIS-

CO JR, EDWARD L

SCHUYLKILL LEGAL RECORD

GEIST, JACQUELINE vs. NEID-
LINGER JR, JOHN F
JP MORGAN CHASE BANK NA vs.
CLARKE, JONATHON D
NATIONSTAR MORTGAGE LLC
vs. BOLICH, RICHARD T, BOL-
ICH, PATRICIA
JPM HOLDINGS LLC vs. RODRI-
GUEZ, BRETT
FITZGERALD, ABIGAIL R, FITZ-
GERALD, KERRY vs. ABF
FREIGHT, SWIFT TRANSPORT,
DETRICH, ALICE, MUSANTE,
CHRISTOPHER, MATHEWS,
HOLLIS J, SINACORI, SHA-
RON, BOBO, ALIN, SIRICO,
CHANCE J, FAJARDO, LUIS M,
BANK OF AMERICA LEASING,
MEYER, SOLOMON E, BRIGA
TRANSPORT, DIVERSIFIED
CPC INTERNATIONAL, HUB
GROUP TRUCKING INC, MLC
CARRIER INC, SUPER EGO
LOGISTICS LLC, TRUCKING
INVESTMENTS INC, US
FOODS, AMAZON LOGISTICS
INC, JB HUNT TRANSPORT
INC, ONLINE TRANSPORT
INC, TRANS PORTE INC, BUT-
LER, DAMON A, TEETER,
DOUGLAS, CUNNINGHAM,
DEAN E, DIAZ, DOMINGO,
ONWUHARONYE, EMMANU-
EL, APARICIO, JOSE H, TELLO,
RAUL, ROSA, BOWERS, TIM-
OTHY W, ENTERPRISE FM
TRUST, KLLM TRANSPORT
SERVICES LLC, DOMINGUEZ,
ANTHONY J, BURCAK, THOM-
AS, BRANN, OLLY J, WICK-
WIRE, WILLIAM, CLINTON,
DONALD H, GUILLORN, KEV-
IN W, NFI LOGISTICS, STORCH,
AARON D, GERKEN, CANDICE
A, CONWAY BEAM LSG INC,
DIAZ, ELIZABETH, G&C
FOODS, McCOY, KENNETH L,

KENYON, KENNETH W, NUN-
ZIATO, MICHAEL J, NCE
AMERICA INC, ISUZU FI-
NANCE AMERICA INC,
NOWOSIADLO, NICHOLAS,
GENTILE, PATRICIA,
PALMERI, RICHARD J, LAND-
PHERE, ROBERT, BEKIS, VASI-
LI, PAYNE COMPANY, PAYNE
TRUCKING, EAN HOLDINGS
LLC, THOMAS, CHANTAL,
MANTHORD, EDWARD G,
THOMAS, MURIELLE, WYKO-
WSKI, AGNIESZKA, MOYER,
ANDREW, LEE ANKIEWICZ
ENTERPRISES INC, ATI
TRUCKING LLC, AYBAR
TRUCKING, CAVANAUGH
TRUCKING INC, CRUZ, CHRIS
SOLANO DE LA, MARTIN,
CHRISTOPHER L, CJM TRUCK-
ING LLC, MINNIG, CLIFFORD
A, SHADE, COLBY J, COM-
PASS GROUP USA INC,
SCHLAUCH, CURTIS R, DADZ
TRUCKING LLC, COLLINS,
DARRYL M, KELLY, DEBO-
RAH A, KRAMER, DENNIS,
EVANS, DERRICK W, DMJ
XPRESS CORP, HOPPES,
DUSTIN L, ENTERPRISE CAR
SALES, PENRAC LLC, ENTER-
PRISE CAR SALES, ENTER-
PRISE FLEET MANAGEMENT,
FED EX GROUND PACKAGE
SYSTEMS, AUQUILLA-DIAZ,
FELIPE G, DIAZ, FRANCISCO
JAVIER, CAIN, GREGORY,
GUEBARA DELIVERY AND
TRANSPORT, HAVWELL
LEASING LTD, HAZLETON
SCRAP RECYCLING INC, CAS-
TRO, HECTOR L LOPEZ,
OBRIEN, JANE T, MICHAEL,
JAMES ALLEN, LONG, JOHN
K, FLETCHER, LADONNA D,
LONGS EXCAVATING INC,

SCHUYLKILL LEGAL RECORD

ALEXANDER, LYNNE E, KRALL, MACKENZIE MARGARE, REESE, MATTHEW B, VALENTIN, MICHAEL ERVIN, OSTY, MICHAEL FRANCIS, DAY, MICHAEL STEPHEN, SCHEIB, NATHAN T, TESTA, NICHOLAS, PA DEPT OF GENERAL SERVICES, MATOS, RITA, JENKINS, ROBERT L, GAILLARD, ROBERT S, DI ROCHE, SANTO GUERRERO, GRIFFIN, SINCLAIRE A, LITTLE, STEPHEN C, GRIMPLIN, THOMAS EDWARD, VADYAK, TOMMY, TRIPLE R TRUCKING LLC, ABREU, VICTOR GREGORIO, LONG, WILLIAM C, XPRESS NATURAL GAS LLC, YORK TRANSPORTATION SOLUTIONS, DURKIN, ZOE, GROUP MGM INTERNATIONAL, MELOCHE, NORMAN, ARNOLD TRANSPORTATION SERVICES, CARVANA, LANNIGAN, ELIZABETH A, PENA, ERICK, FARWELL, LISA J, RODRIGUEZA, RAMON M, MATTHEWS, ROGER A, TX MOTORS OF N RICHLAND HILLS, WESTERN INTERNATIONAL GAS, KAREEM, ALAA ABDULRIDA, NAEHER, JOHN, LYKINS, MICHAEL D, PEAK ROOFING CONTRACTORS, KEEFER, ROBERT J, WHITE, ANN G, THIBAUT, ROBERT, TRANSCO LEASING INC, WILIAMS, DOUGLAS

ROBERT P. KUEHN a/k/a ROBERT KUEHN; Schuylkill Haven; Grace Kuehn, Administratrix CTA; PP: None; RE: \$50,000; Shelby G. Hostetter, Esquire

EILEEN T. LIPINSKY; Schuylkill Haven; Sonia Egan, Rachele Kemfort, Co-Executrices; PP: \$90,000; RE: \$103,000; J. Robert Zane, Esquire

WILLIAM R. RITTER; West Penn Township; Jill Ritter Skoutelas, Executrix; PP: None; RE: \$199,-392.17; Kim M. Gillen, Esquire

BARBARA ANN WEIDMAN; North Manheim Twp.; Thomas M. Weidman, Administrator; PP: None; RE: None; Robin J. Marzella, Esquire

JOSEPH MARTIN MURRAY a/k/a JOSEPH M. MURRAY a/ka/ JOSEPH MURRAY; Ringtown; Theresa M. Kuzo, Executrix; PP: \$25,000; RE: \$200,000; Gregory J. Pavlovitz, Esquire

JASON C. FRITZINGER; Schuylkill Twp.; Tonya Fritzinger, Administratrix; PP: \$5,000; RE: None; Thomas J. Pellish, Esquire

HELENE M. YOUSKITES a/k/a HELENE YOUSKITES; Ashland; Marianne Beck, Executrix; PP: \$10,000; RE: \$10,000; Keith J. Strouse, Esquire

IRENE KRAMER; West Brunswick Twp.; Beverly M. Zimmerman, Executrix; PP: \$5,000; RE: \$50,000; Thomas J. Pellish, Esquire

ROSE MARIE LUKACINA; Cass Township; James Buchkarik, Executor; PP: \$5,000; RE: \$50,000; Thomas J. Pellish, Esquire

CONSTANCE STRAUSE a/k/a CONSTANCE E. STRAUSE; Auburn; Marsha Pietrobono, Executrix; PP: \$100; RE: None; Attorney: None

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.