

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

DIX, JAMES B., deceased
Late of the Borough of Harrisburg, Dauphin County, PA
Co-Administratrices: Hilary D. Hayes, 4918 Earl Drive, Harrisburg, PA 17112 and Adrienne D. Shreiner, 289 South Homestead Drive, Landisville, PA 17538
Attorney: James G. Caravan, Esquire, 102 East Main Street, Schuylkill Haven, PA 17972

GEUSIC, THOMAS J. a/k/a THOMAS GEUSIC, deceased
Late of McAdoo Borough, Schuylkill County, PA
Executrix: Barbara A. Falco, 233 Pelican Circle, Unit 1508, Breckenridge, CO 80424
Attorneys: Erik M. Helbing, Esquire, Bowe & Odorizzi Law, LLC, 109 West Broad Street, Tamaqua, PA 18252

GRACE, LEO J. a/k/a LEO JOHN GRACE, deceased
Late of Pottsville, Schuylkill County, PA
Executrix: Martha Margaret Grace, 507 Pine Street, Pottsville, PA 17901
Attorneys: Sudhir R. Patel, Esquire, Fanelli, Evans & Patel, P.C., No. 1 Mahantongo Street, Pottsville, PA 17901

KEEFER, KAY LYNNE a/k/a KAY L. KEEFER, deceased
Late of 82 S. Berne Street, Schuylkill Haven, Schuylkill County, PA
Executrix: Leah K. Adams, 608 Hillcroft Avenue, Schuylkill Haven, PA 17972
Attorneys: Lora J. McDonald, Esquire, Rubright, Domalakes, Troy & McDonald, 29 E. Main Street, P.O. Box 706, Schuylkill Haven, PA 17972

NAGLE, LINDA L. a/k/a LINDA NAGLE, deceased
Late of the Township of Pine Grove, Schuylkill County, PA
Executor: Steven H. Nagle, 328 Pleasant Valley Road, Pine Grove, PA 17963
Attorneys: Benjamin M. Forbes, Esquire, Williamson, Friedberg & Jones, LLC, 10 Westwood Road, Pottsville, PA 17901

REESE, VIRGINIA J., deceased
Late of the Borough of St. Clair, Schuylkill County, PA
Co-Administratrices: Hilary D. Hayes, 4918 Earl Drive, Harrisburg, PA 17112 and Adrienne D. Shreiner, 289 South Homestead Drive, Landisville, PA 17538
Attorney: James G. Caravan, Esquire, 102 East Main Street, Schuylkill Haven, PA 17972

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STAUFFER, STEPHEN AMOS, deceased

Late of Auburn, West Brunswick Township, Schuylkill County, PA
Executor: James S. Stauffer, 90 Stauffer Lane, Auburn, PA 17922

STRENKOSKI, MARY ANN, deceased

Late of the Township of Branch, Schuylkill County, PA

Executors: Kathleen Laughlin Benyak, 122 Donald Avenue, Pottsville, PA 17901 and Robert Laughlin, 1567 Bunting 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

ZIMMERMAN, MARIAN, deceased

Late of Auburn Borough, Schuylkill County, PA

Executor: Robert M. Zimmerman, Jr., 528 Woodland Drive, Auburn, PA 17922

SECOND PUBLICATION

DAHM, BRIAN PATRICK a/k/a BRIAN P. DAHM a/k/a BRIAN DAHM, deceased

Late of the Township of Schuylkill, Schuylkill County, PA

Executrix: Mary Ann Baddick, 64 Washington Street, Middleport, PA 17953

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

DANDO, FREDERICK, deceased

Late of Cass Township, Schuylkill County, PA

Administrator: John A. Dando, 29 Maple Avenue, P.O. Box 96, Mar Lin, PA 17951

Attorneys: Albert J. Evans, Esquire, Fanelli, Evans & Patel, P.C., No. 1 Mahantongo Street, Pottsville, PA 17901

FLANNERY, MARTIN R. a/k/a MARTIN RONALD FLANNERY a/k/a RONALD FLANNERY, deceased

Late of the Borough of Orwigsburg, Schuylkill County, PA

Executors: Ronald M. Flannery, 47 Hollenbush Lane, Orwigsburg, PA 17961 and Charles Flannery, 60 North 5th Street, Frackville, PA 17931

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

GALVIN, MARTIN T. a/k/a MARTIN GALVIN, deceased

Late of Ryan Township, Schuylkill County, PA

Executrix: Gloria Galvin, 882 Barnesville Drive, Barnesville, PA 18214

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

KOHUTKA, ROSE a/k/a ROSE A. KOHUTKA, deceased

Late of the Township of Norwegian, Schuylkill County, PA

Executor: John David Kohutka, 2706 Romig Road, Gilbertsville, PA 19525

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

LUTZA, OLGA, deceased

Late of Pottsville, Schuylkill County, PA

SCHUYLKILL LEGAL RECORD

Executor: Joseph M. Lutza c/o Karyn L. Seace, CELA, Seace Elder Law, PLLC, Evans Building, 105 East Evans Street, Suite A, West Chester, PA 19380

Attorneys: Karyn L. Seace, CELA, Seace Elder Law, PLLC, Evans Building, 105 East Evans Street, Suite A, West Chester, PA 19380

NAGLE, WILLIAM T., deceased

Late of Orwigsburg Borough, Schuylkill County, PA

Administratrix: Lauren A. Barkanic c/o Adam S. Bernick, Esq., 2047 Locust St., Philadelphia, PA 19104

Attorneys: Adam S. Bernick, Law Office of Faye Riva Cohen, PC, 2047 Locust St., Philadelphia, PA 19104

PARNELL, JEAN E. a/k/a JEAN PARNELL, deceased

Late of the Township of Butler, Schuylkill County, PA

Executor: James Parnell, 9 Rapp Road, Girardville, PA 17935

Attorney: Barbara L. Feudale, Esquire, 419 McKnight St., P.O. Box 25, Gordon, PA 17936

SNYDER, MICHAEL R., deceased

Late of the Township of Washington, Schuylkill County, PA

Administrator: Michael N. Snyder, 94 Delaney Lane, Lock Haven, PA 17745

Attorneys: John R. Kerwin, Esquire, Kerwin and Kerwin, LLP, 4245 State Route 209, Elizabethville, PA 17023-9765

YOB, MICHAEL L., SR., deceased

Late of the Township of Wayne, Schuylkill County, PA

Executrix: Michele L. Yob, 1340 S. Route 183, Schuylkill Haven, PA 17972

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

ZIMMERMAN, MARSHA E. a/k/a MARSHA ZIMMERMAN, deceased

Late of the Borough of Tamaqua, Schuylkill County, PA

Executrix: Kimberly M. Reed, 900 E. Center Street, Mahanoy City, PA 17948

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

THIRD PUBLICATION

AUNGST, GRACE L., deceased

Late of Pine Grove Township, Schuylkill County, PA

Executors: Ronald R. Aungst, 45 Tremont Road, Pine Grove, PA 17963 and Jane L. Frantz, 5 Berger Road, Pine Grove, PA 17963

Attorneys: Joseph G. Zerbe, Esquire, Zerbe Law Offices, 111 East Market Street, Pottsville, PA 17901

KOLEGO, JOHN, deceased

Late of the Borough of Ashland, Schuylkill County, PA

Administratrix: Frances Kreft, 14 Independence Dr., New Freedom, PA 17349

Attorneys: Law Office of Cole & Varano, 110 S. Oak Street, Mount Carmel, PA 17851

MAGER, CLARA E., deceased

Late of the Borough of Cressona, Schuylkill County, PA

Co-Executors: John E. Mager, 140 Ballymeade Drive, Wilmington, DE 19809 and Ruthann Madeira, 169 Hillside Lane, New Ringgold, PA 17960

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

MONAGHAN, KAREN ESTHER, deceased

Late of Pine Grove Borough, Schuylkill County, PA

Administrator: George Shoemaker, 237 East Main Street, Hegins, PA 17938

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

MOTKO, ANNA L. a/k/a ANNA MOTKO, deceased

Late of the Township of Norwegian, Schuylkill County, PA

Executor: Michael George, 1500 Chestnut Street, #3A, Philadelphia, PA 19102

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

STEELE, WILLIAM C. a/k/a WILLIAM CHARLES STEELE, deceased

Late of the Township of Union, Schuylkill County, PA

Executrix: Mary Catherine Skubel, 119 Wolfe Road, Ringtown, PA 17967

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

WAYNE, RAYMOND H., deceased
Late of the Borough of Girardville, Schuylkill County, PA

Executrix: Rose Ann Wayne, 37 Beech Street, Girardville, PA 17935

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

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that the public hearing related to the Blue Mountain School District's Petition for the Sale of Unused and Unnecessary Lands, which was originally scheduled for 9:00 a.m. on Thursday, October 12, 2023, has been RE-SCHEDULED. This public hearing will now be held in Courtroom #4 at the Schuylkill County Courthouse, 401 N. 2nd Street, Pottsville, PA 17901, at 10:00 a.m. on Monday, October 30, 2023. The purpose of the hearing is to take evidence and rule upon the Blue Mountain School District's request to sell the land comprising the former Blue Mountain Elementary Cressona property. This property is located at 45 Wilder Street, Cressona, PA 17929, and bears Tax Parcel Numbers 41-04-0019.000 and No. 41-04-0020.00. Pursuant to the Pennsylvania Public School Code, the Blue Mountain School District is seeking Court approval to sell the aforementioned parcels to Salisbury House, LLC.

All interested persons are invited to attend.

A full copy of the Petition is available for public inspection at the Blue Mountain District Office, 685 Red Dale Road, Orwigsburg, PA 17961, or at the Cressona Borough Hall, 68 S. Sillyman Street, Cressona, PA 17929, during regular business hours.

ERIC M. PROCK, ESQUIRE
Solicitor

Blue Mountain School District
Oct. 12, 19, 26

NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State, Commonwealth of Pennsylvania, in Harrisburg, Pennsylvania for:

SCHUYLKILL LEGAL RECORD

RJM MECHANICAL, INC.
under the provisions of the Business
Corporation Law of 1988.

BARLEY SNYDER LLP
Oct. 19

SCHUYLKILL COUNTY COURT
OF COMMON PLEAS
IN RE CHANGE OF NAME OF
ASHLEY ANN PARSONS
No. S-464-2023

NOTICE IS HEREBY GIVEN that
on March 16, 2023, the Petition of
Ashley Parsons was filed in the above-
named Court praying for a Decree to
change his/her name to JORDAN
THOMAS PARSONS. The Court has
fixed November 28, 2023 at 1:30
P.M., Schuylkill County Courthouse,
Courtroom No. 5, Pottsville, Pennsyl-
vania, as the time and place for the
hearing on said Petition, when and
where all persons interested may ap-
pear and show cause, if any they have,
why the prayer of said petitioner
should not be granted.

Oct. 19

IN THE COURT OF
COMMON PLEAS
SCHUYLKILL COUNTY,
PENNSYLVANIA
CIVIL DIVISION
NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY
PURSUANT TO
PENNSYLVANIA RULE OF
CIVIL PROCEDURE 3129
MidFirst Bank

Plaintiff

vs.

Mary Ann Zimmerman;
Melissa J. Ricketts

Defendants

DOCKET NO.: S-1589-2022
TO: Mary Ann Zimmerman & Melis-
sa J. Ricketts, 35 Gracy Road,
Pottsville, PA 17901

TAKE NOTICE: That the Sheriff's
Sale of Real Property (Real Estate) will
be held at the Schuylkill County Sher-
iff's Office, at the Schuylkill County
Courthouse, 401 North Second Street,
Pottsville, PA 17901 on December 15,
2023 at 10:00 A.M. prevailing local
time.

THE PROPERTY TO BE SOLD
is delineated in detail in a legal de-
scription consisting of a statement of
the measured boundaries of the prop-
erty, together with a brief mention of
the buildings and any other major
improvements erected on the land.

The LOCATION of your property
to be sold is: 35 Gracy Road, Potts-
ville, PA 17901.

The JUDGMENT under or pursu-
ant to which your property is being
sold is docketed to: No. S-1589-2022.

THE NAME(S) OF THE OWN-
ER(S) OR REPUTED OWNER(S) OF
THIS PROPERTY ARE: Mary Ann
Zimmerman; Melissa J. Ricketts.

A SCHEDULE OF DISTRIBU-
TION, being a list of the persons and/
or governmental or corporate entities
or agencies being entitled to receive
part of the proceeds of the sale re-
ceived and to be disbursed by the
Sheriff (for example to banks that hold
mortgages and municipalities that are
owed taxes), will be filed by the Sher-
iff thirty (30) days after the sale, and
distribution of the proceeds of sale in
accordance with this schedule will, in
fact, be made unless someone objects
by filing exceptions to it, within ten
(10) days of the date it is filed. Infor-
mation about the Schedule of Distri-
bution may be obtained from the
Sheriff of the Court of Common Pleas
of Schuylkill County, at the Schuylkill
County Courthouse, 401 North Sec-
ond Street, Pottsville, PA 17901.

SCHUYLKILL LEGAL RECORD

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

It has been issued because there is a Judgment against you. It may cause your property to be held, to be sold or taken to pay the Judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE.

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

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of Schuylkill County to open the Judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.

2. After the Sheriff's Sale, you may file a petition with the Court of Common Pleas of Schuylkill County to set aside the sale for a grossly inadequate price or for other proper cause. This petition must be filed before the Sheriff's Deed is delivered.

3. A petition or petitions raising the legal issues or rights mentioned in the

preceding paragraphs must be presented to the Court of Common Pleas of Schuylkill County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the Court and a proposed order or rule must be attached to the petition. If a specific return date is desired, such date must be obtained from the Court Administrator's Office, Schuylkill County Courthouse, 401 North Second Street, Pottsville, PA 17901, before presentation of the petition to the Court.

KATHERINE M. WOLF,
ESQUIRE (314307)
MEREDITH H. WOOTERS,
ESQUIRE (307207)
KIMBERLY J. HONG, ESQUIRE
(74950)
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Oct. 19

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.

SERAFIN GARCIA IV, MATOS,
RITA vs. DMJ XPRESS CORP
JP MORGAN CHASE BANK NA vs.
AVISIO, MARILYN N