

## 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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**BOTEK, GEORGE R.**, deceased  
Late of the Township of Branch, Schuylkill County, PA  
Administratrix: Amy M. Smith, 532 Pine Hill Street, Minersville, PA 17954  
Attorneys: James C. Bohorad, Esquire, Marshall, Bohorad, Thornburg, Price & Campion, P.C., 1940 West Norwegian Street, P.O. Box 1280, Pottsville, PA 17901

**BURKHOLDER, JAMES W.**, deceased  
Late of Walker Twp., Schuylkill County, PA  
Executor: Nathan H. Burkholder  
Attorneys: Nevin D. Beiler, Esq., Beiler Legal Services, P.C., 105 S. Hoover Ave., New Holland, PA 17557

**CORSE, CHESTER C., JR.**, deceased  
Late of the City of Pottsville, Schuylkill County, PA

Executrix: Kerry Corse Campion, 833 Pinewood Drive, Pottsville, PA 17901

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

**DELINKO, GERALDINE**, deceased  
Late of the Township of Norwegian, Schuylkill County, PA  
Executor: Stephen M. Delinko, 18 Breeze Knolls Drive, Catawissa, PA 17820  
Attorneys: Thomas J. Campion, Jr., Esquire, Marshall, Bohorad, Thornburg, Price & Campion, P.C., 1940 West Norwegian Street, P.O. Box 1280, Pottsville, PA 17901

**EDWARDS, LORETTA E. a/k/a LORETTA EDWARDS**, deceased  
Late of Mount Carbon Borough, Schuylkill County, PA  
Executor: Clayton D. Edwards, 8457 Loops Cir., Windermere, FL 34786  
Attorneys: Edward M. Brennan, Esquire, Brennan Law Firm LLC, 306 Mahantongo Street, Pottsville, PA 17901

**LIPINSKY, EILEEN T.**, deceased  
Late of the Borough of Schuylkill Haven, Schuylkill County, PA  
Co-Executrices: Rachele Kemfort, P.O. Box 4069, Seltzer, PA 17974 and Sonia Egan, 133 Memorial Ave., St. Clair, PA 17970  
Attorneys: Zane, Rossi, Conville & Harley, 38 St. John Street, P.O. Box 96, Schuylkill Haven, PA 17972

**WHITE, CHRISTOPHER J.**, deceased  
Late of the Borough of Schuylkill Haven, Schuylkill County, PA  
Administratrix: Cierra White, 510 Dock Street, Schuylkill Haven, PA 17972

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

**WIESSNER, DENNIS EDWARD a/k/a DENNIS E. WIESSNER**, deceased

Late of the Borough of Mahanoy City, Schuylkill County, PA

Executor: Timothy Wiessner, 18708 Mt. Plover Circle, Anchorage, AK 99516

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

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### SECOND PUBLICATION

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**JOHN, VELMA NANCY a/k/a VELMA N. JOHN a/k/a NANCY JOHN**, deceased

Late of the Borough of Mahanoy City, Schuylkill County, PA

Administratrices: Charlene Troup, 135 S. Spencer Street, Frackville, PA 17931 and Sondra John, 17 S. Catawissa Street, Mahanoy City, PA 17948

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

**KREBS, SUSAN E.**, deceased

Late of the Borough of Auburn, Schuylkill County, PA

Executor: Richard A. Krebs, Jr., 11 Lowland Road, Schuylkill Haven, PA 17972

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

**MANTZ, ELWOOD R. a/k/a ELWOOD MANTZ**, deceased

Late of the City of Pottsville, Schuylkill County, PA

Executrix: Linda C. Vaughn, 305 Ridge Road, Orwigsburg, PA 17961

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

**RHODY, RALPH H.**, deceased

Late of Porter Township, Schuylkill County, PA

The Ralph H. Rhody and Fern E. Rhody Revocable Living Trust dated October 6, 2000

Successor Trustee: Teena Marie Houtz, 225 E. Spruce Street, Williamstown, PA 17098

Attorneys: Gregory M. Kerwin, Esq., Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethtown, PA 17023

**SNYDER, CHARLES C. a/k/a CHARLES CHESTER SNYDER**, deceased

Late of 385 Winter Mountain Road, Andreas, Schuylkill County, PA

Executrices: Cathy J. Wehr, 81 Strauss Valley Road, Tamaqua, PA 18252; Charlene S. Coombe, 8 Windy Lane, Andreas, PA 18211; and Cheryl C. Kistler, 1125 High Drive, Tamaqua, PA 18252

Attorneys: Matthew G. Schnell, Esquire, Strubinger Law, P.C., 505 Delaware Avenue, P.O. Box 158, Palmerton, PA 18071-0158

**WEIDMAN, BARBARA ANN**, deceased

Late of North Manheim Township, Schuylkill County, PA

Administrator: Thomas M. Weidman, 30 Joan Avenue, Schuylkill Haven, PA 17972

Attorneys: Robin J. Marzella, Esquire, R.J. Marzella & Associates, 3513 North Front Street, Harrisburg, PA 17110

## SCHUYLKILL LEGAL RECORD

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**YOUSKITES, HELENE M. a/k/a HELENE YOUSKITES**, deceased  
Late of the Borough of Ashland, Schuylkill County, PA  
Executrix: Marianne Beck, 2653 Beechwood Road, Lancaster, PA 17601  
Attorney: Keith J. Strouse, Esquire, 816 Center Street, Ashland, PA 17921

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### THIRD PUBLICATION

**BERETSKY, ELIAS ALVIN a/k/a ELIAS A. BERETSKY**, deceased  
Late of Pottsville, Schuylkill County, PA  
Executrix: Melissa M. Sternick, 698 Forest Lane, Pottsville, PA 17901  
Attorneys: Albert J. Evans, Esquire, Fanelli, Evans & Patel, P.C., No. 1 Mahantongo Street, Pottsville, PA 17901

**FIELD, PHYLLIS A. a/k/a PHYLLIS AUDREY FIELD a/k/a PHYLLIS FIELD**, deceased  
Late of the City of Pottsville, Schuylkill County, PA  
Executor: Steven I. Field, 25 Hickory Court, Orwigsburg, PA 17961  
Attorneys: Robin L. Harley, Esquire, Zane Rossi Conville & Harley, 38 St. John Street, P.O. Box 96, Schuylkill Haven, PA 17972

**HARTMAN, DELPHINE B.**, deceased  
Late of Tamaqua Borough, Schuylkill County, PA  
Executor: Eric Hartman, 1143 Barnesville Drive, Barnesville, PA 18214  
Attorneys: James R. Deiter, Williamson, Friedberg & Jones, LLC, 10 Westwood Road, Pottsville, PA 17901

**KLEVIS, PAUL**, deceased  
Late of the Borough of Frackville, Schuylkill County, PA  
Executor: Shawn P. Klevis, 407 S. Line Street, Frackville, PA 17931  
Attorney: Paul Domalakes, Esquire, 14 West Frack Street, P.O. Box 9, Frackville, PA 17931

**MALLICK, JANE A. a/k/a JANE MALLICK**, deceased  
Late of the Township of West Mahanoy, Schuylkill County, PA  
Executor: Bruce F. Mallick, 390 Pattersonville Road, Ringtown, PA 17967  
Attorney: Robert E. Matta, Esq., 237 North White Street, Shenandoah, PA 17976

**McDERMOTT-ROSE, PATRICIA A. a/k/a PATRICIA ROSE a/k/a PATRICIA A. ROSE a/k/a PATRICIA A. McDERMOTT**, deceased

Late of the Township of West Penn, Schuylkill County, PA  
Executrix: Sarah Collins, 3486 Summer Valley Road, New Ringgold, PA 17960  
Attorneys: Erik M. Helbing, Esquire, Bowe & Odorizzi Law, LLC, 109 West Broad Street, Tamaqua, PA 18252

**MOYER, DONALD CHARLES**, deceased  
Late of North Manheim Township, Schuylkill County, PA  
Executrix: Stacey Gigous Moyer, 402 Stoney Run Road, Pottsville, PA 17901

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

**PRIBILLA, MARGARET M.**, deceased  
Late of the Borough of Tower City, Schuylkill County, PA

SCHUYLKILL LEGAL RECORD

Co-Executors: Thomas A. Pribilla, 14 Pine Meadow Drive, Pine Grove, PA 17963; G. Robert Pribilla, 162 Kalmia Road, Tower City, PA 17980; and Sharon R. Cinqmars, 14 Miller Lane, Tower City, PA 17980

Attorneys: Gregory M. Kerwin, Esquire, Kerwin and Kerwin, LLP, 4245 State Route 209, Elizabethtown, PA 17023

**WILLIAMS, JUNE E. a/k/a JUNE ELIZABETH WILLIAMS**, deceased

Late of the Township of West Penn, Schuylkill County, PA  
Administratrix: Kerry Owen Williams, 43 Mantzville Road, Tamaqua, PA 18252

Attorney: Christine A. Holman, Esquire, 204 East Broad Street, Tamaqua, PA 18252

COURT OF COMMON PLEAS  
SCHUYLKILL COUNTY,  
PENNSYLVANIA  
NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY

Santander Bank, N.A.

Plaintiff

vs.

Gail P. Stevens, Solely in Her Capacity as Heir of Dorothy E. Stevens, Deceased, Alice Stevens, Solely in Her Capacity as Heir of Dorothy E. Stevens, Deceased, Doreen Perez, Solely in Her Capacity as Heir of Dorothy E. Stevens, Deceased, Paula Shiminske, Solely in Her Capacity as Heir of Dorothy E. Stevens, Deceased and Unknown Heirs, Successors and/or Assigns of Dorothy E. Stevens, Deceased

Defendants

NO. S-2053-18

To: Paula Shiminske, Solely in Her Capacity as Heir of Dorothy E. Stevens, Deceased and Unknown Heirs, Successors and/or Assigns of Dorothy E. Stevens, Deceased, Defendant(s)

Your house (real estate) at 423 Hazle St., Tamaqua, PA 18252, Tax Parcel 65-13-0277.000, is scheduled to be sold at Sheriff's Sale on June 14, 2024, at 10:00 a.m., via online auction at www.bid4assets.com, to enforce the Court judgment of \$68,363.93 obtained by Santander Bank, N.A. (the mortgagee) 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:

1. The sale will be canceled if you pay to the Plaintiff the amount of the back payments, late charges, costs and reasonable atty.'s fees due. To find out how much you must pay, you may call: Michael S. Bloom, Esq., Pressman & Doyle, LLC, 712 W. MacDade Blvd., Milmont Park, PA 19033, (610) 532-4222.

2. 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.

3. You may be able to stop the sale through other legal proceedings. You may need an atty. to assert your rights. The sooner you contact one, the more chance you will have at stopping the sale. (See the notice below on how to obtain an atty.).

YOU MAY BE ABLE TO SAVE  
YOUR PROPERTY AND YOU  
HAVE OTHER RIGHTS EVEN IF  
THE SHERIFF'S SALE DOES  
TAKE PLACE

## SCHUYLKILL LEGAL RECORD

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1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (570) 628-1440.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has occurred, you may call the Schuylkill County Sheriff's Office at (570) 628-1440.

4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days following the date of sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the schedule of distribution.

7. You may also have other rights and defenses, or ways of getting your property back, if you act immediately after the sale.

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

MICHAEL S. BLOOM,  
ESQUIRE  
PRESSMAN & DOYLE, LLC  
Attorneys for Plaintiff  
712 W. MacDade Blvd.  
Milmont Park, PA 19033  
(610) 532-4222  
mbloom@pressmandoyle.com

Apr. 18

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IN THE COURT OF COMMON  
PLEAS OF SCHUYLKILL  
COUNTY, PENNSYLVANIA  
CIVIL DIVISION  
NOTICE

ROCKET MORTGAGE, LLC f/k/a  
QUICKEN LOANS, LLC f/k/a  
QUICKEN LOANS INC.

Plaintiff

v.

STANLEY J. SNIKOSKY  
Defendant(s)

NO.: S-223-24

NOTICE TO: STANLEY J. SNIKOSKY

You are hereby notified on that on February 1, 2024, Plaintiff, ROCKET MORTGAGE, LLC f/k/a QUICKEN LOANS, LLC f/k/a QUICKEN LOANS INC. filed a Complaint against you in the Court of Common Pleas of SCHUYLKILL County, Pennsylvania, Docket No. S-223-24, wherein Plaintiff seeks to enforce its rights under its loan documents.

## SCHUYLKILL LEGAL RECORD

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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 NOTICE 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.

Schuykill County Lawyer  
Referral Service  
Pennsylvania Lawyer  
Referral Service  
Pennsylvania Bar Association  
100 South Street  
P.O. Box 186  
Harrisburg, PA 17108  
Telephone: (800) 692-7375

BROCK & SCOTT, PLLC  
Attorneys for Plaintiff  
(844) 856-6646

Apr. 18

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### 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.

SCHUYLKILL COUNTY TAX CLAIM BU vs. PARKER, PETER, MONTANERO CONSTRUCTION CO LLC, SV CAPITAL REALTY LLC, ABDELATAH, SUMAIA, PLACENSIA, JOSEPH, PLACENSIA, GRACE, POBLADOR, TERESITA A C, VILLARREIZ, OWEN, VILLARREIZ, SHARON, GUTIERREZ, WENDY, DUARTE, MATTHEW, ANONUEVO, REYNANTE B, BEBE, JEFF, BAWAYAN, MATTHIAS D, STERNER, ALLEN K, STERNER, DARLENE, WILLIAMS, LAURA M, PATTEN, IDA M, SCHOFFSTALL, SAPPHIRE, SCHOFFSTALL, CHRISTOPHER, VILLEGAS, CRISelda S, SCHAEFFER, SHELDON M, SCHAEFFER, BRENDA, BROWN, BRENDA, WOLFE, ROBERT, WOLFE, DENISE L, GENSEMER JR, HARRY Z, GENSEMER, SARAH M, GENSEMER, HARRY M, GENSEMER, JENNIFER, ALL SEASONS SPORTSWEAR INC, EVAN ROBERT INC, WALTERS, GEORGE M, WALTERS, CATHERINE, LAUDEMANN, STEVEN, PRZYWARA, MICHAEL, PRZYWARA, LYNANNE, STANISZEWSKI, DENNIS, STANISZEWSKI, JILL, BURNS, HUGH A, BURNS, CLAUDIA E, HANCOCK, WILLIAM, LINK, MARY ANN, LINK, LORIANNE, LINK, MARY JO, PAULUKONIS, JEROME, PAULUKONIS, FLORENCE, ARCURI, DOMINICK, FOWLER, DORIS, FOWLER, KRISTINE, HUGHES, CAROL A, HUGHES, EDWARD H, HOFFMAN, EDWARD, HOFF-