

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

BADDICK, JOSEPH W. a/k/a JOSEPH 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, Schuylkill County, PA
Administrator C.T.A.: John Storch, 1094 Kuhn Road, Boiling Springs, PA 17007
Attorneys: Robin J. Marzella, Esquire, R.J. Marzella & Associates, 3513 North Front St., Harrisburg, PA 17110

GOTTSTEIN, ALICE J. a/k/a ALICE 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 County, 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, Esquire, Bowe & Odorizzi Law, LLC, 109 West Broad Street, Tamaqua, PA 18252

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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

PADELSKY, ROBERT S. a/k/a
ROBERT PADELSKY a/k/a
ROBERT STEPHEN PADEL-
SKY, deceased

Late of Cass Township, Schuylkill
County, PA

Executrix: Therese Hohman, 4608
Brookside Court, Orwigsburg, PA
17961

Attorneys: Albert J. Evans, Es-
quire, Fanelli, Evans & Patel, P.C.,
No. 1 Mahantongo Street, Potts-
ville, PA 17901 and James C.
Bohorad, Esquire, 1940 W. Nor-
wegian Street, P.O. Box 1280,
Pottsville, PA 17901

PUCKLAVAGE, JOSEPH J., de-
ceased

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, Allen-
town, PA 18101

Attorneys: Fitzpatrick Lentz &
Bubba, P.C., Two City Center, 645
West Hamilton Street, Suite 800,
Allentown, PA 18101

STECKLINE, JOANNE S., de-
ceased

Late of Tremont Borough, Schuyl-
kill County, PA

Administrator: John J. Ferry, Jr.,
Esq., 931 Cumberland Street, Leb-
anon, PA 17042

SECOND 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, Es-
quire, 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, de-
ceased

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, Wil-
liamson, Friedberg & Jones, LLC,
10 Westwood Road, Pottsville, PA
17901

KERRIGAN, BETTYLOU, de-
ceased

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, Es-
quire, 217 Mahantongo Street,
Pottsville, PA 17901, (570) 622-
7725

SCHUYLKILL LEGAL RECORD

**RINALDI, CLAIRE D. a/k/a
CLAIRE DELORES RINALDI
a/k/a CLAIRE RINALDI a/k/a
CLORINDA RINLADI**, de-
ceased
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

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

THIRD PUBLICATION

**DAMORE, LOUIS D., III a/k/a
LOUIS DOMINICK DAMORE,
III**, deceased
Late of East Brunswick Township,
Schuylkill County, PA
Executor: Michael D. Damore, 601
Ridge Avenue, Pottsville, PA
17901
Attorneys: Eric M. Mika, Esquire,
Certified Elder Law Attorney,
Toole, Mika & Jones, LLC, 26 East
Centre Street, Shenandoah, PA
17976

DISSINGER, FERRIS R., deceased
Late of the Township of Branch,
Schuylkill County, PA
Executrix: Joanne M. Bingaman,
P.O. Box 247, Branchdale, PA
17923
Attorneys: Richard J. Wiest, Es-
quire, Williamson, Friedberg &
Jones, LLC, 10 Westwood Road,
Pottsville, PA 17901

FEGLEY, FLORENCE H., de-
ceased
Late of the Borough of Coaldale,
Schuylkill County, PA
Executor: William H. Fegley, Jr.,
800 Sam Lane, Blue Bell, PA
19422
Attorneys: Jeffrey P. Bowe, Es-
quire, Bowe & Odorizzi Law,
LLC, 109 West Broad Street, Ta-
maqua, PA 18252

GEMMELL, KELLY ANN, de-
ceased
Late of the Borough of Minersville,
Schuylkill County, PA
Administrator: John William Gem-
mell, 607 Hamilton Ct., Col-
legeville, PA 19426
Attorney: Christine A. Holman,
Esquire, 204 East Broad Street,
Tamaqua, PA 18252

**HOHMAN, CAROL A. a/k/a CAR-
OL ANN HOHMAN**, deceased
Late of Orwigsburg Borough,
Schuylkill County, PA
Administratrix: Therese Hohman,
4608 Brookside Court, Orwigs-
burg, PA 17961
Attorneys: Albert J. Evans, Es-
quire, Fanelli, Evans & Patel, P.C.,
No. 1 Mahantongo Street, Potts-
ville, PA 17901 and James C.
Bohorad, Esquire, 1940 W. Nor-
wegian Street, P.O. Box 1280,
Pottsville, PA 17901

**JOHNSON, MARIE F. MORAN
a/k/a MARIE MORAN JOHN-
SON**, deceased
Late of the Township of Norwe-
gian, Schuylkill County, PA
Executor: Christopher Francis
Sincavage, 31 Deer Park Drive,
Pottsville, PA 17901
Attorney: Anthony James Urban,
Esquire, 474 North Centre Street,
P.O. Box 890, Pottsville, PA
17901-0890

SCHUYLKILL LEGAL RECORD

KIMMEL, ALICE J., deceased
Late of the Township of Pine Grove, Schuylkill County, PA
Executor: Kim L. Kimmel, 241 Frantz Road, Pine Grove, PA 17963
Attorneys: Richard J. Wiest, Esquire, Williamson, Friedberg & Jones, LLC, 10 Westwood Road, Pottsville, PA 17901

COURT OF COMMON PLEAS
SCHUYLKILL COUNTY
ORPHANS' COURT DIVISION
PRIVATE SALE
OF REAL ESTATE
IN THE MATTER OF THE
ESTATE OF
RONALD NOYALAS,
AN INCAPACITATED PERSON
NO. 5423-1065

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

NOTICE IS HEREBY GIVEN that Commonwealth Guardian Services, LLC, as Guardian has 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 213 N. Line St., Frackville, Schuylkill County, PA 17931 at private sale to Julia Atiyeh for the sum of \$50,000.00 for the purposes in the petition set forth. If no objections are made to granting the same, the Court will be asked to take action upon the petition on July 23, 2024, at 11:00 a.m., at the Schuylkill County Courthouse, Pottsville, PA.

SCOTT HAMPTON, ESQUIRE
ID# 322662

Attorney for Petitioner

201 Penn Avenue
Suite 400
Scranton, PA 18503
(570) 961-2099

July 18

SCHUYLKILL COUNTY
COURT OF COMMON PLEAS
IN RE CHANGE OF NAME OF
NATHAN DANIEL SMITH
NO. S-527-2024

NOTICE IS HEREBY GIVEN that on March 20, 2024, the Petition of Nathan Daniel Smith was filed in the above-named Court praying for a Decree to change his/her name to Hannah Michele Smith. The Court has fixed July 30, 2024 at 10:30 A.M., Schuylkill County Courthouse, Courtroom No. 4, Pottsville, Pennsylvania, as the time and place for the hearing on said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said petitioner should not be granted.

July 18

SCHUYLKILL COUNTY
COURT OF COMMON PLEAS
IN RE CHANGE OF NAME OF
Pawel Dabrowski
NO. S-806-2024

NOTICE IS HEREBY GIVEN that on May 28, 2024, the Petition of Change of Name was filed in the above-named Court praying for a Decree to change his name to Paul Dabrowski.

The Court has fixed August 9, 2024, at 9:00 A.M., Schuylkill County Courthouse, Courtroom No. 4, Pottsville, Pennsylvania, as the time and place for the hearing on said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said petitioner should not be granted.

July 18

NOTICE
SHERIFF'S SALE OF
REAL ESTATE

By virtue of Writs of Execution
issued out of the Court of Common

SCHUYLKILL LEGAL RECORD

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 Bid4Assets online auction site. Conditions of Sale are available to view on www.bid4assets.com/schuylkillsheriffsales.

(SALE NO. 1)

Plaintiff: DEUTSCHE BANK TRUST COMPANY AMERICAS f/k/a BANKERS TRUST COMPANY, 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 DELLA-MONICA; SUSAN DELLA MONICA.

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

Judgment Amount: \$38,066.14.

BEING KNOWN AS: 480 PEACOCK ST POTTSVILLE, PA 17901.

PROPERTY ID: 68-11-0012.000.

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

Case No. S-900-2023

(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

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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.

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.

SCHUYLKILL LEGAL RECORD

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. 10)

Plaintiff: Specialized Loan Servicing LLC.

Defendant: Karen Ulrich a/k/a Karen Rankin and Samuel P. Ulrich Jr.

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

Judgment Amount: \$47,771.88.
BEING KNOWN AS: 212 CHERY STREET SAINT CLAIR, PA 17970.

PROPERTY ID: 62-02-0066.000, 62-02-0067.000.

TITLE TO SAID PREMISES IS VESTED IN SAMUEL P. ULRICH, JR. AND KAREN J. ULRICH, HIS WIFE, AS TENANTS BY THE ENTIRETY BY DEED FROM MICHAEL L. BELL, INDIVIDUALLY DATED 11/09/2007 RECORDED 11/13/2007 BOOK 2280 PAGE 2353 INSTRUMENT NO. 200700020971

Case No. S-2029-23

(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.

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

SCHUYLKILL LEGAL RECORD

(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.
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.

SCHUYLKILL LEGAL RECORD

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.

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

SCHUYLKILL LEGAL RECORD

(SALE NO. 21)

Plaintiff: FREEDOM MORT-
GAGE 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 PROP-
ERTY 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, Coun-
ty of Schuylkill, Commonwealth of
Pennsylvania.

TO BE SOLD AS THE PROP-
ERTY of Teresita A.C Poblador.

Case No. S-210-2016

All parties and claimants are here-
by notified that schedules of distribu-
tion will be filed by the sheriff in his
office within thirty (30) days from sale
and distribution will be made in ac-
cordance 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

REGISTER OF WILLS

Letters on Estates

The name of the deceased appears
first, followed by the residence, name
of executor or administrator, estimat-
ed amount of personalty and realty and
name of attorney.

THOMAS DURA, SR. a/k/a THOM-
AS R. DURA, SR.; Kline Town-
ship; Jennifer Lane, Administratrix
DBN CTA; PP: \$58,000; RE:
\$80,000; Joseph R. Baranko, Es-
quire

HANS DEIBLER a/k/a HANS C.J.
DEIBLER a/k/a HANS CHESTER
JOHN DEIBLER; Hegins Town-
ship; Amy Jo Deibler, Executrix;
PP: \$375,000; RE: \$56,425; Greg-
ory J. Pavlovitz, Esquire

LISA G. DAVIS; South Manheim
Twp.; Thomas Davis, Executor;
PP: \$10,000; RE: None; Attorney:
None

ROBERT N. WORATYLA a/k/a
ROBERT N. WORATYLA, SR.
a/k/a ROBERT NICHOLAS
WORATYLA; Wayne Township;
Ronald K. Woratyła, Executor; PP:
\$90,000; RE: \$200,000; Christine
A. Holman, Esquire

ZINOVIA GALAGOTIS; McAdoo;
Christopher Galagotis, Executor;
PP: \$100,000; RE: None; Joseph
C. Zola, Esquire

JOHN J. HARDNOCK a/k/a JOHN
HARDNOCK; South Manheim
Twp.; Marie Hardnock, Executrix;
PP: \$30,000; RE: None; Shelby G.
Hostetter, Esquire

RHEA I. KUTZ a/k/a RHEA KUTZ;
Pine Grove Twp.; David G. Kutz,
Administrator; PP: \$2,000; RE:
None; James G. Caravan, Esquire

CARL R. HEISLER; Walker Town-
ship; Denise A. Hafer, Administra-
trix; PP: \$15,000; RE: None;
Christine A. Holman, Esquire