

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

BROWN, FERN N., deceased

Late of Washington Township, Schuylkill County, PA
Administrator C.T.A.: Walter Kuehn, 131 Club Road, Bethel, PA 19507

Attorneys: Benjamin M. Forbes, Esquire, Williamson, Friedberg & Jones, LLC, 10 Westwood Road, Pottsville, PA 17901

DAUBENSPECK, EARL H., deceased

Late of South Manheim Township, Schuylkill County, PA
Executor: Charles A. Daubenspeck, 2190 Brookshire Road, Furlong, PA 18925

Attorneys: Eric M. Mika, Esquire, Williamson, Friedberg & Jones, LLC, 10 Westwood Road, Pottsville, PA 17901

DEMYANOVICH, EDWARD E. a/k/a **EDWARD DEMY- ANOVICH**, deceased

Late of the Township of Rush, Schuylkill County, PA

Administratrix: Catherine A. Datchko, 234 West Spruce Street, Tamaqua, PA 18252

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

GRABISH, PHILIP J., deceased

Late of the Borough of Saint Clair, Schuylkill County, PA

Executrix: Kathleen Eberly, 70 Legion Drive, P.O. Box 297, Bethel, PA 19507

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

HOLLENBACH, CHERYLANN a/k/a **CHERYL A. HOLLEN- BACH and CHERYL HOLLEN- BACH**, deceased

Late of Mahanoy City Borough, Schuylkill County, PA

Executor: Louis John Poppoff, 623 E. Centre Street, Mahanoy City, PA 17948

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

SECOND PUBLICATION

BILLUS, ANTHONY J., deceased

Late of Frackville Borough, Schuylkill County, PA

Administratrix: Carloyn Billus, 236 S. Center Street, Frackville, PA 17931

Attorney: James M. O'Connor, Esq., O'Connor Law, 608 West Oak Street, P.O. Box 201, Frackville, PA 17931

EIDEM, JOHN A., deceased

Late of the Borough of Pine Grove, Schuylkill County, PA

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Executrix: Maryann Eidem, 505 American Legion Blvd., Pine Grove, PA 17963

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

FREUND, ROBERT C., deceased
Late of Rush Township, Schuylkill County, PA

Administratrix: Theresa Ann Sostorecz, 21 Mill Street, High Bridge, NJ 08829

Attorneys: Eric M. Mika, Esquire, Williamson, Friedberg & Jones, LLC, Ten Westwood Road, Pottsville, PA 17901

GOOSCH, CARL P. a/k/a CARL GOOSCH, deceased

Late of Wayne Township, Schuylkill County, PA

Executor: Paul E. Eschbach, 9446 Royal Vista Avenue, Clermont, FL 34711

Attorneys: Eric M. Mika, Esquire, Williamson, Friedberg & Jones, LLC, Ten Westwood Road, Pottsville, PA 17901

KLINGER, EDWIN W., deceased
Late of Tremont Borough, Schuylkill County, PA

Executrix: Catherine A. Brown, 325 W. Laurel Street, Tremont, PA 17981

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

KULPCAVAGE, EMMA JEAN a/k/a EMMA KULPCAVAGE, deceased

Late of Schuylkill Haven, Schuylkill County, PA

Co-Executors: Mr. Edward Ray Kulpcavage, 65 Pappoose Drive,

Auburn, PA 17922 and Mr. Christian Lee Kulpcavage, 802 Redwood Avenue, Wyomissing, PA 19610

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

LINDNER, RONALD W., SR. a/k/a RONALD W. LINDNER, deceased

Late of the Township of Union, Schuylkill County, PA

Executrix: Sheryl F. Lindner, 75 Hill Side Lane, Ringtown, PA 17967

Attorney: Keith J. Strouse, Esquire, 816 Center Street, Ashland, PA 17921

MAURER, THEODORE, deceased
Late of Frackville, Schuylkill County, PA

Administrators: Brooke Maurer and Joshua Maurer, 26 North Broad Mountain Avenue, Frackville, PA 17931

Attorneys: Sudhir R. Patel, Esquire, Fanelli, Evans & Patel, P.C., 1 Mahantongo Street, Pottsville, PA 17901

PAULIS, EDWIN JOSEPH a/k/a EDWIN J. PAULIS, deceased

Late of the Borough of St. Clair, Schuylkill County, PA

Executrix: Jeannette Paulis, 26 Maple Avenue, Pine Grove, PA 17963

Attorneys: Edward M. Brennan, Esquire, Brennan Law Firm LLC, 306 Mahantongo Street, Pottsville, PA 17901

SMITH, KENNETH J., deceased
Late of West Brunswick Township, Schuylkill County, PA

Executrix: Margaret K. Guistwite, 17 Grey Hawk Drive, Orwigsburg, PA 17961

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Attorneys: Eric M. Mika, Esquire, Williamson, Friedberg & Jones, LLC, Ten Westwood Road, Pottsville, PA 17901

SMYK, JOSEPH A. a/k/a JOSEPH ANTHONY SMYK, deceased
Late of Pottsville, Schuylkill County, PA

Executrix: Helen Tohill, 491 3rd Street, Port Carbon, PA 17965

Attorneys: James M. O'Connor, Esq., O'Connor Law, 608 West Oak Street, P.O. Box 201, Frackville, PA 17931

THIRD PUBLICATION

BUBNIS, JOANNE I. a/k/a JOANNE BUBNIS, deceased
Late of Butler Township, Schuylkill County, PA

Executor: John J. Bubnis, Jr., 430 Virginia Avenue, Shenandoah, PA 17976

Attorneys: Jessica Halina Eckrote, Esquire, Williamson, Friedberg & Jones, LLC, 10 Westwood Road, Pottsville, PA 17901

CURRAN, CAROLYN TAVENNER, deceased
Late of Pottsville City, Schuylkill County, PA

Administrative Trust Under the Carolyn Tavenner Curran Living Trust

Trustees: Sean D. Curran, 1414 Old Mill Rd., Wyomissing, PA 19610 and Sarah Smith, 86 Gristmill Rd., Orwigsburg, PA 17961

Attorneys: Eric Mika, WFJ Law, 10 Westwood Rd., Pottsville, PA 17901-1190

DEFFLEY, JANET A., deceased
Late of Ryan Township, Schuylkill County, PA

Executor: Bryan Deffley, 1660 Silo Hill Lane, Breinigsville, PA 18031

Attorneys: Eric M. Mika, Esquire, Certified Elder Law Attorney, Williamson, Friedberg & Jones, LLC, 10 Westwood Road, Pottsville, PA 17901

KOOP, STEVEN WILLIS a/k/a STEVE KOOP, deceased

Late of the Borough of Pine Grove, Schuylkill County, PA

Executrix: Trudi Kay Horning, 459 VZ County Road 2433, Canton, TX 75103

LECH, JOYCE L., deceased

Late of Rush Township, Schuylkill County, PA

Executrix: Eileen J. Lech, 48 East Main Street, P.O. Box 56, Quakake, PA 18245

Attorneys: Eric M. Mika, Esquire, Certified Elder Law Attorney, Williamson, Friedberg & Jones, LLC, 10 Westwood Road, Pottsville, PA 17901

MOYER, FELICIA ANN, deceased
Late of Auburn, Schuylkill County, PA

Administrators: Jeffrey Moyer and Karen Moyer, P.O.Box 53, Lost Creek, PA 17946

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

MULLINS, DEBORAH A., deceased

Late of Pottsville, Schuylkill County, PA

Administratrix: Stephanie Lynn Mullins, 806 W. Norwegian Street, Pottsville, PA 17901

Attorneys: James M. O'Connor, Esq., O'Connor Law, 608 West Oak Street, P.O. Box 201, Frackville, PA 17931

SCHUYLKILL LEGAL RECORD

COURT OF COMMON PLEAS
SCHUYLKILL COUNTY
Truist Bank

v.

Unknown Surviving Heirs of
Phillip Maddis a/k/a
Phillip A. Maddis, et. al.
NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY
NUMBER S-1072-2025

TO: Jacquelyn A. Zukowski a/k/a
Jackie A. Maddis a/k/a Jacqueline
A. Maddis, Known Surviving Heir
of Phillip Maddis a/k/a Phillip A.
Maddis and Unknown Surviving
Heirs of Phillip Maddis a/k/a Phil-
lip A. Maddis

Your house (real estate) at 424-426
Lytle Street, Minersville, PA 17954 is
scheduled to be sold at Sheriff's Sale
on June 12, 2026 at 10:00AM, at a
public on-line auction conducted by
Bid4Assets, <https://www.bid4assets.com/>
to enforce the court judgment of
\$56,291.47 obtained by Truist Bank
against the above premises.

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 Truist Bank the back payments,
late charges, costs, and reasonable
attorney's fees due. To find out how
much you must pay, you may call
McCabe, Weisberg and Conway,
LLC, Esquire at (215) 790-1010.

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 post-
pone the sale for good cause.

3. You may also be able to stop the
sale through other legal proceedings.

You may need an attorney to assert
your rights. The sooner you contact
one, the more chance you will have of
stopping the sale. (See the following
notice on how to obtain an attorney.)

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

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 McCabe,
Weisberg and Conway, LLC, Esquire
at (215) 790-1010.

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

3. The sale will go through only if
the buyer pays the Sheriff the full
amount due on the sale. To find out if
this has happened, you may call Mc-
Cabe, Weisberg and Conway, LLC, at
(215) 790-1010.

4. If the amount due from the buy-
er 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
real estate. A schedule of distribution
of the money bid for your real estate
will be filed by the Sheriff within
thirty (30) days of the sale. This sched-
ule will state who will be receiving
that money. The money will be paid
out in accordance with this schedule
unless exceptions (reasons why the
proposed schedule of distribution is
wrong) are filed with the Sheriff with-

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in ten (10) days after the posting of the schedule of distribution.

7. You may also have other rights and defenses, or ways of getting your real estate 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.

LAWYER REFERRAL SERVICE
ASSOCIATION DE
LICENCIADOS

Pennsylvania Lawyer Referral
Service

Pennsylvania Bar Association
100 South Street

P.O. Box 186

Harrisburg, Pennsylvania 17108
(800) 692-7375

McCABE, WEISBERG &
CONWAY, LLC

Attorneys for Plaintiff

1420 Walnut Street

Suite 1105

Philadelphia, PA 19102

(215) 790-1010

May 28

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

CITIBANK, N.A. AS TRUSTEE
FOR ELLINGTON FINANCIAL
MORTGAGE TRUST 2021-2,
MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2021-2

vs.

SHERRY M. LUGO-HERNANDEZ

NO: S-1719-25

NOTICE

TO: THE DEFENDANTS

You are hereby notified Citibank, N.A. as Trustee for Ellington Financial Mortgage Trust 2021-2, Mortgage Pass-Through Certificates, Series 2021-2, has filed a Complaint in Mortgage Foreclosure with regard to 506 Lake Front Drive, Orwigsburg, PA 17961, endorsed with a Notice to Defend, against you at No. S-1719-25 in the Civil Division of the Court of Common Pleas of Schuylkill County, Pennsylvania, wherein plaintiff seeks to foreclose on the mortgage encumbering said property, which foreclosure would lead to a public sale by the Schuylkill County Sheriff.

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.

SCHUYLKILL LEGAL RECORD

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

STEPHEN M. HLADIK, ESQUIRE
HLADIK, ONORATO &
FEDERMAN, LLP
Plaintiff’s Attorneys
298 Wissahickon Avenue
North Wales, PA 19454
(215) 855-9521

May 28

COURT OF COMMON PLEAS
SCHUYLKILL COUNTY, PA
Civil Action—Law—Ejectment
R2 Investors, LLC

Plaintiff

vs.

Merrill Lambert & Mary Lambert
Defendants
NO. S-583-26

To: Merrill Lambert & Mary Lambert,
Defendants

You are hereby notified that on
March 20, 2026, Plaintiff filed an
Ejectment Complaint with a Notice to
Defend, against you in the Court of
Common Pleas of Schuylkill County,
PA, docketed to No. S-583-26, where-
in Plaintiff seeks possession of its
property located at: 10 Clay St., Trem-
ont, PA 17981.

YOU SHOULD TAKE THIS NO-
TICE TO YOUR LAWYER AT
ONCE. IF YOU DO NOT HAVE A
LAWYER OR CANNOT AFFORD
ONE, GO TO OR TELEPHONE THE
OFFICE SET FORTH BELOW TO
FIND OUT WHERE YOU CAN GET
LEGAL HELP.

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

LEON P. HALLER, ESQUIRE
Attorney for Plaintiff
1719 N. Front St.
Harrisburg, PA 17102
(717) 234-4178

May 28

IN THE COURT OF COMMON
PLEAS OF SCHUYLKILL
COUNTY, PENNSYLVANIA
CIVIL ACTION—LAW
NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
PennyMac Loan Services, LLC

Plaintiff

vs.

John Doe and/or Tenants/Occupants
Defendant(s)

NO. S-539-26

NOTICE

TO: John Doe and/or Tenants/Occu-
pants

You are hereby notified that on
March 12, 2026, Plaintiff, PennyMac
Loan Services, LLC filed a Complaint
in Ejectment against you in the Court
of Common Pleas of Schuylkill
County Pennsylvania, docket to
TERM, No. S-539-26. Wherein Plain-
tiff seeks to take possession on the
property located at 328 North Center
Street, Frackville, PA 17931 where-
upon your property would be secured
by the Sheriff of Schuylkill County.

You are hereby notified to plead to
the above referenced Complaint on or
before 20 days from the date of this
publication or a Judgment will be
entered.

NOTICE

You have been sued in Court. If
you wish to defend against the claims
set forth in the following pages, you
must take action within twenty (20)
days after this Complaint and notice
are served, by entering a written ap-
pearance personally or by attorney and

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filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without further notice for any money claimed in the complaint or for any other claim or 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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

May 28

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.

SYNCHRONY BANK vs. QUINT-
ANILLA, ANA
BARNETT, ELIJAH JAMES vs.
LUGO-GUZMAN, ARIEL vs. HI-
DALGO, MICHELLE
CITIBANK NA vs. URENA, HEC-
TOR R
ONEMAIN FINANCIAL GROUP
LLC vs. SNYDER, ERIN L
ORTIZ, JAVIER vs. LONG, RON-
ALD
KILE, BETTY vs. STITZEL J, JOHN
D
CAPITAL ONE NA vs. SOROK-
ACH, KEVIN W
AMERICAN HERITAGE CREDIT
UNION vs. RICE, LESLEY LEE
CAPITAL ONE NA vs. BROWN,
SHELLY

CAVALRY SPV I LLC vs. SNYDER,
HEATHER
CAPITAL ONE NA vs. SAUSSER,
KATHRYN R
CAVALRY SPV I LLC vs. WAG-
NER, CASEY
CAVALRY SPV I LLC
vs. WEIST, CONSTANCE A
RODRIGUEZ, HECTOR vs. ODLE,
COURTNEY
EDENBROOK AT GREENWOOD
HILL vs. DAVENPORT, ROSE-
MARY T
PULTRONE, GIORGIO vs. PUL-
TRONE, SANTINO
MAHANOEY TOWNSHIP BOARD
OF SUPERVISORS vs. FELEGIE,
DIANNE E
MOYER, MARK A vs. MOY-
ER, TANYAM
ESL FEDERAL CREDIT UNION vs.
FOSTER, ANTHONY
CAPITAL ONE NA vs. BOYER,
KEVIN H
CITIBANK NA vs. BRITTON, CAR-
OLE
SECURITY CREDIT SERVICES
LLC vs. MORALES, LUIS
CAPITAL ONE NA vs. MARTIN,
KEVIN L
SHERIDAN, CORY vs. HONEY,
JOSHUA
PETROSKY, GREGORY vs.
PETROSKY, STEPHANIE
BLASER, DANIEL vs. HIGH, HAR-
OLD
SMALLEY, HEATHER vs. RAMA-
DAS, MOHAMMED
BORQUEZ, DENY vs. PENA, MI-
LADYS
SCHUYLKILL COUNTY CLERK
OF COURTS vs.
BUCHANAN, JILL vs. BUCHAN-
AN, KENNETH
ROSEWOOD REHABILITATION
AND NURSING CENTER vs.
YINGER, MICHAELS