

SCHUYLKILL LEGAL RECORD

**NOTICE OF CONFIRMATION OF
FIDUCIARIES' ACCOUNTS**

To all claimants, beneficiaries, heirs, next-of-kin, and all other parties in interest:

The following accounts have been filed and may be examined in the Office of the Register of Wills or Clerk of the Orphans' Court. If you desire to object, you must file that objection in writing with the Clerk prior to Wednesday, **MARCH 4, 2026**. The account will be transmitted by the Clerk of the Orphans' Court for adjudication and confirmation on Wednesday, **MARCH 4, 2026** and distribution may be ordered or authorized without further notice if no objections are filed prior to that date.

ESTATE

Miriam A. Wagner

FIDUCIARY

Robert Patton

ATTORNEY

Keith Strouse

THERESA SANTAI GAFFNEY

Register of Wills and

Clerk of the Orphans' Court

Feb. 12, 19

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

DERBES, DAVID G., deceased
Late of Pottsville, Schuylkill County, PA
Executors: William Derbes, 1807 West End Avenue, Pottsville, PA 17901 and David Derbes, Jr., 1939 Howard Avenue, Pottsville, PA 17901
Attorneys: Sudhir R. Patel, Esquire, Fanelli, Evans & Patel, P.C., 1 Mahantongo Street, Pottsville, PA 17901

DeWIRE, DOROTHY IRENE a/k/a DOROTHY I. DeWIRE and DOROTHY DeWIRE, deceased
Late of the Township of Rush, Schuylkill County, PA
Executor: Gary F. DeWire, 56 Wolf Manor Drive, Berwick, PA 18603
Attorneys: Anthony S. Odorizzi, Esquire, Bowe & Odorizzi Law, LLC, 109 West Broad Street, Tamaqua, PA 18252

ESTERLY, STEVEN J., deceased
Late of the Upper Mahantongo Township, Schuylkill County, PA
Administratrix: Debra A. Esterly, 1648 Ridge Road, Klingerstown, PA 17941
Attorney: Richard Scheib, Esq., 11 Reitz Boulevard, Suite 102, Lewisburg, PA 17837-9293, (570) 523-3200

FICKINGER, THOMAS FRANKLIN a/k/a THOMAS F. FICKINGER, deceased
Late of the Pine Grove, Schuylkill County, PA
Executor: Mr. Jonathan Fickinger, 2996 Collier Lane, Burlington, KY 41005
Attorneys: Robin L. Harley, Esquire, Zane Rossi & Harley, 38 St. John Street, P.O. Box 96, Schuylkill Haven, PA 17972

GENNARINI, RONALD J., deceased
Late of West Mahanoy Township, Schuylkill County, PA
Executrix: Sally A. Gennarini, 375 Florida Avenue, Shenandoah, PA 17976
Attorneys: James M. O'Connor, Esquire, O'Connor Law, 608 West Oak Street, P.O. Box 201, Frackville, PA 17931

KENESKY, REGINA F., deceased
Late of Frackville Borough, Schuylkill County, PA
Executor: Daniel A. Thomas, 1056 Barnesville Drive, Barnesville, PA 18214
Attorneys: James E. Crossen, III, Esquire, Williamson, Friedberg & Jones, LLC, 10 Westwood Road, Pottsville, PA 17901

LONG, RAYMOND, deceased
Late of 2200 1st Avenue, Pottsville, Schuylkill County, PA

SCHUYLKILL LEGAL RECORD

Co-Executors: Timothy R. Long,
240 Spirit Court, Blandon, PA
19510-9480 and Sherry L. Strauss-
er, 207 Beechwood Drive, Ham-
burg, PA 19526

Attorneys: Russell E. Farbiarz,
Esquire, Antanavage Farbiarz,
PLLC, 64 North Fourth Street,
Hamburg, PA 19526

MILLER, JOYCE ELIZABETH
a/k/a JOYCE E. MILLER, de-
ceased

Late of Pottsville, Schuylkill
County, PA

Co-Executors: Mr. Neal R. Miller,
213 Mountain Road, Ashland, PA
17921 and Ms. Heidi L. Fox, 1296
Malibu Lane, Myrtle Beach, SC
29577

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

SEMANCHICK, PAULINE, de-
ceased

Late of Girardville Borough,
Schuylkill County, PA

Administrator: Theodore Seman-
chick, 411 A Street, Girardville,
PA 17935

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

WITMER, DEBRA K., deceased

Late of the Borough of Mechanics-
ville, Schuylkill County, PA

Executor: Thomas Witmer, Jr., 103
Clay St., Llewellyn, PA 17944

Attorney: Karen E. Rismiller, Es-
quire, The Landmark Building, 115
South Centre Street, Pottsville, PA
17901

SECOND PUBLICATION

BOYER, CINDY M., deceased
Late of Schuylkill Haven, Schuyl-
kill County, PA

Administrator: Stephen J. Boyer,
1901 Fair Road, Schuylkill Haven,
PA 17972

Attorneys: Gregory J. Pavlovitz,
Esq., Pavlovitz & Fackenthal,
LLC, 408 W. Market Street, 1st
Floor, Pottsville, PA 17901

BURNS, JOSEPH R., deceased
Late of Coaldale, Schuylkill Coun-
ty, PA

Executor: Joseph R. Burns, Jr. c/o
Joseph J. Velitsky, Esquire,
Velitsky & Frycklund, 49 East
Ludlow Street, Summit Hill, PA
18250

Attorneys: Joseph J. Velitsky, Es-
quire, Velitsky & Frycklund, 49
East Ludlow Street, Summit Hill,
PA 18250

FAIX, JANET M. a/k/a JANET
FAIX a/k/a JANET MAE FAIX
and JANET H. FAIX, deceased

Late of the Township of West
Penn, Schuylkill County, PA

Executrix: Susan-Jane Mohler,
1174 Kramer Mill Road, Denver,
PA 17517

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

FUTCHKO, MICHAEL STEVEN,
deceased

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

Executor: Lawrence Futchko, 512
South Front Street, Saint Clair, PA
17970

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

SCHUYLKILL LEGAL RECORD

GUERRERO, JUNE, deceased
Late of Orwigsburg, Schuylkill
County, PA
Executrix: Deana Anthony
Attorney: Susan Sernak-Martinelli,
Esquire, 199 North Church Street,
Hazleton, PA 18201

HERRING, RODNEY W., deceased
Late of Pine Grove Township,
Schuylkill County, PA
Executors: Ryan Herring, 1601 N.
Mulberry Street, Berwick, PA
18603 and Ashley Herring, 2 For-
est Avenue, Freeland, PA 18224
Attorneys: Richard J. Wiest, Wil-
liamson, Friedberg & Jones, LLC,
10 Westwood Road, Pottsville, PA
17901

HORAN, THOMAS G., deceased
Late of Tamaqua, Schuylkill Coun-
ty, PA
Administrator C.T.A.: Thomas W.
Horan, 30 E. Meadow Street,
Tremont, PA 17981
Attorneys: Gregory J. Pavlovitz,
Esq., Pavlovitz & Fackenthal,
LLC, 408 W. Market Street, 1st
Floor, Pottsville, PA 17901

**KALCE, PAUL D. a/k/a PAUL
KALCE and PAUL A. KALCE**,
deceased
Late of the Borough of Mahanoy
City, Schuylkill County, PA
Executor: Andrew Kalce, 15 2nd
Street, P.O. Box 456, Sugarloaf,
PA 18249
Attorneys: Edward M. Brennan,
Esquire, Brennan Law Firm LLC,
306 Mahantongo Street, Pottsville,
PA 17901

KOPINETZ, MICHAEL, deceased
Late of the Township of Cass,
Schuylkill County, PA
Co-Executors: Susan Wagner, 47
Bryn Mawr Avenue, Pottsville, PA

17901 and John Kopinetz, 47 Bryn
Mawr Avenue, Pottsville, PA
17901

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

**SCHUETRUM, NELSON GARY
a/k/a NELSON G. SCHUETRUM
and NELSON SCHUETRUM**,
deceased

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

Administrator: Brent J. Schuetrum,
5240 Chandler Way, Orefield, PA
18109

Attorneys: Christine A. Holman,
Esquire, Holman & Pitts Law,
LLC, 204 East Broad Street, Tama-
qua, PA 18252

SPOTTS, JOSEPHINE E., deceased
Late of Pottsville City, Schuylkill
County, PA

Co-Executors: Kurt Angelichio
and David Lynam c/o Stephanie
Rauch-Mannino, Esquire, Corner-
stone Law Firm, LLC, 8500 Allen-
town Pike, Suite 3, Blandon, PA
19510

WATKINS, HAROLD T., deceased
Late of Coaldale, Schuylkill Coun-
ty, PA

Executrix: Leeann Coxé
Attorney: Susan Sernak-Martinelli,
Esquire, 199 North Church Street,
Hazleton, PA 18201

THIRD PUBLICATION

**BOSAVAGE, ANNE a/k/a ANNE
MARIE BOSAVAGE and
ANNA MARIE BOVA**, deceased
Late of the Shenandoah Borough,
Schuylkill County, PA

Executor: James Bova, 135 Lum-
ber Lane, New Ringgold, PA
17960

SCHUYLKILL LEGAL RECORD

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

KISACKY, ROBERT J. a/k/a ROBERT JOHN KISACKY, deceased
Late of Ringtown Borough, Schuylkill County, PA
Executor: Randy J. Kisacky, 2644 Ellsworth Road, Baldwinsville, NY 13027

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

TOMKO, RAYMOND J., deceased
Late of West Mahanoy Township, Frackville, Schuylkill County, PA
Executor: Thomas G. Tomko, 44 Alexandria Drive, Pittstown, NJ 08867

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

NOTICE OF INCORPORATION

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

MYSTIC SCREEN PRINTING AND EMBROIDERY, INC.

on November 20, 2025. The said corporation has been incorporated under the provisions of the Business Corporation Law of 1988, as amended of the Commonwealth of Pennsylvania.

ALBERT J. EVANS, ESQUIRE FANELLI, EVANS & PATEL, P.C.
No. 1 Mahantongo Street
Pottsville, PA 17901

Feb. 19

FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Act 295 of 1982, as amended, of intention to file, or the filing of, in the office of the

Secretary of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, a Certificate for the conduct of a business in Pennsylvania, under the assumed or fictitious name, style or designation of:

ACE HANDYMAN SERVICES NORTHAMPTON
with its principal place of business at: 122 Lumber Ln., New Ringgold, PA 17960.

The names and addresses of all persons or entities owning or interested in said business are: **RAEKALE, LLC**, 122 Lumber Ln, New Ringgold, PA 17960.

KEITH W. STROHL, ESQUIRE STECKEL AND STOPP LAW OFFICE

1036 Main Street
P.O. Box 159
Slatington, PA 18080

Feb. 19

FICTITIOUS NAME

NOTICE IS HEREBY GIVEN of the filing in the Office of the Secretary of the Commonwealth of Pennsylvania of an application for the certificate to conduct a business in Pennsylvania under the fictitious name of:

DESIGNS BY JILLIAN
with its principal place of business at: Schuylkill County. The name and address of the person or entity owning or interested in said business is Jill Susan Stone, 10 Spirit Ct., New Ringgold, PA 17960.

Feb. 19

COURT OF COMMON PLEAS SCHUYLKILL COUNTY

CIVIL ACTION—

MORTGAGE FORECLOSURE NO. S-0942-2024 Metropolitan Life Insurance Company

Plaintiff

SCHUYLKILL LEGAL RECORD

v.

C.C. Simmons

Defendants

CASE NO. S-0942-2024

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: C.C. Simmons, 2 Bull Run Street, Coaldale, PA 18218

****THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF AN ALIEN AGAINST PROPERTY.****

Your house (real estate) at 2 Bull Run St., Coaldale, PA 18218, is scheduled to be sold at Sheriff's Sale on March 27, 2026 at 10:00 A.M. online at www.bid4assets.com/Schuyll-kill-SheriffSales, to enforce the court judgment of \$70,414.82 obtained by Metropolitan Life Insurance Company (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa. R.C.P. Rule 3129.3.

Tax Parcel No. 40-05-0096.000 and 40-05-0097.000

**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 mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: (516) 699-8902.

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. 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 notice on page two 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 (516) 699-8902.

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 happened, you may call (516) 699-8902.

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 the 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 paid for your house. A proposed schedule of distribution of the money bid for your house will be filed by the Sheriff not later than thirty (30) days after the sale. This schedule will state who will be receiving

SCHUYLKILL LEGAL RECORD

that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed within ten (10) days after the filing of the proposed schedule.

7. You may also have other rights and defenses, or ways of getting your home 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW, TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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

MICHAEL C. MILEWSKI,
ESQUIRE (325993)
PINCUS & TARAB
ATTORNEYS AT LAW, PLLC
Attorneys for Plaintiff

Five Greentree Centre
525 Route 73 North, Suite 309
Marlton, New Jersey 08053
Telephone: (516) 699-8902
Fax: (516) 299-6990
Email: mmilewski@pincuslaw.com

Feb. 19

IN THE COURT OF COMMON
PLEAS OF SCHUYLKILL
COUNTY, PENNSYLVANIA
CIVIL ACTION—LAW
IN RE: CHANGE OF NAME OF
SKY SAMANTHA RODRIGUEZ
NO. S-84-2026

NOTICE OF NAME CHANGE
Petitioner, Sky Samantha Rodriguez, filed a Petition for Change of Name on January 14, 2026, to change

name of Petitioner, Sky Samantha Rodriguez to Sky Jaidyn. A Hearing on the Petition is scheduled for Thursday, March 5, 2026, at 11:30 a.m. in Courtroom No. 5 of the Schuylkill County Courthouse, 401 North Second Street, Pottsville, PA 17901.

CHRISTINE A. HOLMAN,
ESQUIRE

Attorney I.D. No. 61350

HOLMAN & PITTS LAW, LLC

Attorneys for Petitioner

204 East Broad Street

Tamaqua, PA 18252

(570) 668-5321

Feb. 19

IN THE COURT OF COMMON
PLEAS OF SCHUYLKILL
COUNTY, PENNSYLVANIA
CIVIL ACTION AT LAW
EMINENT DOMAIN
IN RE: THE MATTER OF
PROCEEDING BY THE CITY OF
POTTSVILLE, SCHUYLKILL
COUNTY, FOR THE
CONDEMNATION OF THE
PROPERTY OF SMILES
ENTERPRISES LOCATED AT
804 MAHANTONGO STREET,
POTTSVILLE
BEING UPI No. 68-35-0060.000
NO. S-0272-2026
NOTICE OF CONDEMNATION
DIRECTED TO SMILES
ENTERPRISES

NOTICE IS HEREBY GIVEN, pursuant to the provisions of the Eminent Domain Code, 26 Pa.C.S. § 305, as follows:

1. On February 6, 2026, a Declaration of Taking was filed at docket S-0272-2026.

2. The Condemnee is Smiles Enterprises with a last known address of 249 Hamilton Ave., Paterson, NJ 07501.

SCHUYLKILL LEGAL RECORD

3. The Condemnor is the City of Pottsville, 401 N. Centre St, Pottsville, PA 17901.

4. This condemnation action is authorized by Section 26 Pa.C.S. § 205(b) of the Eminent Domain Code.

5. This condemnation action is authorized by Ordinance 943 of the City of Pottsville, duly-enacted on January 27, 2026. This Ordinance can be examined at Pottsville City Hall at 401 N. Centre Street, Pottsville, PA 17901.

6. The purpose of the condemnation is to remedy a blighted condition to protect and preserve the public health, safety, convenience, and welfare of the residents of the City.

7. The condemned property is located at 804 Mahantongo Street, City of Pottsville, Schuylkill County, PA, being UPI 68-35-0060.000.

8. The title to property was acquired by fee simple.

9. A plan showing the condemned property may be inspected at the City of Pottsville’s offices located at 401 N. Centre Street, Pottsville, Schuylkill County, Pennsylvania 17901.

10. The sum of money estimated to be just compensation for the taking of the interest in the above-described dilapidated, uninhabitable, blighted property, is secured by the taxing power of the City of Pottsville.

11. If the Condemnee wishes to challenge the power or the right of the Condemnor to appropriate the condemned property, the sufficiency of the security, the procedure follows by the Condemnor, or the declaration of taking, the condemned must file preliminary objections within thirty (30) days after being served with the Notice of Condemnation.

GRETCHEN STERNS, ESQUIRE
THE LAW OFFICE OF
GRETCHEN COLES STERNS,
LLC

Solicitor for the City of Pottsville
P.O. Box 345
Pottsville, PA 17901
(570) 624-7040

Feb. 19

IN THE COURT OF COMMON
PLEAS OF SCHUYLKILL
COUNTY, PENNSYLVANIA
CIVIL ACTION AT LAW
EMINENT DOMAIN
IN RE: THE MATTER OF
PROCEEDING BY THE CITY OF
POTTSVILLE, SCHUYLKILL
COUNTY, FOR THE
CONDEMNATION OF THE
PROPERTY OF RACHID ARRAKI
LOCATED AT 800
MAHANTONGO STREET,
POTTSVILLE
BEING UPI No. 68-35-0058.000
NO. S-0273-2026

NOTICE OF CONDEMNATION
DIRECTED TO RACHID ARRAKI
NOTICE IS HEREBY GIVEN,
pursuant to the provisions of the Eminent Domain Code, 26 Pa.C.S. § 305, as follows:

1. On February 6, 2026, a Declaration of Taking was filed at docket S-0273-2026.

2. The Condemnee is Rachid Arraki with a last known address of 2251 1st Ave., Apt. 5D, New York, NY 10029.

3. The Condemnor is the City of Pottsville, 401 N. Centre St, Pottsville, PA 17901.

4. This condemnation action is authorized by Section 26 Pa.C.S. § 205(b) of the Eminent Domain Code.

5. This condemnation action is authorized by Ordinance 941 of the

SCHUYLKILL LEGAL RECORD

City of Pottsville, duly-enacted on January 27, 2026. This Ordinance can be examined at Pottsville City Hall at 401 N. Centre Street, Pottsville, PA 17901.

6. The purpose of the condemnation is to remedy a blighted condition to protect and preserve the public health, safety, convenience, and welfare of the residents of the City.

7. The condemned property is located at 800 Mahantongo Street, City of Pottsville, Schuylkill County, PA, being UPI 68-35-0058.000.

8. The title to property was acquired by fee simple.

9. A plan showing the condemned property may be inspected at the City of Pottsville’s offices located at 401 N. Centre Street, Pottsville, Schuylkill County, Pennsylvania 17901.

10. The sum of money estimated to be just compensation for the taking of the interest in the above-described dilapidated, uninhabitable, blighted property, is secured by the taxing power of the City of Pottsville.

11. If the Condemnee wishes to challenge the power or the right of the Condemnor to appropriate the condemned property, the sufficiency of the security, the procedure follows by the Condemnor, or the declaration of taking, the condemned must file preliminary objections within thirty (30) days after being served with the Notice of Condemnation.

GRETCHEN STERNS, ESQUIRE
THE LAW OFFICE OF
GRETCHEN COLES STERNS,
LLC

Solicitor for the City of Pottsville
P.O. Box 345
Pottsville, PA 17901
(570) 624-7040

Feb. 19

IN THE COURT OF COMMON
PLEAS OF SCHUYLKILL
COUNTY, PENNSYLVANIA
CIVIL ACTION AT LAW
EMINENT DOMAIN
IN RE: THE MATTER OF
PROCEEDING BY THE CITY OF
POTTSVILLE, SCHUYLKILL
COUNTY, FOR THE
CONDEMNATION OF THE
PROPERTY OF SMILES
ENTERPRISES
LOCATED AT 802
MAHANTONGO STREET,
POTTSVILLE
BEING UPI No. 68-35-0059.000
NO. S-0274-2026
NOTICE OF CONDEMNATION
DIRECTED TO SMILES
ENTERPRISES

NOTICE IS HEREBY GIVEN,
pursuant to the provisions of the Em-
inent Domain Code, 26 Pa.C.S. § 305,
as follows:

1. On February 6, 2026, a Declara-
tion of Taking was filed at docket
S-0274-2026.

2. The Condemnee is Smiles En-
terprises with a last known address of
249 Hamilton Ave., Paterson, NJ
07501.

3. The Condemnor is the City of
Pottsville, 401 N. Centre St, Pottsville,
PA 17901.

4. This condemnation action is
authorized by Section 26 Pa.C.S. §
205(b) of the Eminent Domain Code.

5. This condemnation action is
authorized by Ordinance 942 of the
City of Pottsville, duly-enacted on
January 27, 2026. This Ordinance can
be examined at Pottsville City Hall at
401 N. Centre Street, Pottsville, PA
17901.

6. The purpose of the condemna-
tion is to remedy a blighted condition
to protect and preserve the public

SCHUYLKILL LEGAL RECORD

health, safety, convenience, and welfare of the residents of the City.

7. The condemned property is located at 802 Mahantongo Street, City of Pottsville, Schuylkill County, PA, being UPI 68-35-0059.000.

8. The title to property was acquired by fee simple.

9. A plan showing the condemned property may be inspected at the City of Pottsville’s offices located at 401 N. Centre Street, Pottsville, Schuylkill Cuonty, Pennsylvania 17901.

10. The sum of money estimated to be just compensation for the taking of the interest in the above-described dilapidated, uninhabitable, blighted property, is secured by the taxing power of the City of Pottsville.

11. If the Condemnee wishes to challenge the power or the right of the Condemnor to appropriate the condemned property, the sufficiency of the security, the procedure follows by the Condemnor, or the declaration of taking, the condemned must file preliminary objections within thirty (30) days after being served with the Notice of Condemnation.

GRETCHEN STERNS, ESQUIRE
THE LAW OFFICE OF
GRETCHEN COLES STERNS,
LLC

Solicitor for the City of Pottsville
P.O. Box 345
Pottsville, PA 17901
(570) 624-7040

Feb. 19

IN THE COURT OF COMMON
PLEAS SCHUYLKILL COUNTY
CIVIL ACTION—LAW
ACTION OF MORTGAGE
FORECLOSURE
TERM NO. S-2408-2025
NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

PENNYMAC LOAN
SERVICES, LLC
Plaintiff

vs.

ERNEST GRANT
Mortgagor and Real Owner
Defendant

ERNEST GRANT, MORTAGOR
AND REAL OWNER, DEFENDANT
whose last known address is 12 Crest-
view Drive, Pottsville, PA 17901.

THIS FIRM IS A DEBT COL-
LECTOR AND WE ARE ATTEMPT-
ING TO COLLECT A DEBT OWED
TO OUR CLIENT. ANY INFORMA-
TION OBTAINED FROM YOU
WILL BE USED FOR THE PUR-
POSE OF COLLECTING THE
DEBT.

You are hereby notified that Plain-
tiff PENNYMAC LOAN SERVICES,
LLC, has filed a Mortgage Foreclosure
Complaint endorsed with a notice to
defend against you in the Court of
Common Pleas of Schuylkill County,
Pennsylvania, docketed to No.
S-2408-2025 wherein Plaintiff seeks
to foreclose on the mortgage secured
on your property located, 12 Crest-
view Drive Pottsville, PA 17901
whereupon your property will be sold
by the Sheriff of Schuylkill.

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 the Complaint and notice
are served, by entering a written ap-
pearance personally or by attorney and
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 you and a judgment
may be entered against you by the
Court without further notice for any

SCHUYLKILL LEGAL RECORD

money claim in the Complaint of 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 PAPER 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. 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

MICHAEL T. McKEEVER
KML LAW GROUP, P.C.
Attorneys for Plaintiff

BNY Independence Center
701 Market Street
Suite 5000
Philadelphia, PA 19106-1532
(215) 627-1322

Feb. 19

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.

ELEANOR McDONALD; West Brunswick Twp.; Mary Ann Barnes and Maureen A. Barnes, Co-Exec-

utors; PP: \$12,000; RE: None; Robert E. Matta, Esquire

JUDITH P. YANES a/k/a JUDITH PATRICIA YANES; Schuylkill Twp.; Richard F. Yanes, Executor; PP: \$10,000; RE: \$25,000; Lori A. Schafer Guzick, Esquire

DONNA J. DABASHINSKY; Schuylkill Haven; Donna Goetz, Administratrix; PP: \$500; RE: \$50,000; Matthew D. Rossi, Esquire

LINDA B. LISELLA; East Brunswick Twp.; David J. Freiwald, Administrator, CTA; PP: None; RE: \$1,000; Russell E. Farbiarz, Esquire

YVONNE M. WISCOUNT; Schuylkill Haven; Lynn Ann M. Wiscount and Anissa M. Kistler, Co-Administratrix; PP: \$12,000; RE: None; James C. Bohorad, Esquire

JOHN A. BARKET; Tower City; Matthew J. Barket, Executor; PP: \$14,000; RE: \$250,000; Michael S. Bechtold, Esquire

BILLY JO FISHER; Mahhanoy City; Kathleen Chapman, Administratrix; PP: \$36,800; RE: \$41,446; Joseph R. Baranko, Jr., Esquire

REGINA M. BLONSKY; Tamaqua; Kate L. Blonsky, Administratrix; PP: \$60,000; RE: \$82,000; Susan M. Sernak-Martinelli, Esquire

JEFFREY A. WAGNER a/k/a JEFFREY ALAN WAGNER; Tremont; Stephanie L. Wagner, Administratrix; PP: None; RE: \$16,000; J.T. Herber, III, Esquire

JOHN JOSEPH MATTO a/k/a JOHN JOSEPH MATTO, JR; Port Carbon; Mid-Penn Bank Trust, Administrator CTA; PP: \$1,000; RE: \$10,000; Jessie H. Eckrote, Esquire