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SCHUYLKILL LEGAL RECORD

	BAR CALENDAR
Jan 1, 2024	HAPPY NEW YEAR! —Courthouse Closed
Jan 3	BOARD MEETING Board of Directors—SCBA 8:30 A.M.—Lawyers’ Room
Jan 4	ARBITRATION HEARINGS
Jan 9, 11, 12	CRIMINAL JURY SELECTION
Jan 15-26	CRIMINAL JURY TRIALS
Feb 7	BOARD MEETING Board of Directors—SCBA 8:30 A.M.—Lawyers’ Room
Feb 9	CIVIL JURY SELECTION
Feb 13, 15	ARBITRATION HEARINGS
Feb 16	SCHUYLKILL COUNTY BAR ASSN. Quarterly Meeting @ Noon
Feb 19	PRESIDENTS’ DAY —Courthouse Closed
Feb 27, 29;	CRIMINAL JURY SELECTION
Mar 1	

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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.

FIRST PUBLICATION

BRIDGLAND, JOHN J., deceased

Late of North Union Township, Schuylkill County, PA

Administrator: James Howard Bridgland.

Attorneys: Rosenn, Jenkins & Greenwald, LLP, 15 South Franklin Street, Wilkes-Barre, PA 18711-0075

CLEMSON, ANN C. a/k/a ANN

CLEMSON, deceased

Late of the Borough of Tamaqua, Schuylkill County, PA

Administrator: Gary G. Clemson, Jr., 379 Dairy Road, Tamaqua, PA 18252

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

CREASY, LEE IRA, deceased

Late of Ryan Township, Schuylkill County, PA

Executor: Scott P. Keim, 22 Fern Lane, Barnesville, PA 18214

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

POLLACK, PATRICIA M. a/k/a PATRICIA M. POLLACK MONGE a/k/a PATRICIA MARGUERITE POLLACK, deceased

Late of Rush Township, Schuylkill County, PA

Executrix: Cristina Monge Pollack

Attorneys: Conrad A. Falvello, Esquire, The Falvello Law Firm, P.C., 641 State Route 93, Sugarloaf, PA 18249

RINKER, GLORIA a/k/a GLORIA M. RINKER, deceased

Late of McAdoo Borough, Schuylkill County, PA

Executrix: Judy Manganelli

Attorneys: Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202

SANDLER, STEPHEN P., deceased

Late of Wayne Township, Schuylkill County, PA

Executrix: Sallie G. Sandler, 401 Moon Hill Drive, Schuylkill Haven, PA 17972

Attorneys: William E. Kirwan, Esquire, William E. Kirwan, Esquire, P.C., 300 One Norwegian Plaza, Pottsville, PA 17901

SCHIFFER, LYNDA P., deceased

Late of Orwigsburg Borough, Schuylkill County, PA

Executor: Adam P. Schiffer, 7 N. Raintree Hallow Lane, Houston, TX 77027

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

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SECOND PUBLICATION

BOTEK, RUTH MARY, deceased

Late of Port Carbon, Schuylkill County, PA

Administratrix: Arlene E. Dutcavich, 200 Sunbury Street, Minersville, PA 17954

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

EBLING, HARRY E., deceased

Late of the Township Branch, Schuylkill County, PA

Executrix: Leigh Ann Siminitus, 5 High Road, Pottsville, PA 17901

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

EMERICH, IRENE, deceased

Late of the Borough of Tamaqua, Schuylkill County, PA

Executrix: Lori Ann Skeath, 228 Powder Glen Road, Wapwallopen, PA 18660

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

EXAMITAS, BARBARA, deceased

Late of the Township of East Union, Schuylkill County, PA

Executors: Shawn D. Swank, 203 East Frack Street, Frackville, PA 17931 and Tani M. Oslar, 91 Jerry's Road, Ringtown, PA 17967

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

HADESTY, ELEANOR DOROTHY a/k/a ELEANOR D. HADESTY a/k/a ELEANOR HADESTY, deceased

Late of the Borough of Tamaqua, Schuylkill County, PA

Executor: Dana Hadesty, 427 N. Elizabeth Street, Tamaqua, PA 18252

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

HOLLENBACH, ELAINE JOAN a/k/a ELAINE J. HOLLENBACH a/k/a ELAINE HOLLENBACH, deceased

Late of East Brunswick Township, Schuylkill County, PA

Executors: Richard L. Hollenbach, II, 1440 Moyer Road, Hatfield, PA 19440 and LaRue E. Flammer, 1308 E. Centre Street, Mahanoy City, PA 17948

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

THIRD PUBLICATION

GENTILE, GWEN PHYLLIS a/k/a GWEN P. GENTILE a/k/a GWEN GENTILE, deceased

Late of Schuylkill Haven Borough, Schuylkill County, PA

Executor: Gregory G. Alexander, 1880 JFK Blvd., #1740, Philadelphia, PA 19102

Attorneys: Katherine F. Thackray, Alexander & Pelli, LLC, 1880 JFK Blvd., #1740, Philadelphia, PA 19102

GULDIN, LAMAR S., deceased

Late of Schuylkill Haven, Schuylkill County, PA

Executrix: Marcia Guldin, 2085 Long Run Road, Schuylkill Haven, PA 17972

Attorneys: Sudhir R. Patel, Esquire, Fanelli, Evans & Patel, P.C., The Necho Allen, No. 1 Mahan-tongo Street, Pottsville, PA 17901

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MORRIS, BARRY, deceased
Late of the Township of Butler,
Schuylkill County, PA
Executrix: Chris Ann Veach, 63
Circle View Drive, Elysburg, PA
17824
Attorney: Keith J. Strouse, Esquire,
816 Center Street, Ashland, PA
17921

RUNK, ROBERT S. a/k/a ROBERT STANLEY RUNK a/k/a ROBERT RUNK, deceased
Late of the Township of Rush,
Schuylkill County, PA
Executor: Michael R. Runk, 17
Sherwood Street, Tamaqua, PA
18252
Attorneys: Erik M. Helbing, Esquire,
Bowe & Odorizzi Law, LLC, 109 West Broad Street,
Tamaqua, PA 18252

WARD, DOROTHY H. a/k/a DOROTHY WARD, deceased
Late of the Township of Rush,
Schuylkill County, PA
Executrix: Margaret Coombe, 517
Morea Road, Mahanoy City, PA
17948
Attorneys: Eric M. Lieberman, Esquire,
Lieberman & Tamulonis, 111 East Market Street,
Pottsville, PA 17901

WILLIAMS, CLAIRE A., deceased
Late of the Township of Pine Grove,
Schuylkill County, PA
Executrix: Susan A. Williams, 820
Poplar Street, Catasauqua, PA
18032
Attorneys: Richard J. Wiest, III, Esquire,
Williamson, Friedberg & Jones, LLC, 10 Westwood Road,
Pottsville, PA 17901

Harrisburg, for the following limited liability company:

DAYBREAK
TRANSPORTATION, LLC
under the provisions of the Pennsylvania Uniform Liability Company Act of 2016, as amended.
FRANK R. CORI, ESQUIRE
P.O. Box 222
Orwigsburg, PA 17961

Dec. 28

IN THE COURT OF COMMON
PLEAS OF SCHUYLKILL
COUNTY, PENNSYLVANIA
CIVIL DIVISION
PENNSYLVANIA STATE
EMPLOYEES CREDIT UNION
Plaintiff(s)

v.
JOHN R. STITZER
Defendant(s)

NO.: S-1450-2023
COMPLAINT IN
MORTGAGE FORECLOSURE

And now, comes Plaintiff by and through its attorneys, Weltman, Weinberg & Reis Co., L.P.A., and files this Complaint in Mortgage Foreclosure, averring in support thereof the following:

1. The Plaintiff is Pennsylvania State Employees Credit Union, a financial lending institution duly authorized to conduct business within the Commonwealth of Pennsylvania (hereinafter "Plaintiff") with an address of 1500 Elmerton Avenue, Harrisburg, PA 17110.

2. Defendant, John R. Stitzer, is an adult individual whose last known address is 304 Plane Street, Gordon, PA 17936, respectively.

3. On or about December 17, 2003, Defendant, executed a Promissory Note/Agreement (hereinafter the "NOTE") in the original principal

NOTICE

NOTICE IS HEREBY GIVEN that a Certificate of Organization has been filed with the Commonwealth of Pennsylvania, Department of State,

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amount of \$25,000.00. A true and correct copy of said Note is marked Exhibit "A," attached hereto and made a part hereof. [Not published herein.]

4. On or about December 17, 2003, as security for payment of the aforesaid Note, Defendant, made, executed and delivered to Pennsylvania State Employees Credit Union, a Mortgage in the original principal amount of \$25,000.00 on the premises located at 304 Plane Street, Gordon, PA 17936, hereinafter described, said Mortgage being recorded in the Office of the Recorder of Deeds of Schuylkill County on recording date December 22, 2003 as Book 2077, Page 2474 Document No. 200300056945. A true and correct copy of said Mortgage containing a description of the premises subject to said Mortgage is marked Exhibit "B," attached hereto and made a part hereof. [Not published herein.]

5. John R. Stitzer is the current record and real owner(s) of the aforesaid mortgaged premises.

6. John R. Stitzer is in default under the terms of the aforesaid Note and Mortgage.

7. Demand for payment has been made upon the Defendant, John R. Stitzer, by Plaintiff, but Defendant were unable to pay the principal balance, interest or any other portion thereof to Plaintiff.

8. On or about April 3, 2023, Defendant, John R. Stitzer were mailed Notice of Homeowner's Emergency Assistance Act of 1983, in compliance with the Homeowner's Emergency Assistance Act, Act 91 of 1983 and pursuant to 12 PA Code Chapter 31, Subchapter B, Section 31.201 et seq. A true and correct copy of said Notice is attached hereto as Exhibit "C." [Not published herein.]

9. The amount due and owing Plaintiff by Defendant is as follows:

Unpaid Principal Balance: \$9,409.69; T&I Balance: \$377.24; Late Charges: \$91.69; Interest through 8/2/23: \$260.20; Recoverable Fees: \$6,175.24; Grand Total: \$15,556.58.

10. The attorney's fees and expenses set forth above are in conformity with the mortgage documents and Pennsylvania Law, and include only fees for services actually provided and expenses actually incurred, and will be collected in the event of a third party purchaser at sheriff's sale. Should reinstatement or payoff occur prior to sheriff's sale, only incurred attorney fees for services actually provided and expenses actually incurred will be assessed.

WHEREFORE, Plaintiff demands Judgment, in rem only, in Mortgage Foreclosure, for the amount due of \$15,556.58, with interest thereon, plus costs, in addition to late charges and for foreclosure and sale of mortgaged premises.

BENJAMIN N. HOEN, ESQUIRE
PA I.D. No. 312786
WELTMAN, WEINBERG &
REIS CO., L.P.A.

965 Keynote Circle
Cleveland, OH 44131-1829
Phone: (216) 739-5629
Fax: (216) 363-4034
E-mail: bhoen@weltman.com

Dec. 28

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.

GEORGIA M. MAZZUCA a/k/a
GEORGIA MAZZUCA; Pottsville;
Gina Mazzuca, Executrix; PP:

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- \$10,000; RE: \$200,000; Thomas J. Pellish, Esquire
- GENEVIEVE V. CHERKIS a/k/a GENEVIEVE VERA CHERKIS; Minersville; Dr. Richard C. Cherkis, Executor; PP: None; RE: \$74,299; Lindsay M. Schoeneberger, Esquire
- JOYCE A. PETROZINO a/k/a JOYCE PETROZINO; St. Clair; Robert J. Petrozino, Executor; PP: \$1,000; RE: \$60,000; Edward M. Brennan, Esquire
- EARL W. SHADLE a/k/a EARL WILLIAM SHADLE; Hubley Township; Cynthia L. Clark, Executrix; PP: \$1,000; RE: \$160,000; James C. Bohorad, Esquire
- MARY PROKOP; Branch Township; Lu Ann Prokop, Executrix; PP: \$5,000; RE: \$47,350; Nicholas A. Quinn, Esquire
- JAMES J. GARDNER a/k/a JAMES J. GARDNER, JR. a/k/a JAMES JOSEPH GARDNER, JR.; Mount Carbon; James J. Gardner, III, Executor; PP: \$50,000; RE: None; James C. Bohorad, Esquire
- CHARLOTTE K. LORAH; Rush Township; Keith Rodgers, Executor; PP: \$10,000; RE: \$114,791; Edward M. Brennan, Esquire
- LISA MAE LONG a/k/a LISA LONG; Rush Township; John Pauley, Administrator; PP: \$10,000; RE: \$45,000; Anthony James Urban, Esquire
- JUDY L. CONNER; Eldred Township; Veronica T. Zimmerman, Executrix; PP: \$13,000; RE: \$71,128.40; Barbara L. Feudale, Esquire
- JOAN E. HENNINGER; Ashland; Susan L. Henninger, Jame E. Jones, Co-Executrices; PP: \$19,000; RE: None; Keith J. Strouse, Esquire
- BARBARA KOONS; Pottsville; Jennifer Koons, Administratrix; PP: \$1,000; RE: 1,000; Gino O. Dinicola, Esquire
- ROSE L. SMITH a/k/a ROSE SMITH a/k/a ROSE LEE SMITH; West Penn Twp.; Pamela Mack, Executrix; PP: \$100,000; RE: \$200,000; Joseph J. Velitsky, Esquire
- RICKY DAVID BOYER; New Ringgold; Amy Lea Bernard, Executrix; PP: \$2,500; RE: \$87,699; Stephen A. Strack, Esquire
- LAWRENCE J. ROUNDS; West Mahanoy Twp.; Nicole Wetzel, Administratrix; PP: \$50,000; RE: \$50,000; Mary Kathleen O'Connor, Esquire
- MICHAEL S. COMISAC a/k/a MICHAEL S. COMISAC, SR. a/k/a MICHAEL STEPHEN COMISAC, SR. a/k/a MICHAEL STEPHEN COMISAC a/k/a MIKE STEPHEN COMISAC a/k/a MIKE S. COMISAC; West Penn Twp.; Matthew R. Comisac, Sr., Executor; PP: \$75,000; RE: \$425,000; Jacqueline M. Pitts, Esquire
- BERNADINE E. KRUCZEK a/k/a BUNNY KRUCZEK; Reilley Twp.; Marc Primeau, Executor; PP: \$20,000; RE: \$30,000; William C. Reilley, Esquire
- REMO J. MOTRONI a/k/a REMO MOTRONI; Rush Township; Jeaninne Motroni, Executrix; PP: \$7,000; RE: \$340,000; Edward M. Brennan, Esquire
- JOHN S. KIMMEL a/k/a JOHN KIMMEL; Butler Twp.; Linda Douthat, Executrix; PP: \$30,000; RE: None; Marianne E. Kreisher, Esquire
- WILLIAM WOLL a/k/a WILLIAM J. WOLL, JR.; St. Clair; Janice Woll, Executrix; PP: \$200,000; RE: None; Sudhir R. Patel, Esquire



PERIODICAL PUBLICATION

* Dated Material. Do Not Delay. Please Deliver Before Tuesday, January 2, 2024