

Schuylkill Legal Record

(USPS 484-360)

The Official Legal Publication for Schuylkill County
The 21st Judicial District of Pennsylvania

Vol. 121

Thursday, March 5, 2026

No. 1

Schuylkill Legal Record (USPS 484-360) is published weekly for \$65.00 per year by the Schuylkill County Bar Association, Schuylkill County Court House, 401 North Second Street, Pottsville, PA 17901; Telephone (570) 628-1235. Periodical Postage Paid at Pottsville, PA and additional mailing office. POSTMASTER: Send change of address to: Schuylkill Legal Record, c/o Clare Printing, 206 S. Keystone Avenue, Sayre, PA 18840.

EDITOR: Brian J. Urban, Esq.; ASSOCIATE EDITORS: Margaret A. Ulmer, Esq.; Christopher M. Riedlinger, Esq.; Raymond W. Dorian, Esq.; Christine M. Holman, Esq.

Copyright © 2026 Schuylkill County Bar Association.

All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form by electronic, mechanical, photocopying or any other means without the prior permission of the copyright holder.

SCHUYLKILL LEGAL RECORD

BAR CALENDAR

Mar 4, 6	Arbitrations
Mar 10, 12, 13	Criminal Jury Selection
Mar 16 – 27	Criminal Jury Trials
Mar 31	Rules Committee Day
Apr 1	SCBA Board of Directors Meeting 8:30 A.M.—4th Fl. Lawyers’ Room—Courthouse
Apr 7 – 10	Criminal Status Conferences
Apr 14, 16	Arbitrations

SCHUYLKILL LEGAL RECORD

CONTINUING LEGAL EDUCATION SEMINARS LAWYER'S ROOM, 4TH FLOOR SCHUYLKILL COUNTY COURTHOUSE

The following seminars will be held in the **Lawyer's Room, 4th Floor, Schuylkill County Courthouse, 401 N. Second Street, Pottsville, PA.** For further information and/or registration information, contact the Pennsylvania Bar Institute, Customer Service at 1-800-932-4637 or by visiting www.PBI.org.

<u>DATE & TIME:</u>	<u>NAME</u>
03/05/26 1:00 pm - 4:15 pm	ABCs of Pennsylvania Trusts & Trust Drafting 2026 – PBI #12411 CLE Credits: 3 substantive / 0 ethics https://www.pbi.org/product/abcs-of-pennsylvania-trusts-trust-drafting-2026/
04/10/26 9:00 am - 12:15 pm	Lights, Camera, Evidence! 2026 – PBI #12392 CLE Credits: 3 substantive / 0 ethics Webpage Pending
04/17/26 1:00 pm – 4:15 pm	Ethics Compliance Crusher 2026 – PBI #12444 CLE Credits: 0 substantive / 3 ethics Webpage Pending

REGISTRATION IN ADVANCE IS REQUIRED.

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

- CAPERTON, LORRAINE M.**, deceased
Late of McAdoo Borough, Schuylkill County, PA
Executrix: Emily Balas
Attorneys: Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202
- GRAMATA, ELEANOR J.**, deceased
Late of Kline Township, Schuylkill County, PA
Administrator: George B. Gramata
Attorneys: Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202
- KUCHERA, MARY ALICE a/k/a MARY A. KUCHERA**, deceased
Late of McAdoo Borough, Schuylkill County, PA
Executrices: Roberta Robbins and Linda Provanzo
Attorneys: Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202
- OLANICH, PETER K. a/k/a PETER KEVIN OLANICH**, deceased
Late of Pottsville City, Schuylkill County, PA
Executrix: Tina M. Olanich, 602 Salem Green, Pottsville, PA 17901
Attorneys: Aaron C. Jackson, Jackson Law Firm, PLLC, 1215 Manor Dr., #202, Mechanicsburg, PA 17055
- SAVANT, JAMES A., SR.**, deceased
Late of Pine Grove Twp., Schuylkill County, PA
Co-Executors: George Savant and James Savant
Attorneys: Steven D.W. Miller, Esq., CELA, Miller Law Firm PC, 718 Poplar Street, Suite 1, Lebanon, PA 17042
- SMITH, KRISTA M. a/k/a KRISTA SMITH**, deceased
Late of the Borough of Cressona, Schuylkill County, PA
Administrator: Owen Smith, 61 Schuylkill St., Cressona, PA 17929
Attorney: Shelby G. Hostetter, Esquire, 75 Memorial Drive, Schuylkill Haven, PA 17972
- SMITH, SHARON**, deceased
Late of 101 E. Washington Street, Shenandoah, Schuylkill County, PA
Administratrix: Andrea Bzdak
Attorneys: Marris B. Marshall, Esquire, Kreisher, Marshall & Associates, LLC, 401 S. Market Street, Bloomsburg, PA 17815
- SMULLIGAN, ELIZABETH C.**, deceased
Late of McAdoo Borough, Schuylkill County, PA

SCHUYLKILL LEGAL RECORD

Executrix: Beverly Ogradnick
Attorneys: Joseph R. Baranko, Jr.,
Esquire, Slusser Law Firm, 1620
North Church Street, Suite 1, Ha-
zleton, PA 18202

SPOTTS, RONALD G., deceased
Late of Hegins Township, Schuyl-
kill County, PA
Executrix: Rhonda Spotts, 200
High Pointe Drive, Apt. 203, Hum-
melstown, PA 17036
Attorneys: James R. Deiter, Esq.,
Williamson, Friedberg & Jones,
LLC, 10 Westwood Road, Potts-
ville, PA 17901

STOPPI, DAVID P., deceased
Late of Branch Township, Schuyl-
kill County, PA
Executrix: Angelina T. Penev, 2
Maple Road, Eastampton, NJ
08060
Attorneys: Jessica Halina Eckrote,
Esquire, Williamson, Friedberg &
Jones, LLC, 10 Westwood Road,
Pottsville, PA 17901

WHITAKER, JOSEPH T., JR.
a/k/a **JOSEPH WHITAKER**,
deceased
Late of Mahanoy City Borough,
Schuylkill County, PA
Executrix: Ashie Mary Parker, 154
Crest Street, Barnesville, PA
18214
Attorney: Robert E. Matta, Es-
quire, 237 North White Street,
Shenandoah, PA 17976

YEAKEL, BRENDA LEE a/k/a
BRENDA L. YEAKEL, deceased
Late of Andreas, Schuylkill Coun-
ty, PA
Executrix: Angela M. Stehle, 533
Delaware Avenue, Palmerton, PA
18071
Attorneys: Angela M. Stehle, Es-
quire, Law Office of Shabbick &

Stehle, 533 Delaware Avenue,
Palmerton, PA 18071, (610) 826-
3122

YOURSHAW, PAUL WILLIAM
a/k/a **PAUL YOURSHAW**, de-
ceased
Late of the Norwegian Township,
Schuylkill County, PA
Administrator: Jason P. Yourshaw,
483 Green Tree Drive, Auburn, PA
17922
Attorney: Anthony James Urban,
Esquire, 474 North Centre Street,
P.O. Box 890, Pottsville, PA
17901-0890

ZAPRAZNY, DANIEL G., SR.,
deceased
Late of 2435 Summer Valley Rd.,
New Ringgold, Schuylkill County,
PA
Executrix: Christine Dabashinsky,
758 Schuylkill Mountain Rd.,
Schuylkill Haven, PA 17972
Attorney: Donald G. Karpowich,
Esquire, 85 Drasher Road, Drums,
PA 18222

SECOND PUBLICATION

GAUGHAN, JOSEPHINE P., de-
ceased
Late of Pine Grove, Schuylkill
County, PA
Administratrix: Lisa M. Hastings,
61 Ridge Road, Jonestown, PA
17038
Attorneys: James M. O'Connor,
Esquire, O'Connor Law, 608 West
Oak Street, P.O. Box 201, Frack-
ville, PA 17931

NICE, PATRICIA M., deceased
Late of 866 W. Penn Pike, Tam-
aqua, Schuylkill County, PA
Co-Executrices: Monica D. Kehs
and Constance L. Bartholomew c/o
The Roth Law Firm, P.O. Box
4355, Allentown, PA 18105

SCHUYLKILL LEGAL RECORD

Attorneys: Robert B. Roth, Esquire, The Roth Law Firm, P.O. Box 4355, Allentown, PA 18105

OTTO, NORA KATHRYN a/k/a N.

KATHRYN OTTO, deceased
Late of Hegins Township, Schuylkill County, PA
Executor: Gary E. Maurer, 1103 Morning Star Dr., Allentown, PA 18106

Attorneys: David H. Rattigan, Esquire, Barley Snyder LLP, 950 E. Main St., Suite 212, Schuylkill Haven, PA 17972

PARUCH, DIANE a/k/a DIANE M.

PARUCH, deceased
Late of Shenandoah Borough, Schuylkill County, PA
Administrator: Stephen F. Oravitz, 135 Brandonville Road, Ringtown, PA 17967

Attorney: Robert E. Matta, Esquire, 237 North White Street, Shenandoah, PA 17976

ROGOSKY, LORETTA M. a/k/a

LORETTA ROGOSKY, deceased

Late of 393 Ben Titus Road, Tamqua, Schuylkill County, PA

Executor: John S. Bizarre, Sr., P.O. Box 47, Weatherly, PA 18255

Attorney: Cynthia S. Yurchak, Esquire, 121 Carbon Street, P.O. Box 49, Weatherly, PA 18255

ROMAN, ANTHONY L., JR., deceased

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

Executrix: Jane E. Spink, 712 Union Court, Pine Grove, PA 17963

Attorney: Nicholas Watt, Esq., 1825 West Market Street, Suite 2, P.O. Box 1231, Pottsville, PA 17901

SNYDER, TERRY LYNN a/k/a

TERRY L. STOUTD TERRY L. STOUTD SNYDER, deceased

Late of West Brunswick Township, Schuylkill County, PA

Executor: Scott Steven Snyder, 209 Summer Valley Road, Orwigsburg, PA 17961

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

WEHR, W. LEE a/k/a WALTER

LEE WEHR, deceased

Late of Norwegian Township, Schuylkill County, PA

Co-Executors: Lisa A. Wehr, 313 Arlene Street, Minersville, PA 17901 and Douglas Wehr, 30 Betty Road, Pottsville, PA 17901

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

WOLFE, MARIA E. a/k/a MARIA

ELLEN WOLFE, deceased

Late of Schuylkill County, PA

Executors: Mr. David J. Wolfe, 1674 Chestnut Street, New Ringgold, PA 17960 and Ms. Kris Wolfe-Miller, 228 Aldrich Street, Schuylkill Haven, PA 17972

Attorneys: Martin J. Cerullo, Esquire, Bowe & Odorizzi Law, LLC, 450 W. Market St., Pottsville, PA 17901

THIRD 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

SCHUYLKILL LEGAL RECORD

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

GENARINI, 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

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

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

SEMANCHICK, PAULINE, deceased

Late of Girardville Borough, Schuylkill County, PA

SCHUYLKILL LEGAL RECORD

Administrator: Theodore Semanchick, 411 A Street, Girardville, PA 17935

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

WITMER, DEBRA K., deceased
Late of the Borough of Mechanicsville, Schuylkill County, PA
Executor: Thomas Witmer, Jr., 103 Clay St., Llewellyn, PA 17944
Attorney: Karen E. Rismiller, Esquire, The Landmark Building, 115 South Centre Street, Pottsville, PA 17901

NOTICE

NOTICE is HEREBY GIVEN pursuant to the provisions of the Fictitious Names Act, of the filing on September 26, 2025, with the Pennsylvania Department of State of a registration to conduct a business in Schuylkill County, Pennsylvania, under the assumed or fictitious name of:

SKOOK LANDSCAPING
with its principal place of business at: 35 Paul Street, Ashland, PA 17921. The names and addresses of the persons owning or interested in the business are Auston Hummel, 25 Maple Street, Ashland, PA 17921 and Brett Ennis, 35 Paul Street, Ashland, PA 17921.

**KEITH J. STROUSE, ESQUIRE
STROUSE AND STROUSE**
815 Center Street
Ashland, PA 17921

Mar. 5

COURT OF COMMON PLEAS OF
SCHUYLKILL COUNTY
PENNSYLVANIA
CIVIL ACTION
CASE NO. S-2166-25

CINTAS CORPORATION
Plaintiff

v.

FOUNTAIN SPRINGS
COUNTRY INN, INC.
Defendant

TO: FOUNTAIN SPRINGS COUNTRY INN, INC, Defendant

The Plaintiff, has commenced a civil action against you for compensatory damages in the amount of \$31,124.33 together with attorney fees plus court costs and interest. The Court has authorized service of the Complaint upon you by publication.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file you defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed against you and a judgment may be entered against you without further notice for relief requested by 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
Lawyer Referral Service
100 South Street
Harrisburgh, PA 17108
(800) 692-7375

ANDREW SKLAR, ESQUIRE
SKLAR LAW, LLC
Attorneys for Plaintiff

1020 Laurel Oak Road
Suite 203
Voorhees, NJ 08043
(856) 258-4050

Mar. 5

SCHUYLKILL LEGAL RECORD

CHANGE OF NAME NOTICE
NOTICE IS HEREBY GIVEN that on January 20, 2026, the Petition of ELIJAH JAMES BARNETT was filed in the Court of Common Pleas of Schuylkill County to Docket No. S-117-2026, praying for a Decree changing his name to ELLIAH JAMES CLOSE.

The Court has fixed Wednesday, April 1, 2026 at 1:00 p.m. in Court Room No. 5, Schuylkill County Court House, 401 North Second Street, Pottsville, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if they have any, why the prayer of said Petition should not be granted.

ROBIN L. HARLEY, ESQUIRE
Attorney ID. 41199
ZANE ROSSI & HARLEY
38 St. John Street
P.O. Box 96
Schuylkill Haven, PA 17972

Mar. 5

NOTICE
SHERIFF'S SALE OF
REAL ESTATE

By virtue of Writs of Execution issued out of the Court of Common Pleas, Civil Division, to me directed, will be exposed to public sale on

FRIDAY, APRIL 10, 2026
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)
Tax Parcel No. 52-05-0038.000.
PROPERTY KNOWN AS: 231
South 4th Street, Minersville, PA
17954.

TO BE SOLD AS THE PROPERTY of William Montalvo.

PLAINTIFF: Pennymac Loan Services, LLC.

ATTORNEYS FOR PLAINTIFF:
KML Law Group, P.C., Suite 5000,
701 Market Street, Philadelphia, PA
19106; (215) 627-1322.

DEFENDANT(S): William Montalvo.

JUDGMENT: \$102,413.10.

Case No. S-0706-2025

(SALE NO. 2)

Tax Parcel No. 09-26-197.

Property known as: Lot 197 of the HF4 Subdivision, Eagle Rock Township of East Union, County of Schuylkill, Commonwealth of Pennsylvania.

TO BE SOLD AS THE PROPERTY of Janet D. Williams.

PLAINTIFF: Eagle Rock Resort Co.

ATTORNEYS FOR PLAINTIFF:
Sean W. Logsdon, Esquire; (570) 384-1377.

Defendant: Janet D. Williams.

JUDGMENT: \$36,634.90.

Case No. S-2214-2019

(SALE NO. 3)

Tax Parcel No. 09-25-259.

Property known as: Lot 259 of the HF3 Subdivision located in Eagle Rock Resort, f/k/a Valley of East Union, County of Schuylkill, Commonwealth of Pennsylvania.

PLAINTIFF: Eagle Rock Resort Co.

TO BE SOLD AS THE PROPERTY of Jinena Uy Lebaquin.

PLAINTIFF: Eagle Rock Resort Co.

ATTORNEYS FOR PLAINTIFF:
Sean W. Logsdon, Esquire; (570) 384-1377.

Defendant: Jinena Uy Lebaquin.

JUDGMENT: \$30,978.31.

Case No. S-2372-2023

SCHUYLKILL LEGAL RECORD

(SALE NO. 5)

Property ID: 19/13/0261/000.
PROPERTY KNOWN AS: 261
Madonna Lane, Zion Grove, PA
17985.

Title to said premises is vested in
Bernice Jastremsky, single (life
tenant) and Alexis Willis, Ingle (Re-
mainderman) by deed from Bernice
Jastremsky, single, dated October 21,
2022 recorded December 22, 2022 in
Book No. 2802, at Page 556.

ATTORNEYS FOR PLAINTIFF:
Robertson, Anschutz, Schneid, Crane
& Partners, PLLC, a Florida profes-
sional limited liability company.

DEFENDANT(S): Bernice Jas-
tremsky/Alexis Willis.

Judgment Amount: \$53,493.49.
Case Number: S-1520-2025

(SALE NO. 6)

Tax Parcel No.: 58/08/0020/000/.
PROPERTY KNOWN AS: 4 Feg-
ley Street, Pine Grove, Pennsylvania
17963.

TO BE SOLD AS THE PROPER-
TY of Gregory T. Spittler by deed
from Ruby Thomas, now by marriage,
Ruby Paris dated October 31, 2013;
recorded November 1, 2013, in Deed
Book 2487, Page 2888 Instrument
Number 201300016416.

PLAINTIFF: Fulton Bank, NA.

Attorneys of Plaintiff: McCabe,
Weisberg & Conway, LLC; 1420
Walnut Street, Suite 1501, Philadel-
phia, PA 19102; (215) 790-1010.

DEFENDANT: Gregory T. Spit-
tler.

JUDGMENT AMOUNT: \$28,420-
.63.

Case No. S-1395-2025

(SALE NO. 7)

Tax Parcel No.: 65-12-0154.
PROPERTY KNOWN AS: 31
Pine Street, Tamaqua, Pennsylvania,
18252.

TO BE SOLD AS THE PROPER-
TY of Wayne C. Freudenberger, Dale
C. Freudenberger.

PLAINTIFF: Tamaqua Area
School District.

ATTORNEYS FOR PLAINTIFF:
Portnoff Law Associates, LTD; 2700
Horizon Drive, Suite 100, King of
Prussia, PA 19406; (484) 690-9300.

DEFENDANT(S): Wayne C.
Freudenberger, Dale C. Freudenber-
ger.

Judgment Amount: \$1,928.10
Case No. J-4495-2023

(SALE NO. 8)

Tax Parcel No.: 65-13-0009.
PROPERTY KNOWN AS: 122
Schuylkill Avenue, Tamaqua, Penn-
sylvania.

TO BE SOLD AS THE PROPER-
TY of Dale Freudenberger, Wayne
Freudenberger.

PLAINTIFF: Tamaqua Area
School District.

ATTORNEYS FOR PLAINTIFF:
Portnoff Law Associates, LTD; 2700
Horizon Drive, Suite 100, King of
Prussia, PA 19406; (484) 690-9300.

DEFENDANT(S): Dale Freuden-
berger, Wayne Freudenberger.

Judgment Amount: \$1,998.10.
Case No. J-4496-2023

(SALE NO. 9)

Tax Parcel No.: 65-07-0246.
PROPERTY KNOWN AS: 28 E.
Elm Street, Tamaqua, Pennsylvania.

TO BE SOLD AS THE PROPER-
TY of Cody Valentine, Dolores Val-
entine.

PLAINTIFF: Tamaqua Area
School District.

ATTORNEYS FOR PLAINTIFF:
Portnoff Law Associates, LTD; 2700
Horizon Drive, Suite 100, King of
Prussia, PA 19406; (484) 690-9300.

SCHUYLKILL LEGAL RECORD

DEFENDANT(S): Cody Valentine, Dolores Valentine.

Judgment Amount: \$2,058.64.

Case No. J-4498-2023

(SALE NO. 13)

Property ID: 68/35/00211 000/.

PROPERTY KNOWN AS: 729 W. Norwegian Street, Pottsville, PA 17901.

TITLE TO SAID PREMISES is vested in Leonard D. Rogers and Kaitlyn A. Rogers, husband and wife, as tenants by the entirety by deed from Jeremy A. Goets, and Janna Reitz N/KIA Janna Laise, dated October 4, 2024 recorded October 7, 2024 in Book No. 2877, at Page 2238.

PLAINTIFF: AmeriHome Mortgage Company, LLC.

ATTORNEYS FOR PLAINTIFF: Robertson, Anschutz, Schneid, Crane & Partners, PLLC; a Florida Professional Limited Liability Company.

DEFENDANT(S): Kaitlyn A. Rogers and Leonard D. Rogers.

Judgment Amount: \$138,928.75.

Case Number: S-1681-2025

(SALE NO. 14)

Tax ID/Parcel #: 66-01-0078.000.

PROPERTY KNOWN AS: 2 E. Colliery Ave., Tower City, PA 17980.

TITLE TO SAID PREMISES is inversed in Michael A. Talmadge and Mary Ellen T. Talmadge, his wife, by deed from Bonita D. Raho and Mitchell L. Raho, her husband; David H. Laing and Sheila Laing, his wife; and Kevin M. Laing and Kim T. Laing, his wife, dated January 30, 2006; recorded March 1, 2006 in Book No. 2192, at Page 2036.

PLAINTIFF: Deutsche Bank National Trust Company, as trustee for Novastar Mortgage Funding Trust, Series 2007-2, NovaStar Home Equity Loan Asset-Backed Certificates, Series 2007-2.

ATTORNEYS FOR PLAINTIFF: Robertson, Anschutz, Schneid, Crane & Partners, PLLC; a Florida Professional Limited Liability Company.

DEFENDANT(S): Michael A. Talmadge, Mary Ellen T. Talmadge.

Judgment amount: \$76,544.58.

Case Number: S-1682-2025

(SALE NO. 15)

Tax Parcel No. #65-12-2(1) a/k/a 65-12-0002.001 a/k/a 65/12/0002/001.

Property known as: 121 W. Union St., Tamaqua, PA 18252.

TO BE SOLD AS THE PROPERTY of Theresa M. McGlinchey, a/k/a Theresa M. Motika.

PLAINTIFF: Santander Bank N.A.

ATTORNEYS FOR PLAINTIFF: Brock & Scott, PLLC.

JUDGMENT: \$50,945.23.

Case No. S-1753-2025

(SALE NO. 17)

Tax Parcel No. 32/09/0013/0001 a/k/a 32-09-0013.000 a/k/a 32-9-13.

Property known as: 1006 Shady Lane, Tamaqua, PA 18252.

TO BE SOLD AS THE PROPERTY of Wayne F. Bensinger, known heir of Robert Paul Bensinger, a/k/a Robert P. Bensinger, deceased, unknown heirs, successors, assigns, and all persons, firms or associations claiming right, title, or interest from or under Robert Paul Bensinger, a/k/a Robert P. Bensinger, deceased.

PLAINTIFF: Santander Bank, N.A.

ATTORNEYS FOR PLAINTIFF: Brock & Scott, PLLC.

JUDGMENT: \$71,761.78.

Case No. S-0737-2025

(SALE NO. 18)

Tax Parcel No.: 22/15/0016/000/.

Property know as: 2022 East Colliery Avenue, Tower City, Pennsylvania 17980.

SCHUYLKILL LEGAL RECORD

TO BE SOLD AS THE PROPERTY of Kathy A. Witmer.

PLAINTIFF: Truist Bank, formerly known as Branch Banking and Trust Company.

ATTORNEYS FOR PLAINTIFF: McCabe, Weisberg & Conway, LLC; 1420 Walnut Street, Suite 1501, Philadelphia, PA 19102; (215) 790-1010.

DEFENDANT: Kathy A. Witmer.

JUDGMENT: \$34,936.77.

Case No. S-1369-25

(SALE NO. 19)

Tax ID/PARCEL No.: 04-18-0087.000.

PROPERTY KNOWN AS: 555 Westwood Ln., Frackville, PA 17931.

TITLE TO SAID PREMISES: is vested in James R. Flail, Jr., and Renee M. Flail, his wife, by deed from James M. Flail, Jr., dated May 3, 1999 recorded May 3, 1999 in Book No. 0606, at Page 0215.

PLAINTIFF: Wells Fargo Bank, N.A., as trustee for Securitized Asset Backed Receivables LLC Trust 2006-HE2 mortgage pass-through certificates, Series 2006-HE2.

ATTORNEYS FOR PLAINTIFF: Robertson, Anschutz, Schneid, Crane & Partners, PLLC; a Florida Professional Limited Liability Company.

DEFENDANT(S): Renee M. Flail; James R. Flail, Jr.

JUDGMENT: \$117,328.22.

Case Number: S-1249-2025

(SALE NO. 20)

Tax Parcel No.: 43-1-58.

Property Address: 325 North Center Street, Frackville, PA 17931.

PLAINTIFF: U.S. Bank Trust Company, N.A., as trustee, as No.: S-1086-25 successor-in-interest to U.S. Bank N.A., not in its individual capacity but solely as indenture trust-

ee, for the holders of the CIM Trust 2021-R2, mortgage-backed notes, Series 2021-R2.

ATTORNEYS FOR PLAINTIFF: Friedman Vartolo LLP; 1325 Franklin Avenue, Suite 160, Garden City, NY 11530; Ph.: (212) 471-5100; Fax (212) 471-5150.

DEFENDANT(S): Shawn David Ozor, as heir of Joseph A. Ozor, deceased; Joseph Ozor, Jr., as heir of Joseph A. Ozor, deceased; unknown heirs, successors, assigns and all persons, firms or associations claiming right, title, or interest from or under Joseph A. Ozor, diseased.

Judgment Amount: \$98,758.90.

Case No. S-1086-25

(SALE NO. 21)

Tax Parcel/BRT: 25-20-0020.000.

PROPERTY KNOWN AS: 23 Pine Avenue, Tamaqua, PA 18252.

TO BE SOLD AS THE PROPERTY of Sean P. W. Brobst and Tammy L. Brobst.

PLAINTIFF: Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Certificate Trustee of Bosco Credit II Trust Series 2010-1.

ATTORNEYS FOR PLAINTIFF: Daniel J. Capecci/Parker McCay, PA; Ph.: (856) 810-5915.

DEFENDANT(S): Tammy L. Brobst and Sean P. W. Brobst.

JUDGMENT: \$5,480.72.

Case No. S-1632-25

(SALE NO. 22)

Tax ID No. 48-08-0562.

PROPERTY KNOWN AS: 108 W Spruce Street, Mahanoy City, PA 17948.

TO BE SOLD AS THE PROPERTY of Kelly A. Killian and William F. Killian III a/k/a William F. Killian.

SCHUYLKILL LEGAL RECORD

PLAINTIFF: U.S. Bank Trust N.A., not in its individual capacity, but solely as owner trustee for RCF 2 Acquisition Trust.

ATTORNEYS FOR PLAINTIFF: STERN & EISENBERG, PC; 1581 Main Street, Ste. 200 The Shops at Valley Square, Warrington, PA 1897; Ph.: 215-572-8111; Steven P. Kelly, Esquire (308573); Matthew Fleck, Esquire (330498); Jessica N. Manis, Esquire (318705); Matthew C. Fallings, Esquire (326896); Daniel P. Jones, Esquire (321876); Caroline P. Aprahamian, Esquire (329932).

DEFENDANT(S): Kelly A. Killian and William F. Killian III a/k/a William F. Killian.

JUDGMENT: \$43,968.58.

Case No. S-1677-2025

SALE NO. 23

Tax Parcel Nos. 68-27-215, 68-27-216, and 68-27-217.

PROPERTIES KNOWN AS: 300 W. Market Street, Pottsville, PA 17901; 304 W. Market Street, Pottsville, PA 17901; 306 W. Market Street, Pottsville, PA 17901.

TO BE SOLD AS THE PROPERTY of MPF Capital, LLC.

PLAINTIFF: First National Bank of America.

Attorney for Plaintiff: Benjamin Hoen (PA ID 312786); Ph.: 216-739-5100.

Defendant: MPF Capital, LLC.

JUDGMENT: \$279,232.53.

Case No: S-0614-2025

(SALE NO. 24)

Property ID: 52/03/0041/000/.

BEING KNOWN AS: 313 N. Delaware Avenue, Minersville, PA 17954.

Title to said premises is vested in Erica Nikodemski, as sole owner by deed from James E. Long and Donna M. Long, husband and wife, as tenants by the entirety, dated August 19, 2022 recorded August 22, 2022 in Book No. 2787, at Page 2375.

ATTORNEYS FOR PLAINTIFF: Robertson, Anschutz, Schneid, Crane & Partners, PLLC; a Florida Professional Limited Liability Company.

JUDGMENT: \$128,176.05.

Case Number: S-1938-2025

(SALE NO. 25)

Tax Parcel No. 19-12-0017.000.

PROPERTY KNOWN AS: 8 East Hazel Street, Nuremberg, PA 18241.

TO BE SOLD AS THE PROPERTY of James A. Lockwood.

PLAINTIFF: Lakeview Loan Servicing, LLC.

ATTORNEYS FOR PLAINTIFF: KML Law Group, P.C.; Suite 5000, 701 Market Street, Philadelphia, PA 19106; Ph.: (215) 627-1322.

Defendant: James A. Lockwood.

JUDGMENT: \$117,929.15.

Case No. S-1314-2025

(SALE NO. 26)

Tax Parcel Nos.: Parcels 1 & 2—20-05-0021.021, Parcel 3—20-05-0021.020.

Properties known as: Parcels 1 & 2—Improved property known as 31 Deer Park Drive, Pottsville, PA 17901; consists of residential single-family home.

Parcel 3—Unimproved property known as Bulls Head Road, Pottsville, PA 17901; vacant land (1 acre).

PLAINTIFF: Fairway Consumer Discount Co.

ATTORNEYS FOR PLAINTIFF: Hourigan Kluger & Quinn; 600 Third Avenue, Kingston, PA 18704; Ph. (570) 287-3000.

SCHUYLKILL LEGAL RECORD

DEFENDANT(S): Christopher Sincavage, in his capacity as Executor of Marie F. Moran Johnson a/k/a Marie Moran Johnson a/k/a Marie Moran-Johnson a/k/a Marie F. Johnson, deceased.

Judgement: \$9,226.82.

Case No. S-1368-25

(SALE NO. 27)

Tax Map No. 37-13-0089.000.

PROPERTY KNOWN AS: 77 Sky High Lane, New Ringgold, PA 17960.
PLAINTIFF: New Tripoli Bank.

ATTORNEYS FOR PLAINTIFF:

Jack M. Seitz, Esquire of Lesavoy Butz & Seitz LLC; 1620 Pond Road, Suite 200, Allentown, PA 18104; Ph. (610) 530-2700.

Defendant: Carole M. Heitmann.

Judgement: \$257,333.70.

Case No. S-1393-2025

(SALE NO. 28)

Tax Parcel No. 13-23-0016.000.

PROPERTY KNOWN AS: 1488 East Main Street, Hegins, PA 17938.

TO BE SOLD AS THE PROPERTY of Timothy J. Browning and Stephanie Marie Pollock.

PLAINTIFF: PennyMac Loan Services, LLC.

ATTORNEYS FOR PLAINTIFF:

KML Law Group, P.C.; Suite 5000, 701 Market Street, Philadelphia, PA 19106; Ph. (215) 627-1322.

DEFENDANT(S): Timothy J. Browning and Stephanie Marie Pollock.

JUDGMENT: \$134,231.39.

Case No. S-1454-2024

(SALE NO. 29)

BEING Schuylkill County—UPI #41-08-0110.

PROPERTY KNOWN AS 60 Graeff Street, Cressona, PA 17929.

TO BE SOLD AS THE PROPERTY of Lisa A. Noll a/k/a Lisa A. Kenderdine.

PLAINTIFF: CACL Federal Credit Union.

ATTORNEYS FOR PLAINTIFF: Richard J. Wiest, Esquire (Attorney ID #40495) of Williamson, Friedberg & Jones, LLC; Pottsville, PA 17901; Ph. (570) 622-5933.

Defendant: Lisa A. Noll a/k/a Lisa A. Kenderdine.

Judgement: \$76,252.47.

Case No. S-1463-2025

All parties and claimants are hereby notified that schedules of distribution will be filed by the sheriff in his office within thirty (30) days from sale and distribution will be made in accordance with the schedule unless exceptions thereto are filed within ten (10) days thereafter.

SHAWN M. BUTLER

Sheriff of Schuylkill County

Dated at Pottsville, PA

January 14, 2026

Sheriff Sale list available online at:
www.co.schuylkill.pa.ua

Mar. 5, 12, 19

REGISTER OF WILLS

Letters on Estates

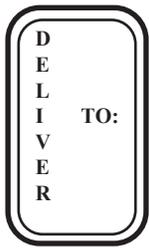
The name of the deceased appears first, followed by the residence, name of executor or administrator, estimated amount of personalty and realty and name of attorney.

CURTIS L. FREED; North Manheim Twp.; Michael L. Freed and Bryan P. Freed, Co-Administrators; PP: \$2,000; RE: \$10,000; Richard J. Wiest, Esquire

DAVID S. VAN TRIES; Pine Grove; Thomas S. Van Tries, Executor; PP: \$5,000; RE: \$150,000; Robin L. Harley, Esquire

SCHUYLKILL LEGAL RECORD

- WILLIAM F. GARRITY; Minersville; Shawn Garrity, Executor; PP: \$80,000; RE: \$85,000; James G. Conville, Esquire
- LAWRENCE EDWARD GUINAN a/k/a LARRY GUINAN and L. E. GUINAN; Ryan Township; Maryanne McGuckin-Guinan, Administratrix DBN CTA; PP: None; RE: None; Eric M. Lieberman, Esquire
- MILDRED L. BEALER; Pottsville; Elaine Riskis, Administratrix; PP: \$8,000; RE: \$35,000; Matthew D. Rossi, Esquire
- WILLIAM WALKER WILLING, SR. a/k/a WILLIAM WILLING; Tamaqua; William W. Willing, Jr., Wendy Lee Willing-Hall and Derek C. Willing, Co-Executors; PP: None; RE: \$185,000; Susan M. Sernak-Martinelli, Esquire
- WILLIAM F. SCHUETTLER a/k/a WILLIAM FRANCIS SCHUETTLER, SR.; Pottsville; William Francis Schuettler, Jr., Executor; PP: \$1,500; RE: \$50,500; James C. Bohorad, Esquire
- NICHOLE MYERS; Tamaqua; Gary S. Myers, Administrator; PP: \$100,000; RE: None; Susan M. Sernak-Martinelli, Esquire
- GARY L. BRENSINGER, SR.; North Manheim Twp.; Gary L. Brensinger, Jr. and Randy S. Brensinger, Personal Representative; PP: \$10,000; RE: \$182,900; Lora J. McDonald, Esquire
- THOMAS BRINCHEK a/k/a THOMAS M. BRINCHEK; McAdoo; Frank Willis, Jr., Executor; PP: None; RE: \$55,000; Cynthia S. Yurchak, Esquire
- SHARON M. McCLURE a/k/a SHARON MARIE McCLURE; Orwigsburg; Alan McClure, Executor; PP: \$2,000; RE: \$50,000; Paul Domalakes, Esquire
- THERESA A. STEININGER; Pottsville; Michele Eroh, Executrix; PP: \$15,000; RE: \$25,000; Eric M. Lieberman, Esquire
- EDWARD A. OPANEL; Union Township; Ann T. Opanel, Executrix; PP: \$1,000; RE: None; Jessica Halina Eckrote, Esquire
- ARTHUR C. LONG; Pine Grove Twp.; Penny Jane Long Vojtasek, Executrix; PP: \$2,000; RE: \$10,000; Richard J. Wiest, Esquire
- PEARL ANN SCHWAN a/k/a PEARL A. SCHWAN; Pine Grove Twp.; Anne Marie Mucha, Executrix; PP: \$50,000; RE: None; Thomas J. Pellish, Esquire
- STEPHEN SHALAMANDA a/k/a STEPHEN SHALAMANDA, JR.; Butler Township; Joanne Brindle, Executrix; PP: \$20,000; RE: None; Craig A. Hatch, Esquire
- ELIZABETH A. CRAMPTON a/k/a ELIZABETH CRAMPTON; Blythe Township; Frank H. Crampton, Executor; PP: \$53,000; RE: None; James C. Bohorad, Esquire
- FRANK J. BARTOSIC; Schuylkill Haven; Edward F. Bartosic, Administrator; PP: \$5,000; RE: \$100,000; Matthew D. Rossi, Esquire
- LARRY L. SCHNEIDER a/k/a LARRY LEE SCHNEIDER; Hegins Township; Suzette E. Spotts, Executrix; PP: \$20,000; RE: None; Richard G. Scheib, Esquire
- ROBERT A. COCCIO, JR.; West Penn Twp.; Monica Akins, Administratrix; PP: \$1,000; RE: \$120,000; Attorney: None
- MARK S. KEIRSEY a/k/a MARK STANLEY KEIRSEY; Gilberton; Jill Waldon, Executrix; PP: \$1,000; RE: \$21,000; Paul Domalakes, Esquire



PERIODICAL PUBLICATION

* Dated Material. Do Not Delay. Please Deliver Before Monday, March 9, 2026