

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

BOWERS, CAROL J., deceased

Late of the City of Pine Grove, Schuylkill County, PA
Executrix: Ms. Melynda Bowers, 37 Hill Road, Pottsville, PA 17901
Attorneys: Alvin B. Marshall, Esquire, Marshall, Bohorad, Thornburg, Price & Campion, P.C., 1940 West Norwegian Street, P.O. Box 1280, Pottsville, PA 17901

DAUBERT, RHODA M., deceased

Late of Pine Grove Township, Schuylkill County, PA
Executor: Dennis L. Daubert, 119 Pine Hill Road, Pine Grove, PA 17963 and Dean L. Daubert, 7686 Batavia Stanford Town Line Road, Batavia, NY 14020
Attorneys: Joseph G. Zerbe, Esquire, Zerbe Law Offices, 111 East Market Street, Pottsville, PA 17901

FENNELL, MACK E., deceased

Late of Tower City Borough, Schuylkill County, PA
Executor: David L. Fennell, 109 Middle Road, Hegins, PA 17938
Attorneys: Gregory M. Kerwin, Esq., Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethtown, PA 17023

LIPSHAW, GARRY C. a/k/a GARY CHARLES LIPSHAW, deceased

Late of the Township of Butler, Schuylkill County, PA
Administrator: Alan M. Lipshaw, 28 Dutch Road, Ashland, PA 17921
Attorneys: Keith J. Strouse, Esquire, Strouse and Strouse, 816 Center Street, Ashland, PA 17921

MORDOSKY, IRENE M., deceased

Late of Schuylkill Haven Borough, Schuylkill County, PA
Administrator: Dale Mordosky c/o Kristen L. Behrens, Esq., 1650 Market St., #1200, Philadelphia, PA 19103
Attorneys: Kristen L. Behrens, Esq., Dilworth Paxson LLP, 1650 Market St., #1200, Philadelphia, PA 19103

SCHAEFFER, BARBARA A. a/k/a BARBARA ANN SCHAEFFER, deceased

Late of Cressona Borough, Schuylkill County, PA
Executor: Carey R. Schaeffer, 77 Pottsville Street, Cressona, PA 17929
Attorneys: Eric M. Mika, Esquire, Certified Elder Law Attorney, Williamson, Friedberg & Jones, LLC, 10 Westwood Road, Pottsville, PA 17901

SCHUYLKILL LEGAL RECORD

STUTZ, JAMES DONALD, deceased

Late of Minersville Borough,
Schuylkill County, PA

Executrix: Kathleen Ann Conway,
1 Oak Grove Road, Athens, GA
30607

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

SECOND PUBLICATION

DERR, JOSEPH R., deceased

Late of Ashland, Schuylkill County,
PA

Executor: David Nunziata, 86
Virginia Ave., Sinking Spring, PA
19608

Attorney: John M. Hampton, Esquire,
1022 Centre Street, Ashland,
PA 17921

FRY, PAMELA J., deceased

Late of Wayne Township, Schuylkill
County, PA

Administrator: Louis A. Horton,
107 Prospect Avenue, Wilmington,
DE 19803

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

GAUGHAN, MARGARET C., deceased

Late of Frackville Borough, Schuylkill
County, PA

Executrix: Margaret E. Gaughan,
49 Kenyon Street, Hartford, CT
06105

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

JACKSON, ALVIN, JR., deceased

Late of St. Clair Borough, Schuylkill
County, PA

Administrator: Roger Jackson,
1800 Villa Street, Pottsville, PA
17901

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

McLAUGHLIN, PATRICIA ANN, deceased

Late of the Borough of Shenandoah,
Schuylkill County, PA

Administratrix: Kathleen Fitzsimmons,
140 Summit Avenue, Upper Darby,
PA 19082

Attorney: Leo Breznik, Esquire,
Attorney-At-Law, 32 E. Centre St.,
P.O. Box 567, Shenandoah, PA
17976-0567

STRAUB, MARY D. a/k/a MARY DIANE STRAUB, deceased

Late of Upper Mahantongo Township,
Schuylkill County, PA

Executor: Gregory M. Kerwin, Esq.,
Kerwin & Kerwin, LLP, 4245 State
Route 209, Elizabethville, PA
17023

Attorneys: Gregory M. Kerwin, Esq.,
Kerwin & Kerwin, LLP, 4245 State
Route 209, Elizabethville, PA
17023

WELSH, THOMAS JAMES a/k/a THOMAS J. WELSH and THOMAS WELSH, deceased

Late of Orwigsburg Borough,
Schuylkill County, PA

Administratrix: Janet B. Welsh,
P.O. Box 74, Cressona, PA 17929

Attorneys: Eric M. Mika, Esquire,
Certified Elder Law Attorney,
Toole, Mika & Jones, LLC, 26 East
Centre Street, Shenandoah, PA
17976

WETZEL, RICHARD C. a/k/a RICHARD CHARLES WETZEL, deceased

Late of Ashland, Schuylkill County,
PA

SCHUYLKILL LEGAL RECORD

Executrix: Holly Humes Wetzel,
1827 Market Street, Ashland, PA
17921

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

ZIMMERMAN, LESTER, deceased
Late of North Manheim Township,
Schuylkill County, PA
Administratrix: Karen Zimmer-
man, 11 Canary Street, Pottsville,
PA 17901

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

THIRD PUBLICATION

BELSAK, BARBARA L., deceased
Late of New Ringgold, Schuylkill
County, PA
Administrators: Andrew Belsak,
418 E. Railroad Avenue, New
Ringgold, PA 17960 and Naomi
Belsak, P.O. Box 181, New Ring-
gold, PA 17960

Attorney: Stephen T. Carpenito,
Esquire, 200 Mahantongo Street,
Pottsville, PA 17901, (570) 516-
9265

CLARK, MARGARET EMMA
a/k/a MARGARET E. CLARK,
deceased

Late of Tamaqua, Schuylkill Coun-
ty, PA

Administrator: Tyler George Sher-
man c/o Joseph J. Velitsky, Es-
quire, 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

CROLL, SHELDON E. a/k/a
SHELDON EDWARD CROLL,
deceased

Late of the Township of Rush,
Schuylkill County, PA

Executors: Timothy Lacek and
Carol Lacek, 8107 Laurel Ct., New
Tripoli, PA 18066

Attorneys: Anthony S. Odorizzi,
Esquire, Bowe & Odorizzi Law,
LLC, 109 West Broad Street, Ta-
maqua, PA 18252

DEVANEY, MARYANN J., de-
ceased

Late of Girardville Borough,
Schuylkill County, PA

Executrix: Molly Fera, 706 32nd
Avenue South, Atlantic Beach, SC
29582

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

DEVANEY, WILLIAM L., de-
ceased

Late of Girardville Borough,
Schuylkill County, PA

Executrix: Molly Fera, 706 32nd
Avenue South, Atlantic Beach, SC
29582

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

DONMOYER, VERNAL., deceased
Late of Pine Grove Township,
Schuylkill County, PA

Administratrices: Judith A. Zim-
merman, 11 Sparrow Lane, Pine
Grove, PA 17963 and Penny L.
McNeill, 62 N. Tulpehocken
Street, Pine Grove, PA 17963

SCHUYLKILL LEGAL RECORD

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

LUTE, JOHN a/k/a LAMAR ELWOOD LUTE and LAMAR JOHN LUTE, deceased

Late of Barry Township, Schuylkill County, PA

Executor: Jamie B. Boran, 21 N. 5th Street, Minersville, PA 17954

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

NICKELS, LYNN ELEANOR a/k/a LYNN E. NICKELS and LYNN NICKELS, deceased

Late of West Brunswick Township, Schuylkill County, PA

Administrator C.T.A.: Frank R. Cori, Esquire, P.O. Box 222, Orwigsburg, PA 17961

Attorney: Shelby G. Hostetter, Esquire, 75 Memorial Drive, Schuylkill Haven, PA 17972

PILLSBURY, JACQUELIN C. a/k/a JACQUELINE C. PILLSBURY and JACQUELIN C. PILLSBURY, deceased

Late of the Township of Rush, Schuylkill County, PA

Executor: Arlen L. Hummel, Jr., 71 Wertman Road, Quakake, PA 18245

Attorneys: Jacqueline Pitts, Esquire, Holman & Pitts Law, LLC, 204 East Broad Street, Tamaqua, PA 18252

PUPKO, ROBERT J., SR., deceased

Late of Tamaqua, Schuylkill County, PA

Executrix: Holly G. Pupko, 170 East Main Street, Tamaqua, PA 18252

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

ROLDAN, MARIANO, JR., deceased

Late of the Borough of Frackville, Schuylkill County, PA

Executrix: Cristina Seeaj, 34 S. Second Street, Frackville, PA 17931

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

STRAUSE, THOMAS WILLIAM, deceased

Late of East Brunswick Township, Schuylkill County, PA

Executrix: Jean M. Strause, 86 Scenic Mountain Road, New Ringgold, PA 17960

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

WERTMAN, LAWSON THOMAS, deceased

Late of the Borough of Port Carbon, Schuylkill County, PA

Executor: Timothy K. Wertman, 815 5th Street, Port Carbon, PA 17965

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

NOTICE OF INCORPORATION

NOTICE is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purpose of incorporating the following corporation: The name of the corporation is:

SCHUYLKILL LEGAL RECORD

SWEET CORNER
BAKESHOP, INC.

The corporation has been incorporated under the provisions of the Business Corporation Law of 1988.

ANDREW D. HOFFMAN,
ESQUIRE

GROSS MCGINLEY, LLP
33 S. 7th Street
P.O. Box 4060
Allentown, PA 18105

Sept. 25

IN THE COURT OF COMMON
PLEAS OF SCHUYLKILL
COUNTY, PENNSYLVANIA
CIVIL DIVISION—LAW
M&T BANK

Plaintiff

v.

LYNNANN GLOSEK a/k/a LYNN
A. GLOSEK and
EDWARD GLOSEK
a/k/a EDWARD R. GLOSEK, JR.
NO.: S-1222-2025

NOTICE

TO: DEFENDANTS LYNNANN
GLOSEK a/k/a LYNN A. GLOSEK
and EDWARD GLOSEK a/k/a
EDWARD R. GLOSEK, JR.

TAKE NOTICE THAT M&T
Bank has filed a Complaint at the
above term and number requesting
that a judgment be entered in the
above matter in an amount in excess
of \$23,000.00.

If you wish to defend, you must
take action within twenty (20) days
from the date this Notice is published,
by entering a written appearance 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 with-

out further notice for any money
claimed in the pleading 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 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.

Pennsylvania Bar Association
Lawyer Referral Service
100 South Street
P.O. Box 186
Harrisburg, PA 17108
Telephone 1-800-692-7375

MICHAEL R. NESFEDER,
ESQUIRE
I.D. No. 49563
FITZPATRICK LENTZ &
BUBBA, P.C.

Attorneys for Plaintiff

645 W. Hamilton Street
Suite 400
Allentown, PA 18101

Sept. 25

COURT OF COMMON PLEAS
SCHUYLKILL COUNTY, PA
CIVIL ACTION—LAW
NO. S-0067-2025
NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
FREEDOM MORTGAGE
CORPORATION

Plaintiff

SCHUYLKILL LEGAL RECORD

v.

WILLIAM PERRY

Defendants

To: WILLIAM PERRY Defendant(s),
115 MAHANTONGO DR.,
POTTSVILLE, PA 17901

COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, FREEDOM MORTGAGE CORPORATION, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of SCHUYLKILL County, PA docketed to No. S-0067-2025, seeking to foreclose the mortgage secured on your property located, 115 MAHANTONGO DR., POTTSVILLE, PA 17901.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, by entering a written appearance 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 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 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 THE INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Schuykill County Legal Services
514 North Center Street
Pottsville PA, 17901
(717) 628-3270

TROY FREEDMAN, ESQUIRE
ID No. 85165

ROBERTSON, ANSCHUTZ,
SCHNEID, CRANE &
PARTNERS, PLLC
A Florida professional limited
liability company
Attorneys for Plaintiff

133 Gaither Drive
Suite F
Mt. Laurel, NJ 08054
(855) 225-6906

Sept. 25

SCHUYLKILL COUNTY COURT OF COMMON PLEAS

Richard Suarez

Plaintiff

vs.

74 Realty, Inc.

Defendant

DOCKET NO. S-0527-2025

NOTICE OF ENTRY OF
JUDGMENT P.A.R.C.P. §236

To: 74 Realty, Inc.

You are hereby notified that the Schuylkill County Court of Common Pleas, by Court Order Dated July 30, 2025, entered judgment by default against you.

Unless you act within thirty (30) days from the date of this publication of the court order, a final judgment will be entered against you without a hearing and you will lose your property or other important rights.

SCHUYLKILL LEGAL RECORD

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 THE INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, ONE OF THESE OFFICES 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
Telephone: 1-800-692-7375

Sept. 25

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, OCTOBER 24, 2025
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. 2)

Plaintiff Attorney: Leopold & Associates.

Plaintiff: Temple View Capital Funding, LP.

Defendant: DKS Real Estate Investments, LLC.

Judgement: \$255,903.56.
Being known as parcel number:
36-11-0020.000.

Case No: S-2424-2024

(SALE NO. 3)

By virtue of a Writ of Execution No. S653-24.

Freedom Mortgage Corporation v. Judith R. Runkel.

Parcel No.: 03-02-0088.000.

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$42,346.19.

Attorneys for Plaintiff: Orlans Law Group PLLC.

(SALE NO. 4)

Plaintiff: THE BANK OF NEW YORK MELLON f/k/a THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR THE REGISTERED HOLDERS OF ABFS MORTGAGE LOAN TRUST 2002-2, MORTGAGE-BACKED PASSTHROUGH CERTIFICATES, SERIES 2002-2.

Attorney for Plaintiff: Robertson, Anschutz, Schneid, Crane & Partners, PLLC, 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054, (855) 225-6906.

Judgment: \$112,276.37.

Tax Parcel No.: 16-17-0007.000 AND 16-17-0007.001.

Property known as: 19 BACK STREET f/k/a 106 UPPER BACK STREET MAHANOEY CITY, PA 17948.

TO BE SOLD as the property of THOMAS SMITH AND FAYE SMITH, HUSBAND AND WIFE FAYE SMITH IS DECEASED, DATE OF DEATH IS DECEMBER 23, 2014 THOMAS SMITH IS DECEASED, DATE OF DEATH IS DECEMBER 26, 2021

Case No. S-1351-2024

SCHUYLKILL LEGAL RECORD

(SALE NO. 5)

PLAINTIFF ATTORNEY: Leon P. Haller, Esquire Purcell, Krug & Haller 1719 North Front Street Harrisburg, PA 17102 (717) 234-4178.

PLAINTIFF: PENNSYLVANIA HOUSING FINANCE AGENCY.

DEFENDANTS: SCOTT J. LITC-HKO, EMILY S. RINGO and THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT.

PROPERTY ADDRESS: 627 NORTH 2ND STREET MINERSVILLE, PA 17954.

TAX ID/PARCEL#: 52-02-0413.000.

JUDGMENT: \$95,229.37.

Case No. S-2136-2024.

(SALE NO. 6)

Plaintiff: DLJ Mortgage Capital, Inc.

Defendant: Mary Ann Steffy.

Attorney for Plaintiff: Ed E. Qaqish

MDK Legal, P.O. Box 165028, Columbus, OH 43216-5028.

Judgment Amount: \$119,713.46.

PARCEL NO.: 65-09-0069.001, 65-09-0070.000.

Property known as: 251 North Columbia Street, Tamaqua, PA 18252.

TO BE SOLD AS THE PROPERTY of Curtis D. Steffy and Mary Ann Steffy, his wife.

Case No. S-362-2020

(SALE NO. 7)

Judgment Amount: \$80,082.78.

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

BEING THE SAME PREMISES which Lynn H. Bohr by her deed dated October 6, 1992 and recorded in the Office of the Recorder of Deeds in and for Schuylkill County in Deed

Book No. 1488, page 8, granted and conveyed unto John A. Murray and Jann Murray, his wife.

BEING KNOWN AS: 528 E GRAND AVE., TOWER CITY, PA 17980-1130.

PROPERTY ID: 66-2-163.

TITLE TO SAID PREMISES IS VESTED IN JOANNE BROWN BY DEED FROM JOHN A. MURRAY AND JANN MURRAY, HIS WIFE, DATED NOVEMBER 2, 2010 RECORDED NOVEMBER 12, 2010 IN BOOK NO. 2387 PAGE 1038.

Case No: S-0029-2025

(SALE NO. 8)

Plaintiff: Lakeview Loan Servicing, LLC.

Defendant(s): Unknown heirs, successors, assigns and all persons, firms, or associations claiming right, title or interest from or under Kathrynne M. Morris, deceased mortgagor and owner.

Attorney for Plaintiff: Roger Fay, Esquire, Albertelli Law, 14000 Commerce Parkway, Suite H, Mount Laurel, NJ 08054, (856)724-1888.

Judgment Amount: \$ 135,647.08.

TAX PARCEL NO.: 54-01-0001.004.

PROPERTY KNOWN AS 100 Clay Street, New Philadelphia, PA 17959.

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 Kathrynne M. Morris, deceased mortgagor and owner.

Case No. S-307-24

(SALE NO. 9)

Plaintiff: SANTANDER BANK, N.A.

SCHUYLKILL LEGAL RECORD

Defendant(s): ADRIANE D. SCHOCK a/k/a ADRIANE D. SEIGER.

Attorney for Plaintiff: KML Law Group, P.C., Suite 5000, 701 Market Street, Philadelphia, PA 19106, (215) 627-1322.

Judgment Amount: \$28,262.95.

Tax Parcel No.: 25-13-0018.000/CONTROL#:00029975.

Property Known As: 40 EAST MAIN STREET, TAMAQUA a/k/a QUAKAKE, PA 18252.

TO BE SOLD AS THE PROPERTY of ADRIANE D. SCHOCK a/k/a ADRIANE D. SEIGER.

Case No. S-2237-2024

(SALE NO. 10)

Plaintiff: Carrington Mortgage Services, LLC.

Defendant: Brian Kramer.

Attorney for Plaintiff: Dylan Chess, Esq., (445) 207-4041.

Judgment Amount: \$ 70,006.33.

Tax Parcel No.: 34-03-0045-000.

Property Being Known as: 304 Kiehner Road, Schuylkill Haven, PA 17972.

TO BE SOLD AS THE PROPERTY of Brian Kramer.

Case No. S-210-2025

(SALE NO. 11)

Plaintiff: LAKEVIEW LOAN SERVICING, LLC.

Defendant(s): CHARLES A. LEITZEL.

Attorney for Plaintiff: KML Law Group, P.C., Suite 5000, 701 Market Street, Philadelphia, PA 19106, (215) 627-1322.

Judgment Amount: \$72,358.71.

Tax Parcel No.: 46-02-0044.000

Property Known As: 620 MCK-NIGHT STREET, GORDON, PA 17936.

TO BE SOLD AS THE PROPERTY of CHARLES A. LEITZEL.

Case No. S-2187-2024

(SALE NO. 12)

PLAINTIFF: U.S. Bank Trust Company, National Association, not in its individual capacity but solely as Indenture Trustee of CIM Trust 2023-NR2.

DEFENDANT(S): Susan Polischak a/k/a Susan M. Polischak.

ATTORNEY FOR PLAINTIFF: Steven P. Kelly, Esq., STERN & EISENBERG, PC, 1581 Main Street, Ste. 200, The Shops at Valley Square, Warrington, PA 18976, (215) 572-8111.

JUDGMENT AMOUNT: \$19,238-.51.

TAX ID NO.: 40-06-0030.000

BEING the same premises which Michael J. Prendak and Joan Ellen Prendak by Deed dated June 5, 1984 and recorded in the Office of Recorder of Deeds of Schuylkill County on July 31, 1984 at Book 1347, Page 279 granted and conveyed unto Susan M. Polischak.

PROPERTY KNOWN AS: 234 W Phillip St., Coaldale, PA 18218.

TO BE SOLD AS THE PROPERTY of Susan Polischak a/k/a Susan M. Polischak.

Case No.: S-1679-2024

(SALE NO. 14)

Plaintiff: Blue Mountain School District.

Defendant: John R, Paul, Jr.

Attorney for Plaintiff: PORTNOFF LAW ASSOCIATES, LTD., 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

Judgment Amount: \$3,907.12.

Tax Parcel No.: 42-05-0016.

SCHUYLKILL LEGAL RECORD

Property Known As: 203 Parkway Drive, Deer Lake, Pennsylvania, 17961.

TO BE SOLD AS THE PROPERTY of John R. Paul, Jr.

Case No. J-0887-2021

(SALE NO. 15)

Plaintiff: Shenandoah Valley School District.

Defendant: Megan Browning.

Attorney for Plaintiff: PORTNOFF LAW ASSOCIATES, LTD., 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

Judgment Amount: \$1,632.18.

Tax Parcel No.: 36-09-0300.001.

Property Known As: 228 Ohio Avenue, W. Mahanoy Township, Pennsylvania, 17976.

TO BE SOLD AS THE PROPERTY of Megan Browning.

Case No. J-0666-2022

(SALE NO. 16)

Plaintiff: Pine Grove Area School District.

Defendant: Larry C. Myers, Jr.

Attorney for Plaintiff: PORTNOFF LAW ASSOCIATES, LTD., 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

Judgment Amount: \$2,996.66.

Tax Parcel No.: 67-01-0006.002.

Property Known As: 325 Green Street, Tremont Borough, Pennsylvania, 17981.

TO BE SOLD AS THE PROPERTY of Larry C. Myers, Jr.

Case No. J-1244-2023

(SALE NO. 18)

Plaintiff: Blue Mountain School District.

Defendant: Cathy Walacavage-Andrachick.

Attorney for Plaintiff: PORTNOFF LAW ASSOCIATES, LTD., 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

Judgment Amount: \$3,048.93.

Tax Parcel No.: 18-05-0096.

Property Known As: 21 Beckville Road, N. Manheim Township, Pennsylvania, 17901.

TO BE SOLD AS THE PROPERTY of Cathy Walacavage-Andrachick.

Case No. J-1242-2024

(SALE NO. 19)

Plaintiff: Coaldale Borough.

Defendant: William J. Ciccone, III, Lisa M. Davie.

Attorney for Plaintiff: PORTNOFF LAW ASSOCIATES, LTD., 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

Judgment Amount: \$1,948.36.

Tax Parcel No.: 40-02-0499.

Property Known As: 220 Second Street, Coaldale, Pennsylvania, 18218.

TO BE SOLD AS THE PROPERTY of William J. Ciccone, III, Lisa M. Davie.

Case No. J-1247-2023

(SALE NO. 23)

Plaintiff: Pottsville Area School District.

Defendant: Brenda J. Olson.

Attorney for Plaintiff: PORTNOFF LAW ASSOCIATES, LTD., 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

Judgment Amount: \$4,885.34.

Tax Parcel No.: 59-04-0177.

Property Known As: 78 Coal Street, Port Carbon, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Brenda J. Olson.

Case No. J-0151-2022

SCHUYLKILL LEGAL RECORD

(SALE NO. 25)

Plaintiff: Pottsville Area School District.

Defendant: Kelly A. Hartman.

Attorney for Plaintiff: PORTNOFF LAW ASSOCIATES, LTD., 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

Judgment Amount: \$2,157.14.

Tax Parcel No.: 68-34-0247.

Property Known As: 1105 W. Norwegian Street, Pottsville, Pennsylvania, 17901.

TO BE SOLD AS THE PROPERTY of Kelly A. Hartman.

Case No. J-3156-2023

(SALE NO. 26)

Plaintiff: Pottsville Area School District.

Defendant: Robert H. Greiner.

Attorney for Plaintiff: PORTNOFF LAW ASSOCIATES, LTD., 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

Judgment Amount: \$3,223.98.

Tax Parcel No.: 59-02-0254.

Property Known As: 317 Coal Street, Port Carbon, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Robert H. Greiner.

Case No. J-0443-2024

(SALE NO. 28)

Plaintiff: Pottsville Area School District.

Defendant: Tonya Lance.

Attorney for Plaintiff: PORTNOFF LAW ASSOCIATES, LTD., 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

Judgment Amount: \$2,991.81.

Tax Parcel No.: 68-29-0071.

Property Known As: 510 Carbon Street, Pottsville, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Tonya Lance.

Case No. J-0448-2024

(SALE NO. 29)

Plaintiff: MidFirst Bank.

Defendant: Jack A. Parry; Courtney E. Craig.

Attorney for Plaintiff: Ed E. Qaqish

MDK Legal, P.O. Box 165028, Columbus, OH 43216-5028.

Judgment Amount: \$43,197.96.

PARCEL NO.: 68-13-0118.000.

Property known as: 685 North 2nd Street, Pottsville, PA 17901.

TO BE SOLD AS THE PROPERTY of Jack A. Parry and Courtney E. Craig.

Case No. S-1345-2024

(SALE NO. 30)

Plaintiff: Mid Penn Bank.

Defendants: Professional Counseling, Consulting and Human Services, LLC and RSK Flipper LLC, Terre Tenant and Owner.

Attorney for Plaintiff: Marc A. Hess, Esquire/Henry & Beaver LLP
937 Willow Street, P.O. Box 1140
Lebanon, PA 17042-1140.

Judgment: \$83,288.26.

Tax ID/Parcel No.: 65-13-0178.000.

Said premises being known as: 301 East Broad Street, Tamaqua, Pennsylvania 18252.

To be sold as property of Professional Counseling, Consulting and Human Services, LLC and RSK Flipper LLC, Terre Tenant and Owner.

Case No. S-1110-2025

(SALE NO. 31)

Plaintiff: NewRez LLC d/b/a Mortgage Servicing.

Defendants: Victor G. Mearini, Jr.

Attorney for Plaintiff: Jacqueline F. McNally, Esquire, (850) 422-2520.

Judgment Amount: \$130,609.40.

SCHUYLKILL LEGAL RECORD

Property Commonly Known as: 31 Village Road, Lost Creek, Pennsylvania 17946.

Tax Parcel No: 36-10-0018.000.

Case No. S-0172-2025

(SALE NO. 33)

Plaintiff: Metropolitan Life Insurance Company.

Defendant: C.C. Simmons.

Attorney for Plaintiff: Pincus Law Group PLLC.

Judgment Amount: \$73,608.14.

The improvements thereon being known as 2 Bull Run Street, Coaldale, PA 18218.

Case No. S-942-2024

(SALE NO. 34)

Plaintiff: CACL FEDERAL CREDIT UNION.

Defendants: MARC E. BERZOWSKI and SARA J. BERZOWSKI.

Attorney for Plaintiff: Richard J. Wiest, Esquire (Attorney ID #40495, Williamson, Friedberg & Jones, LLC, 10 Westwood Rd., Pottsville, PA 17901, (570) 622-5933.

Judgment Amount: \$100,143.18.

BEING Schuylkill County UPI #: 29-07-0014.001.

PROPERTY KNOWN AS: 51 Camp Road, Tremont Township, Tremont, PA 17981.

TO BE SOLD AS THE PROPERTY of Marc E. Berzowski and Sara J. Berzowski.

Case No. S-2540-2024

(SALE NO. 35)

Plaintiff: Eagle Rock Resort Co.

Attorney for Plaintiff: Sean W. Logsdon, Esquire, Ph: (570) 384-1309.

Judgment: \$5,490.00.

ALL THAT CERTAIN Lot 114 of the HF4 Subdivision located in Eagle Rock Resort f/k/a Valley of Lakes Subdivision in the Township of East, County of Schuylkill, Commonwealth of Pennsylvania.

Tax Parcel No.: 9-26-114.

Property known as: Lot 114 of the HF4 Subdivision.

TO BE SOLD AS THE PROPERTY of Jeff Bebe.

Case No. S-2244-2024

(SALE NO. 36)

Plaintiff: Eagle Rock Resort Co.

Attorney for Plaintiff: Sean W. Logsdon, Esquire, Ph: (570) 384-1309.

Judgment: \$5,490.00.

Tax Parcel No.: 9-22-93.

TO BE SOLD AS THE PROPERTY of Noe Ha Shin and Ick K. Yoon.

Case No. S-2381-2024

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.

JOSEPH G. GROODY

Sheriff of Schuylkill County

Dated at Pottsville, PA

July 23, 2025

Sheriff Sale list available online at: www.schuylkillcountypa.gov

Sept. 25; Oct. 2, 9