

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, **JUNE 3, 2026**. The account will be transmitted by the Clerk of the Orphans' Court for adjudication and confirmation on Wednesday, **JUNE 3, 2026** and distribution may be ordered or authorized without further notice if no objections are filed prior to that date.

ESTATE

1. Lloyd R. Hampton

FIDUCIARY

Carole Hampton
Mishlane

ATTORNEY

Robert Muolo Esq.

THERESA SANTAI GAFFNEY

Register of Wills and

Clerk of the Orphans' Court

May 14, 21

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

BUBNIS, JOANNE I. a/k/a JO- ANNE BUBNIS, deceased

Late of Butler Township, Schuyl-kill County, PA

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

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

CURRAN, CAROLYN TAVEN- NER, deceased

Late of Pottsville City, Schuylkill County, PA

Administrative Trust Under the Carolyn Tavenner Curran Living Trust

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

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

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

Executor: Bryan Deffley, 1660 Silo Hill Lane, Breinigsville, PA 18031
Attorneys: Eric M. Mika, Esquire, Certified Elder Law Attorney, Williamson, Friedberg & Jones, LLC, 10 Westwood Road, Pottsville, PA 17901

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

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

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

LECH, JOYCE L., deceased

Late of Rush Township, Schuylkill County, PA

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

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

MOYER, FELICIA ANN, deceased

Late of Auburn, Schuylkill County, PA

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

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

MULLINS, DEBORAH A., de- ceased

Late of Pottsville, Schuylkill County, PA

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

SCHUYLKILL LEGAL RECORD

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

SECOND PUBLICATION

ADAMS, PATSY A., deceased

Late of West Brunswick Township, Schuylkill County, PA

Executrix: Paul A. Daubert, Sr., 34 Spittler Road, Pine Grove, PA 17963

Attorneys: Allen R. Shollenberg, Esquire, Barley Snyder LLP, 2755 Century Blvd., Wyomissing, PA 19610

CHICCINE, JOSEPH P., deceased

Late of the City of Pottsville, Schuylkill County, PA

Executrix: Cara Marie Chiccine, 743 Barton Run Boulevard, Marlton, NJ 08053

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

DOWGER, PATRICIA A. a/k/a PATRICIA ANN DOWGER, deceased

Late of McAdoo Borough, Schuylkill County, PA

Executrix: Michele Winchilla

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

FRANTZ, ROBERT J., deceased

Late of 401 University Drive, Schuylkill Haven, Schuylkill County, PA

Co-Administrators: Christine McClain, 2016 Enloe Drive, Clovis, NM 88101 and Russell E. Farbiarz, 64 N. 4th Street, Hamburg, PA 19526

Attorney: Alexa S. Antanavage, Esquire, Antanavage Farbiarz, PLLC, 64 North Fourth Street, Hamburg, PA 19526

FREHAFFER, KENNETH ROBERT, deceased

Late of Pottsville, Schuylkill County, PA

Administratrix: Gloria Jean Frehafer, 826 Ravine Street, Pottsville, PA 17901

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

NEWHART, ANTHONY T. a/k/a ANTHONY THOMAS NEWHART, deceased

Late of West Penn Township, Schuylkill County, PA

Administratrix: Beth Ann Freer, P.O. Box 1, New Ringgold, PA 17960

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

STASNEK, CYNTHIA ANN a/k/a CYNTHIA A. STASNEK and CYNTHIA STASNEK, deceased

Late of Rush Township, Schuylkill County, PA

Administrator: John Ferry, 24 Vine Street, Tamaqua, PA 18252

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

YANOSHNIK, JOHN P., deceased

Late of Kline Township of McAdoo, Schuylkill County, PA

Executrix: Marianne Dougherty, 1022 Valley View Drive, Ambler, PA 19002

SCHUYLKILL LEGAL RECORD

THIRD PUBLICATION

BACHMAN, BETTY L. a/k/a BETTY BACHMAN, deceased

Late of the Borough of Auburn, Schuylkill County, PA

Administrators: Richard Brown, 1073 West Market St., Schuylkill Haven, PA 17972 and Cynthia Brown, 209 Valley St., New Philadelphia, PA 17959

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

BISCO, DOROTHY, deceased

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

Executor: William Scott Bisco, 240 State Road, Barnesville, PA 18214

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

BOHANNON, JOHN P. a/k/a JOHN PATRICK BOHANNON, deceased

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

Executor: Michael J. Bohannon, 50 Coal Street, Port Carbon, PA 17965

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

ENDERS, SUSAN a/k/a SUSAN H. ENDERS, deceased

Late of the Borough of Shenandoah, Schuylkill County, PA

Administrator: James Enders, 5021 Delta Lake Drive, Raleigh, NC 27612

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

GEIST, PALMER E. a/k/a PALMER EARL GEIST, deceased

Late of the Township of Hegins, Schuylkill County, PA

Executor: Karen Kenderdine, Senior Vice President, Mid Penn Bank Trust Department, P.O. Box 660, Pottsville, PA 17901

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

LAIGON, EUGENE EDWARD, JR. a/k/a EUGENE E. LAIGON, JR. and EUGENE LAIGON, deceased

Late of Coaldale, Schuylkill County, PA

Co-Executors: Joseph J. Velitsky and Karen M. Berk c/o Robert S. Frycklund, Esquire, Velitsky & Frycklund, 49 East Ludlow Street, Summit Hill, PA 18250

Attorneys: Robert S. Frycklund, Esquire, Velitsky & Frycklund, 49 East Ludlow Street, Summit Hill, PA 18250

MAIDENFORD, JANET H. a/k/a JANET HOPE MAIDENFORD, deceased

Late of Porter Township, Schuylkill County, PA

Executrix: Wendelyn M. Madenford, 2018 East Center Street, Tremont, PA 17981

Attorneys: Terrence J. Kerwin, Esq., Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethtown, PA 17023

MOYER, FLORENCE L., deceased

Late of Schuylkill Haven, Schuylkill County, PA

Co-Executrices: Deborah Bensingler and Nancy Mack, 492 Schuylkill Street, Schuylkill Haven, PA 17972

SCHUYLKILL LEGAL RECORD

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

NEBISTINSKY, ROSE MARIE, deceased

Late of the Borough of Schuylkill Haven, Schuylkill County, PA
Executrix: Paige Marie Updegrove, 52 Mount Laurel Street, Pine Grove, PA 17963

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

vs.

DKS REAL ESTATE INVESTMENTS, LLC

Defendant

CASE NO.: S-2071-23

NOTICE OF SHERIFF’S SALE OF REAL ESTATE

TO: DKS Real Estate Investments, LLC, at 1931 Howard Avenue, Pottsville, PA 17901 and 707 Emerald Lane, Marlin, PA 17951 and all other Interested Persons or Parties

PLEASE TAKE NOTICE that the real estate located at 1931 Howard Avenue, Pottsville, PA 17901, owned by DKS Real Estate Investments, LLC, scheduled to be sold at Sheriff’s Sale on June 12, 2026 at 10:00am, prevailing time, will be sold at a public on-line auction conducted by Bid4Assets, 8757 Georgia Avenue, Suite 520, Silver Springs, MD 20910, at <https://www.bid4assets.com> (advance registration required), to enforce the court judgment of \$215,051.31, plus fees, costs and other charges obtained by U.S. Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For RCF 2 Acquisition Trust against DKS Real Estate Investments, LLC.

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 cancelled if you pay to U.S. Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For RCF 2 Acquisition Trust, the back payments, late charges, costs and reasonable attorney’s fees due. To find out how much you must pay, please call our office at (212) 471-5100 and/or e-mail to pfigures@friedman-vartolo.com.

NOTICE

NOTICE IS HEREBY GIVEN pursuant to the provisions of the Fictitious Names Act, of the filing on May 1, 2026, with the Pennsylvania Department of State of a registration to conduct a business in Schuylkill County, Pennsylvania, under the assumed or fictitious name of:

CARD COLLECTING MANIA with its principal place of business at: 104 Spruce Street, Cressona, PA 17929. The name and address of the association owning or interested in the business is Card Collecting Mania, Hamburg, LLC, 104 Spruce Street, Cressona, PA 17929.

KEITH J. STROUSE, ESQ. STROUSE AND STROUSE

816 Center Street
Ashland, PA 17921

May 14

IN THE COURT OF COMMON PLEAS OF SCHUYLKILL COUNTY, PENNSYLVANIA
CIVIL ACTION
MORTGAGE FORECLOSURE
U.S. Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For RCF 2 Acquisition Trust
Plaintiff

SCHUYLKILL LEGAL RECORD

2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

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

4. 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 below 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 NOT 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 bid price by calling (212) 471-5100.

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 (212) 471-5100.

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 a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will

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

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

Schuykill County Lawyer
Referral Service
401 North Second Street
Pottsville, PA 17901
(570) 628-1235

JACQUELINE McNALLY,
ESQUIRE (201332)

TIMOTHY A. CIRINO,
ESQUIRE (326340)

ROBERT FLACCO, ESQUIRE
(325024)

NICOLE FRANCESE,
ESQUIRE (332253)

DANIELLE JOHNSON,
ESQUIRE (334703)

YVONNE GANLEY, ESQUIRE
(337459)

ANDREW KRAVITZ, ES-
QUIRE (80142)

FRIEDMAN VARTOLO LLP
Attorneys for Plaintiff

Firm Case No.: 222004-3

1325 Franklin Avenue
Suite 160
Garden City, NY 11530
T: (212) 471-5100
F: (212) 471-5150

May 14

SCHUYLKILL LEGAL RECORD

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, JUNE 12, 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.: 40-02-0446.
PROPERTY KNOWN AS: 19 W. Phillips St., Coaldale, PA 18218.

TITLE TO SAID PREMISES is vested in Roberto Purrone by deed from Lawrence Moyer, dated July 11, 2018 recorded July 12, 2018 in book No. 2632, at page 1424.

BEING THE SAME PREMISES which Michael V. Turrano by a deed dated September 16, 2011 and recorded in the Office of the Recorder of Deeds in and for Schuylkill County in Record Book 2415 page 971, granted and conveyed unto Lawrence Moyer, Grantor herein.

BEING UPI NO. 40-2-446.

PLAINTIFF: Lakeview Loan Servicing, LLC.

ATTORNEY FOR PLAINTIFF: Robertson, Anschutz, Schneid, Crane & Partners, PLLC.

DEFENDANT: Roberto Purrone.
JUDGMENT: \$50,549.25.

Case No. S-0274-2025

(SALE NO. 2)

Tax Parcel No.: 52/05/0671/000/
PROPERTY KNOWN AS: 424-426 Lytle Street, Minersville, PA 17954

TO BE SOLD AS THE PROPERTY of Jacquelyn A. Zukowski a/k/a Jackie A. Maddis a/k/a Jacqueline A. Maddis, Known Surviving Heir of

Phillip Maddis a/k/a Phillip A. Maddis, Valerie L. Maddis a/k/a Valerie L. Weir, Known Surviving Heir of Phillip Maddis a/k/a Phillip A. Maddis, John J. Maddis, Known Surviving Heir of Phillip Maddis a/k/a Phillip A. Maddis, and Unknown Surviving Heirs of Phillip Maddis a/k/a Phillip A. Maddis.

PLAINTIFF: Truist Bank.

ATTORNEY FOR PLAINTIFF: McCabe, Weisberg & Conway, LLC
1420 Walnut Street, Suite 1105, Philadelphia, PA 19102 (215) 790-1010.

DEFENDANT: Jacquelyn A. Zu-kowski a/k/a Jackie A. Maddis a/k/a Jacqueline A. Maddis, Known Surviving Heir of Phillip Maddis a/k/a Phillip A. Maddis, Valerie L. Maddis a/k/a Valerie L. Weir, Known Surviving Heir of Phillip Maddis a/k/a Phillip A. Maddis, John J. Maddis, Known Surviving Heir of Phillip Maddis a/k/a Phillip A. Maddis, and Unknown Surviving Heirs of Phillip Maddis a/k/a Phillip A. Maddis.

JUDGMENT: \$56,291.47

Case No. S-1072-25

(SALE NO. 3)

Tax Parcel No.: Tax Map#: 15-12-0192.000/Control#: 00016996.

PROPERTY KNOWN AS: 36 Bridge Street, McAdoo, PA 18237.

TO BE SOLD AS THE PROPERTY of The Unknown Heirs of HELEN GREBEY Deceased, JUSTIN GREBEY, Solely in His Capacity as Heir of HELEN GREBEY and CHRISTINA WHITTEMORE Solely in Her Capacity as Heir of HELEN GREBEY, Deceased, NOW DECEASED.

PLAINTIFF: NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING.

SCHUYLKILL LEGAL RECORD

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

DEFENDANT(S): The Unknown
Heirs of HELEN GREBEY Deceased,
JUSTIN GREBEY, Solely in His
Ca-pacity as Heir of HELEN
GREBEY and CHRISTINA WHIT-
TEMORE Solely in Her Capacity as
Heir of HELEN GREBEY, Deceased.

JUDGMENT: \$49,957.39.

Case No. S-0015-2025

(SALE NO. 4)

Tax Parcel No.: 40-02-0581.

PROPERTY KNOWN AS: 112 W.
Phillips Street, Coaldale, Pennsylvania,
18218.

TO BE SOLD AS THE PROPER-
TY of Virginia Snyder.

PLAINTIFF: Panther Valley
School District.

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

DEFENDANT(S): Virginia Sny-
der.

JUDGMENT: \$2,174.36.

Case No. J-5024-2023

(SALE NO. 5)

Tax Parcel No.: 37-07-0070.

PROPERTY KNOWN AS: 1025
Spring Road, West Penn Town-
ship, Pennsylvania.

TO BE SOLD AS THE PROPER-
TY of Jeffrey Perlaki, Heidi L. Perla-
ki.

PLAINTIFF: Tamaqua Area
School District.

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

DEFENDANT(S): Jeffrey Perlaki,
Heidi L. Perlaki.

JUDGMENT: \$3,972.45.

Case No. J-1367-2025

(SALE NO. 6)

Tax Parcel No.: 65-15-0208.

PROPERTY KNOWN AS: 303
Penn Street, Tamaqua, Pennsylvania.

TO BE SOLD AS THE PROPER-
TY of Michael A. Bravo.

PLAINTIFF: Tamaqua Area
School District.

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

DEFENDANT(S): Michael A.
Bravo.

JUDGMENT: \$1,897.22.

Case No. J-0478-2024

(SALE NO. 8)

Tax Parcel Nos. 40-02-397.000
and 40-02-401.000.

PROPERTY KNOWN AS: 237 W
Earley Ave., Coaldale, PA 18218.

TITLE TO SAID PREMISES is
Vested in Charles K. Mackay and
Susan E. Mackay, his wife by deed
from Louis R. Horvath, single, dated
recorded April 4, 2006 in book No
2197, at page 1325.

The said Charles K. Mackay hav-
ing departed this life on 11/11/2024.

PLAINTIFF: Wells Fargo Bank,
N.A.

ATTORNEY FOR PLAINTIFF:
Robertson, Anschutz, Schneid, Crane
& Partners, PLLC.

DEFENDANT(S): Susan Mackay.

JUDGMENT: \$106,620.97.

Case No. S-2277-2025

(SALE NO. 9)

Tax Parcel No.: 18-08-0012.022

PROPERTY KNOWN AS: 108
Cross Creek Drive, Pottsville, PA
17901.

TO BE SOLD AS THE PROPER-
TY of Jennifer Schaeffer.

SCHUYLKILL LEGAL RECORD

PLAINTIFF: Wilmington Savings Fund Society, FSB, as Trustee of Stanwich Mortgage Loan Trust F.

ATTORNEY FOR PLAINTIFF: Jill M. Fein, Esquire/Hill Wallack LLP
Phone: (215) 579-7700.

DEFENDANT(S): Jennifer Schaefer.

JUDGMENT: \$410,987.06.
Case No. S-210-2020

(SALE NO. 10)

Tax Parcel No.: 18-05-0096.0000.
PROPERTY KNOWN AS: 21 Beckville Road, Pottsville, PA 17901.

TO BE SOLD AS THE PROPERTY of Cathy Walacavage Andrachick.

PLAINTIFF: Rosewood Rehabilitation and Nursing Center.

ATTORNEY FOR PLAINTIFF: Mary Conn (724) 255-4880.

DEFENDANT(S): Cathy Walacavage Andrachick.

JUDGMENT: \$147,401.48.
Case No. S-1546-2023

(SALE NO. 11)

Tax Parcel No.: 37-07-0034.000.
PROPERTY KNOWN AS: 752 Penn Drive, Tamaqua, Pennsylvania 18252.

TO BE SOLD AS THE PROPERTY of: Edward S. Myirski.

PLAINTIFF: Pennymac Loan Services, LLC.

ATTORNEY FOR PLAINTIFF: Powers Kim, LLC Eight Neshaminy Interplex, Suite 215 Trevose, PA 19053, Telephone: (215) 942-2090.

DEFENDANT(S): Edward S. Myirski.

JUDGMENT: \$148,399.85.
Case No. S-2246-2025

(SALE NO. 12)

Tax Parcel No.: 65-11-0233.000.
PROPERTY KNOWN AS: 215 North Lehigh Street, Tamaqua, Pennsylvania 18252.

TO BE SOLD AS THE PROPERTY of: Dustin Wolfe.

PLAINTIFF: Pennymac Loan Services, LLC.

ATTORNEY FOR PLAINTIFF: Powers Kim, LLC; Eight Neshaminy Interplex, Suite 215, Trevose, PA 19053, Telephone: (215) 942-2090.

DEFENDANT(S): Dustin Wolfe.
JUDGMENT: \$138,950.69.

Case No. S-2245-2025

(SALE NO. 13)

Tax Parcel No.: 05-19-0029.000.
PROPERTY KNOWN AS: 536 Forest Lane, Pottsville, PA 17901.

TO BE SOLD AS THE PROPERTY of KAREN ANTONELLI, Executrix of the Estate of Marion Antonelli, Deceased.

PLAINTIFF: US Bank Trust National Association, Not in its Individual Capacity but solely as owner trustee for VRMTG Asset Trust.

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

DEFENDANT(S): Karen Antonelli Executrix of the Estate of Marion Antonelli, Deceased.

JUDGMENT: \$91,502.66.
Case No. S-0844-20 17

(SALE NO. 14)

Tax Parcel No.: 26-11-0052.000.
PROPERTY KNOWN AS: 12 Hillside Drive, Barnesville, PA 18214.

TO BE SOLD AS THE PROPERTY of David Wojciechowicz.

PLAINTIFF: Pennymac Loan Services, LLC.

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

SCHUYLKILL LEGAL RECORD

DEFENDANT(S): David Wojciechowicz.

JUDGMENT: \$158,411.63.

Case No. S-2276-2025

(SALE NO. 15)

Tax Parcel No.: TAX MAP #68-19-0343.000/CONTROL #00086626.

PROPERTY KNOWN AS: 519 Harrison Street, Pottsville, PA 17901.

TO BE SOLD AS THE PROPERTY of Tanner Krause a/k/a Tanner A. Krause.

PLAINTIFF: United Federal Credit Union s/b/m Gold Credit Union.

ATTORNEY FOR PLAINTIFF:

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

DEFENDANT(S): Tanner Krause a/k/a Tanner A. Krause.

JUDGMENT: \$67,730.00.

Case No. S-1654-2025

(SALE NO. 16)

Tax Parcel No.: 64-05-0107.001.

PROPERTY KNOWN AS: 201 E.

Coal Street, Shenandoah, Pennsylvania 17976.

TO BE SOLD AS THE PROPERTY of Gary R. Keppel, Lisa M. Keppel.

PLAINTIFF: Shenandoah Valley School District.

ATTORNEY FOR PLAINTIFF:

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

DEFENDANT(S): Gary R. Keppel, Lisa M. Keppel.

JUDGMENT: \$1,473.12.

Case No. J-4849-2022

(SALE NO. 17)

Tax Parcel No.: 62-03-0468.

PROPERTY KNOWN AS: As 216 S. Morris Street, St. Clair, Pennsylvania, 17970.

TO BE SOLD AS THE PROPERTY of Donald C. Wylam.

PLAINTIFF: Schuylkill County Municipal Authority.

ATTORNEY FOR PLAINTIFF:

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

DEFENDANT(S): Donald C. Wylam.

JUDGMENT: \$1,685.05.

Case No. J-5290-2024

(SALE NO. 18)

Tax Parcel No.: 19-21-19.

PROPERTY KNOWN AS: Lot 019 of the WS Subdivision located in Eagle Rock Resort f/k/a Valley of Lakes Townhomes Subdivision in the Township of East Union, County of Schuylkill, Commonwealth of Pennsylvania.

TO BE SOLD AS THE PROPERTY of Jerry L. Swank and Judith M. Swank.

PLAINTIFF: Eagle Rock Community Association, Inc.

ATTORNEY FOR PLAINTIFF: Sean W. Logsdon, Esquire, Ph.: (570) 384-1309.

DEFENDANT(S): Jerry L. Swank and Judith M. Swank.

JUDGMENT: \$9,670.00.

Case No. S-2384-2024

(SALE NO. 19)

Tax Parcel No.: 68-27-0386.

PROPERTY KNOWN AS: 523 W. Norwegian Street, Pottsville, PA.

TO BE SOLD AS THE PROPERTY of Michael Sweetwood, Selena Branch.

PLAINTIFF: Pottsville Area School District.

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

SCHUYLKILL LEGAL RECORD

DEFENDANT(S): Michael Sweetwood, Selena Branch.
JUDGMENT: \$2,329.90.
Case No. J-5247-2024

(SALE NO. 20)

Tax Parcel No.: 65-11-0404.
PROPERTY KNOWN AS: 224 W. Broad Street, Tamaqua, PA 18252.
TO BE SOLD AS THE PROPERTY of Ronald Wentz, Trustee of the West Broad Street Land Trust.
PLAINTIFF: Tamaqua Area School District.

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

DEFENDANT(S): Ronald Wentz, Trustee of the West Broad Street Land Trust.
JUDGMENT: \$2,030.64.
Case No. J-1948-2024

(SALE NO. 21)

Tax Parcel No.: 65-09-0016
PROPERTY KNOWN AS: 502 E. Union Street, Tamaqua, PA 18252.
TO BE SOLD AS THE PROPERTY of Roberto De Los Santos.
PLAINTIFF: Tamaqua Area School District.

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

DEFENDANT(S): Roberto De Los Santos.
JUDGMENT: \$3,369.21.
Case No. J-0572-2024

(SALE NO. 22)

Tax Parcel No.: 65-13-0175.
PROPERTY KNOWN AS: 305 E. Broad Street, Tamaqua, Pennsylvania, 18252.

TO BE SOLD AS THE PROPERTY of Richard A. Wetherell, Michelle M. Wetherell.

PLAINTIFF: Tamaqua Area School District.

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

DEFENDANT(S): Richard A. Wetherell, Michelle M. Wetherell.
JUDGMENT: \$3,366.93
Case No. J-4684-2024

(SALE NO. 23)

Tax Parcel No.: 64-06-0218.
PROPERTY KNOWN AS: 217 E. Oak Street, Shenandoah, Pennsylvania, 17976.

TO BE SOLD AS THE PROPERTY of Marie Manbeck.
PLAINTIFF: Shenandoah Valley School District.

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

DEFENDANT(S): Marie Manbeck.
JUDGMENT: \$2,060.16.
Case No. J-0027-2017

(SALE NO. 24)

Tax Parcel No.: 36-12-0282.001.
PROPERTY KNOWN AS: 261 S. Green Street, W. Mahanoy Township, Pennsylvania, 17931.

TO BE SOLD AS THE PROPERTY of Andraia J. Detweiler.
PLAINTIFF: Shenandoah Valley School District.

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

DEFENDANT(S): Andraia J. Detweiler.

SCHUYLKILL LEGAL RECORD

JUDGMENT: \$2,454.25.
Case No. J-2640-2024

(SALE NO. 25)

Tax Parcel No.: 42-05-0016.
PROPERTY KNOWN AS: 203
Parkway Drive, Deer Lake, PA 17961.
TO BE SOLD AS THE PROPER-
TY of John R. Paul, Jr.

PLAINTIFF: Schuylkill County
Municipal Authority.

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

DEFENDANT(S): John R. Paul,
Jr.

JUDGMENT: \$4,104.45.
Case No. J-4842-2022

(SALE NO. 26)

Tax Parcel No.: 27-09-0001.005.
PROPERTY KNOWN AS: 315
Woodland Road, Schuylkill Town-
ship, PA 17925.

TO BE SOLD AS THE PROPER-
TY of Michael Francis Shapella.

PLAINTIFF: Tamaqua Area
School District.

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

DEFENDANT(S): Michael Fran-
cis Shapella.

JUDGMENT: \$3,641.64.
Case No. J-2211-2024

(SALE NO. 28)

Tax Parcel No.: 40-02-0578.
PROPERTY KNOWN AS: 106 W.
Phillips Street, Coaldale, Pennsyl-
vania, 18218.

TO BE SOLD AS THE PROPER-
TY of Gina T. Pasqualucci.

PLAINTIFF: Panther Valley
School District.

ATTORNEY FOR PLAINTIFF:
Portnoff Law Associates, LTD. 2700

Horizon Drive, Suite 100 King of
Prussia, PA 19406 (484) 690-9300.

DEFENDANT(S): Gina T. Pasqua-
lucci.

JUDGMENT: \$3,470.67.
Case No. J-0594-2021

(SALE NO. 29)

Tax Parcel No.: 68-13-0118.000.
PROPERTY KNOWN AS: 685
North 2nd Street, Pottsville, PA
17901.

TO BE SOLD AS THE PROPER-
TY of Jack A. Parry and Courtney E.
Craig.

PLAINTIFF: MidFirst Bank.

ATTORNEY FOR PLAINTIFF:
Ed E. Qaqish; MDK Legal P.O. Box
165028 Columbus, OR 43216-5028.

DEFENDANT(S): Jack A. Parry;
Courtney E. Craig.

JUDGMENT: \$43,197.96.
Case No. S-1345-2024

(SALE NO. 30)

Tax Parcel No.: 37-15-0125.
PROPERTY KNOWN AS: 53
Walnut Lane, West Penn Township,
Pennsylvania.

TO BE SOLD AS THE PROPER-
TY of Bruce W. Eberts, Brandon L.
Eberts.

PLAINTIFF: Tamaqua Area
School District.

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

DEFENDANT(S): Bruce W.
Eberts, Brandon L. Eberts.

JUDGMENT: \$2,588.30.
Case No. J-6082-2024

(SALE NO. 31)

Tax Parcel No.: 40-02-0288.
PROPERTY KNOWN AS: 109
Second Street, Coaldale, Pennsyl-
vania, 18218.

SCHUYLKILL LEGAL RECORD

TO BE SOLD AS THE PROPERTY of Gina T. Pasqualucci.

PLAINTIFF: Panther Valley School District.

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

DEFENDANT: Gina T. Pasqualucci.

JUDGMENT: \$2,294.18.

Case No. J-0304-2024

(SALE NO. 33)

Tax Parcel No.: 59-04-0042.

PROPERTY KNOWN AS 123 Jackson Street, Port Carbon, Pennsylvania, 17965.

TO BE SOLD AS THE PROPERTY of George A. Fredericks, Jr.

PLAINTIFF: Pottsville Area School District.

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

DEFENDANT: George A. Fredericks, Jr.

JUDGMENT: \$2,167.83.

Case No. J-0392-2024

(SALE NO. 34)

Tax Parcel No.: 64-05-0229.002.

PROPERTY KNOWN AS 128-130 N. White Street, Shenandoah, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Andrea M. Babarsky.

PLAINTIFF: Shenandoah Valley School District.

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

DEFENDANT: Andrea M. Babarsky.

JUDGMENT: \$2,602.42.

Case No. J-5539-2021

(SALE NO. 35)

Tax Parcel No.: 68-32-0113.

PROPERTY KNOWN AS 1621-1623 Cherry Street, Pottsville, Pennsylvania, PA.

TO BE SOLD AS THE PROPERTY of Jacqueline B. Robinson.

PLAINTIFF: Pottsville Area School District.

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

DEFENDANT: Jacqueline B. Robinson.

JUDGMENT: \$2,194.16.

Case No. J-4511-2024

(SALE NO. 36)

Tax Parcel No.: 37-15-0126.

TO BE SOLD AS THE PROPERTY of Bruce W. Eberts, Brandon L. Eberts.

PLAINTIFF: Tamaqua Area School District.

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

DEFENDANT: Bruce W. Eberts, Brandon L. Eberts.

JUDGMENT: \$2,413.25.

Case No. J-6083-2024

(SALE NO. 37)

Tax Parcel No.: 67-04-0007.

PROPERTY KNOWN AS 110 W. Main Street, Tremont Borough, Pennsylvania, PA.

TO BE SOLD AS THE PROPERTY of Diane M. Kreiser.

PLAINTIFF: Schuylkill County Municipal Authority.

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

SCHUYLKILL LEGAL RECORD

DEFENDANT: Diane M. Kreiser.
JUDGMENT: \$2,039.13.
Case No. J-1642-2024

(SALE NO. 38)

Tax Parcel No.: 65-12-0076.
PROPERTY KNOWN AS 21
Lafayette Street, Tamaqua, Pennsyl-
vania, 18252.

TO BE SOLD AS THE PROPER-
TY of Colin S. McGregor.

PLAINTIFF: Tamaqua Area
School District.

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

DEFENDANT: Colin S. McGre-
gor.

JUDGMENT: \$2,058.07.
Case No. J-5338-2024

(SALE NO. 39)

Tax Parcel No.: 36-02-0133.001.
PROPERTY KNOWN AS 1151
W. Center Street, W. Mahanoy Town-
ship, Pennsylvania, PA.

TO BE SOLD AS THE PROPER-
TY of Starr Mazack.

PLAINTIFF: Shenandoah Valley
School District.

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

DEFENDANT: Starr Mazack.
JUDGMENT: \$2,291.52.

Case No. J-0913-2024

(SALE NO. 40)

Tax Parcel No.: 24-05-0012.000.
PROPERTY KNOWN AS 136
Black Diamond Road, Pottsville, PA
17901.

PLAINTIFF: Pennsylvania Hous-
ing Finance Agency.

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

DEFENDANTS: David Hartshorn
and the Secretary of Housing and
Urban Development.

JUDGMENT: \$121,870.50.
Case No. S-2151-25

(SALE NO. 41)

Tax Parcel No: 43-02-0119.000.
PREMISES KNOWN AS: 229 N.
Broad Mountain Avenue, Frack-
ville, PA 17931.

TO BE SOLD AS THE PROPER-
TY of Caitlin R. DiGiovanni.

PLAINTIFF: Lakeview Loan Ser-
vicing, LLC.

ATTORNEY FOR PLAINTIFF:
Orlans Law Group PLLC; 200 Eagle
Road, Bldg 2, Suite 120; Wayne, PA
19087; (484) 367-4191.

DEFENDANT: Caitlin R. Di-
Giovanni.

JUDGMENT: \$40,362.16.
Docket No.: S-1501-25

(SALE NO. 42)

Tax Parcel No.: 67-03-0163-000.
PROPERTY KNOWN AS 311
West Laurel Street, Tremont, PA
17981.

TO BE SOLD AS THE PROPER-
TY of James L. Koppenhaver and
Sherri L. Koppenhaver.

PLAINTIFF: Towd Point Mort-
gage Trust 2019-4, U.S. Bank National
Association, as Indenture Trustee.

ATTORNEY FOR PLAINTIFF:
Hladik Onorato and Federman, LLP
298 Wissahickon Avenue, North
Wales, PA 19454; (215) 855-9521.

DEFENDANT(S): James L. Kop-
penhaver and Sherri L. Koppenhaver.
JUDGMENT: \$30,504.79.

Case No. S-2379-2025

SCHUYLKILL LEGAL RECORD

(SALE NO. 43)

Tax Parcel No.: 46-02-0044.000.
PROPERTY KNOWN AS: 620
McKnight Street, Gordon, PA 17936.
TO BE SOLD AS THE PROPER-
TY of Charles A. Leitzel.

PLAINTIFF: Lakeview Loan Ser-
vicing, LLC.

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

DEFENDANT: Charles A. Leitzel.

JUDGMENT: \$72,358.71.

Case No. S-2187-2024

(SALE NO. 44)

Tax Parcel No.: 38-07-0071-000.
PROPERTY KNOWN AS 924
Brock Street, Ashland, PA 17921.

TO BE SOLD AS THE PROPER-
TY of Carol A. Troutman.

PLAINTIFF: Wilmington Savings
Fund Society, FSB, not in its individ-
ual capacity, but solely as Trustee of
NRPL Trust 2019-1.

ATTORNEY FOR PLAINTIFF:
Hladik Onorato and Federman, LLP
298 Wissahickon Avenue, North
Wales, PA 19454; (215) 855-9521.

DEFENDANT: Carol A. Trout-
man.

JUDGMENT: \$43,576.41.

Case No. S-2199-2025

(SALE NO. 45)

Tax Parcel No.: 22-15-0022.000.
PROPERTY KNOWN AS 36
North Yohe Street, Tower City, PA
17980.

TO BE SOLD AS THE PROPER-
TY of Joseph A. Mihalick, Jr.

PLAINTIFF: NewRez LLC d/b/a
Shellpoint Mortgage Servicing.

ATTORNEY FOR PLAINTIFF:
Hladik Onorato and Federman, LLP
298 Wissahickon Avenue, North
Wales, PA 19454; (215) 855-9521.

DEFENDANT: Joseph A. Mihal-
ick, Jr.

JUDGMENT: \$98,701.84.

Case No. S-291-24

(SALE NO. 46)

Tax Parcel Nos. 09-14-0003, 09-
14-0005 & 09-14-0006.

PROPERTY KNOWN AS 129
Main Boulevard, Ringtown, PA 17967.

TO BE SOLD AS THE PROPER-
TY of Frederick Wilcox, Jr.

Case No. S-1700-24.

Tax Parcel Nos. 09-14-0003 &
09-14-0006.

PROPERTY KNOWN AS 129
Main Boulevard, Ringtown, PA 17967

TO BE SOLD AS THE PRPO-
ERTY OF Frederick Wilcox, Jr.

PLAINTIFF: U.S. Bank Trust
National Association, not in its indi-
vidual capacity, but solely as Owner
Trustee for Citigroup Mortgage Loan
Trust 2023-RP2.

ATTORNEY FOR PLAINTIFF:
Hladik Onorato and Federman, LLP
298 Wissahickon Avenue, North
Wales, PA 19454; (215) 855-9521.

DEFENDANT(S): Frederick Wil-
cox, Jr. and Scott Wilcox.

JUDGMENT: \$83,746.59.

Case No. S-1700-24

(SALE NO. 47)

Property ID: 04-08-0044.000.

PROPERTY KNOWN AS 55
Reichwein Road, Lavelle, PA 17943.

TITLE TO SAID PREMISES is
vested in Patricia A. Blakeslee, for-
merly Patricia Lukacina, trustee by
deed from Thomas K. Blakeslee and
Patricia A. Blakeslee, his wife, dated
recorded August 06, 1993 in Book No.
1515, at Page 303. The said Patricia
A. Blakeslee having depart-ed this life
on 02/19/2023.

PLAINTIFF: U.S. Bank National
Association.

SCHUYLKILL LEGAL RECORD

ATTORNEY FOR PLAINTIFF:
Robertson, Anschutz, Schneid, Crane
& Partners, PLLC, a Florida profes-
sional limited liability company; 133
Gaither Drive, Suite F; Mt. Laurel, NJ
08054.

DEFENDANT: Thomas K. Blakes-
lee.

JUDGMENT: \$219,319.62.
Case Number: S-1523-2019

(SALE NO. 48)

Tax Parcel No.: 07-06-0109.010.
PROPERTY KNOWN AS 130
Brookshire Lane, E Brunswick Twp,
Pennsylvania, 17961.

TO BE SOLD AS THE PROPER-
TY of Glenn R. Frantz.

PLAINTIFF: Blue Mountain
School District.

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

DEFENDANT: Glenn R. Frantz.
JUDGMENT: \$8,006.89.

Case No. J-2389-2020

(SALE NO. 49)

Tax Parcel No.: 39-01-0018.
PROPERTY KNOWN AS 130
Orchard Street, Auburn, Pennsyl-
vania, 17922.

TO BE SOLD AS THE PROPER-
TY of Douglas L Hartz, Rose M.
Hartz.

PLAINTIFF: Blue Mountain
School District.

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

DEFENDANT: Douglas I. Hartz,
Rose M. Hartz.

JUDGMENT: \$2,279.45.
Case No. J-0939-2025

(SALE NO. 50)

Tax Parcel No.: 68-17-0038.
PROPERTY KNOWN AS 537
Peacock Street, Pottsville, Pennsyl-
vania, 17901.

TO BE SOLD AS THE PROPER-
TY of Joseph M. Ostrousky. Jill M.
Ostrousky, Andrea B. Ostrousky.

PLAINTIFF: Pottsville Area
School District.

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

DEFENDANT(S): Joseph M, Os-
trousky, Jill M. Ostrousky, Andrea B.
Ostrousky.

JUDGMENT: \$2,267.10.
Case No. J-2996-2021

(SALE NO. 51)

Tax Parcel No.: 20-12-0015.
PROPERTY KNOWN AS 306
Spruce Street, Norwegian Township,
Pennsylvania, 17951.

TO BE SOLD AS THE PROPER-
TY of Thomas M. George.

PLAINTIFF: Pottsville Area
School District.

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

DEFENDANT: Thomas M. George.
JUDGMENT: \$2,525.02.

Case No. J-0678-2024

(SALE NO. 52)

Tax Parcel No.: 34-07-0015.010.
PROPERTY KNOWN AS 19
Middle Street, Pine Grove, Pennsyl-
vania 17963.

TO BE SOLD AS THE PROPER-
TY of Marilyn Muhlbauer, Executrix
of the Estate of Melodie A. Edwards,
deceased.

PLAINTIFF: Fulton Bank, N.A.

SCHUYLKILL LEGAL RECORD

ATTORNEY FOR PLAINTIFF:
Matthew G. Brushwood Esquire;
(610) 372-3500.

JUDGMENT: \$48,209.57.
Case No. S-1793-25

(SALE NO. 53)

Tax Parcel No.: 68-20-0274.
PROPERTY KNOWN AS 313 N.
Third Street, Pottsville, Pennsylvania.
TO BE SOLD AS THE PROPER-
TY of Scott W. Geiger, Tina M. Kri-
ner.

PLAINTIFF: Pottsville Area School
District.

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

DEFENDANT(S): Scott W. Gei-
ger, Tina M. Kriner.

JUDGMENT: \$6,265.71.
Case No. J-2510-224

(SALE NO. 54)

Tax Parcel No.: 19-12-0057.000.
PROPERTY ADDRESS: 773
Main Street, Zion Grove, PA 17985.

SEIZED AND SOLD as the prop-
erty of Darren J. Boehmer, Tina L.
Boehmer a/k/a Tina Boehmer.

PLAINTIFF: U.S. Bank Trust
National Association, as trustee for
IGLOO Series IV Trust.

ATTORNEY FOR PLAINTIFF:
Jacqueline F. McNally, Esq. of Fried-
man Vartolo, LLP, 1325 Franklin
Avenue, Suite 160, Garden City, NY
11530; (212) 471-5100.

DEFENDANT(S): Tina L. Boeh-
mer, a/k/a Tina Boehmer; Darren J.
Boehmer.

JUDGMENT: \$48,302.32.
Case No.: S-2438-24

(SALE NO. 55)

Tax Parcel No.: 68-48-0084.000.

PROPERTY ADDRESS: 1931
Howard Avenue, Pottsville, PA
17901.

SEIZED AND SOLD as the prop-
erty of DKS Real Estate Investments,
LLC.

PLAINTIFF: U.S. Bank Trust
National Association, not in its indi-
vidual capacity but solely as Owner
Trustee for RCF 2 Acquisition Trust.

ATTORNEY FOR PLAINTIFF:
Nicole M. Francese, Esq. of Friedman
Vartolo, LLP; 1325 Franklin Avenue,
Suite 160, Garden City, NY 11530;
(212) 471-5100.

DEFENDANT: DKS Real Estate
Investments, LLC.

JUDGMENT: \$215,051.31.
Case No.: S-2071-23

(SALE NO. 56)

Tax Parcel No.: 9-23-138.
PROPERTY KNOWN AS Lot 138
of the WSS5 Subdivision located in
Eagle Rock Resort f/k/a Valley of
Lakes Subdivision in the Township of
East Union, County of Schuylkill,
Commonwealth of Pennsylvania.

TO BE SOLD AS THE PROPER-
TY of Owen Villarreiz and Sharon
Villarreiz.

PLAINTIFF: Eagle Rock Com-
munity Association, Inc.

ATTORNEY FOR PLAINTIFF:
Sean W. Logsdon, Esquire; Ph: (570)
384-1309.

DEFENDANTS: Owen Villarreiz
and Sharon Villarreiz.

JUDGMENT: \$23,492.14.
Case No. S-0274-2020

(SALE NO. 59)

Tax Parcel No.: 04-23-0012.000.
PROPERTY W/ DWELLING
KNOWN AND NUMBERED AS: 69
Nater Street, Ashland, PA 17921.

TO BE SOLD AS THE PROPER-
TY of Aaron George Sim.

SCHUYLKILL LEGAL RECORD

PLAINTIFF: Pennsylvania Housing Finance Agency.

PLAINTIFF'S ATTORNEY: Leon Haller of Purcell, Krug, & Haller, 1719 North Front Street, Harrisburg, PA 17102; 717-234-4178.

DEFENDANT(S): Aaron George Sim and The Rural Housing Service.

JUDGMENT: \$53,747.72.

Case No.: S-2085-2025

(SALE NO. 60)

Tax Parcel No.: 63/06/0364/000/a/k/a 63-06-0364.000.

PROPERTY KNOWN AS 42 S. Saint Peter Street, Schuylkill Haven, PA 17972.

TO BE SOLD AS THE PROPERTY of Adrienne Wink a/k/a Adrienne Hilleger, known Heir of Ernest B. Wink a/k/a Ernest V. Wink, deceased; Matthew Wink, known Heir of Ernest B. Wink a/k/a Ernest V. Wink, deceased; unknown heirs, successors, assigns, and all persons, firms or associations claiming right, title, or interest from or under Ernest B. Wink a/k/a Ernest V. Wink, deceased.

PLAINTIFF: Santander Bank, N.A.
ATTORNEY FOR PLAINTIFF: Brock & Scott, PLLC.

JUDGMENT: \$40,575.22.

Case No. S-2322-2025

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

March 18, 2026

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

May 7, 14, 21

SUITS

All suits filed in the Prothonotary's Office are not required by law to be marked Assumpsit or Trespass, they are filed as Complaints.

DAUBERT, KIMBERLEY A vs. DAUBERT, EDWARD

FARR, DAVID vs. PA DEPT OF TRANSPORTATION

HAWK MOUNTAIN INSPECTION & REPAIR vs. PA DEPT OF TRANSPORTATION

NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING vs.

GARCIA-RODRIGUEZ, ISAAC ROSSI, RACHEL vs. ROSSI, DAVID

QUIGLEY, SHAWN vs. AHNER, RONI SUE

JOHNSON, AKILASIM vs. BRITAIN, K

ROMAN-HERNANDEZ, ALEXIS vs. DOE 2, CORRECTIONAL OFFICER

SHERIFF OF SCHUYLKILL COUNTY vs.

LESHKO, SHAINA PATRICIA vs. MIDLAND CREDIT MANAGEMENT INC vs. PEDRON, JOSEPH

KLINGER, NICOLE vs. CONIGLIARA, GIUSEPPE

DERSTINE, ADAM M vs. JOHNSON, SALENA

PENNYMAC LOAN SERVICES LLC vs. McGUIGAN, ALEAH

KOONS, RAVEN vs. BUCHANAN, RONNIE

READING ANTHRACITE COMPANY vs. FOSTER TOWNSHIP ZONING HEARING BOARD

KOLES, SAVANNAH L vs. KOLES JR, MICHAEL L

DE JESUS, CARLENY DE LA CRUZ vs. FRIAS, CEBASTIAN CLEMENCIA

CLA/RE INC vs. NORWEGIAN TOWNSHIP ZONING HEARING BOARD