

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

DAWSON, RAYMOND C., JR.
a/k/a RAY DAWSON and RAY-
MOND CHARLES DAWSON,
JR., deceased

Late of Rush Twp., Schuylkill
County, PA

Executrix: Karen L. Rafferty c/o
Gerard J. Woods, Esq., 101 Green-
wood Ave., #300, Jenkintown, PA
19046

Attorney: Gerard J. Woods, 101
Greenwood Ave., #300, Jenkin-
town, PA 19046

FETTEROLF, SUZY A. a/k/a
SUZY B. FETTEROLF and
SUZY FETTEROLF, deceased

Late of the Township of Butler,
Schuylkill County, PA

Administrator: Paul J. Fetterolf,
874 Deep Creek Road, Ashland,
PA 17921

Attorneys: Keith J. Strouse, Es-
quire, Strouse and Strouse, 816
Center Street, Ashland, PA 17921

KODLICK, GARY M., deceased
Late of the Township of East
Brunswick, Schuylkill County
Administrator c.t.a.: James
O'Brien, Fidelity Bank, 252 Sun-
bury Street, Minersville, PA 17954
Attorneys: Zane Rossi Conville &
Harley, 38 St. John Street, P.O.
Box 96, Schuylkill Haven, PA
17972

WATKINS, GEORGE H., deceased
Late of Ashland, Schuylkill Coun-
ty, PA

Executrix: Susan Watkins, 992
Fountain Street, Ashland, PA
17921

Attorney: John M. Hampton, Es-
quire, 1022 Centre Street, Ashland,
PA 17921

WETZEL, BERNICE ANITA a/k/a
BERNICE A. WETZEL, de-
ceased

Late of Pine Grove Township,
Schuylkill County, PA

Executor: Brian G. Wetzel, 16
Spruce Street, Pine Grove, PA
17963

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

SECOND PUBLICATION

BARKET, JOHN A., deceased
Late of Porter Township, Schuylkill
County, PA

Executor: Matthew J. Barket
Attorneys: Barley Snyder Attor-
neys at Law, 1601 Cornwall Road,
Lebanon, PA 17042

BRENNAN, MARTIN JOHN a/k/a
MARTIN BRENNAN and MAR-
TIN J. BRENNAN, deceased
Late of Branch Township, Schuyl-
kill County, PA

SCHUYLKILL LEGAL RECORD

Administratrix: Mary Ann Long,
214 Hastings Avenue, Havertown,
PA 19083

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

CATIZONE, JOAN T., deceased
Late of the Township of Butler,
Schuylkill County, PA
Executrix: Concetta M. Connell,
209 Gravel Hill Road, Palmyra, PA
17078

Attorneys: Timothy T. Engler,
Esquire, Steiner & Sandoe, Attor-
neys at Law, LLC, 36 West Main
Avenue, Myerstown, PA 17067

CORREALE, JOSEPH P., deceased
Late of 396 Millers Rd., Zion
Grove, Schuylkill County, PA
Administratrix: Elizabeth Kostic,
396 Millers Rd., Zion Grove, PA
17985

Attorney: Donald G. Karpowich,
Esquire, 85 Drasher Road, Drums,
PA 18222

HESS, DONALD E., deceased
Late of Tremont, Schuylkill Coun-
ty, PA
Executrix: Ms. Jamie L. Hess,
14526 Johnny Drive, Stewart-
stown, PA 17363

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

**KAHLEY, LOVELL a/k/a
LOVELL A. KAHLEY**, deceased
Late of the Township of Union,
Schuylkill County, PA
Executors: Jewel Ann Tuberty, 380
Trout Run Road, Zion Grove, PA
17985 and Kevin R. Kahley, 115
Ridgecrest Drive, Fayetteville, GA
30215

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

LAUBENSTINE, NOEL LEE, de-
ceased

Late of Orwigsburg Borough,
Schuylkill County, PA

Executor: John S. Laubenstine, 450
Stephens Road, Orwigsburg, PA
17961

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

OHL, ALICE C., deceased
Late of Tamaqua Borough, Schuyl-
kill County, PA

Executor: Mark R. Ohl

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

OLSON, NANCY ANN, deceased
Late of the Borough of St. Clair,
Schuylkill County, PA

Executor: Mr. Brian J. Symon, 9
Pike Street, Pottsville, PA 17901

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

SMITH, CRAIG, deceased
Late of the City of Pottsville,
Schuylkill County, PA

Executor: Anthony Ferris, 19258
Stone Ledge Drive, Tampa, FL
33647

Attorney: Scott G. Mayhart, Esq.,
P.O. Box 1539, Chadds Ford, PA
19317

**STEFANISKO, JEAN ANN a/k/a
JEAN A. STEFANISKO**, de-
ceased

Late of McAdoo Borough, Schuyl-
kill County, PA

Executor: Mark D. Stefanisko

SCHUYLKILL LEGAL RECORD

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

WYLAM, DONNA M., deceased
Late of the Borough of St. Clair, Schuylkill County, PA
Executor: Matthew D. Wylam, 236 Forest Lane, Shoemakersville, PA 19555
Attorneys: Zane, Rossi, Conville & Harley, 38 St. John Street, P.O. Box 96, Schuylkill Haven, PA 17972

THIRD PUBLICATION

BARONE, BARBARA A., deceased
Late of Schuylkill County, PA
Administratrix: Donna Marie Lang, 1026 Elm Street, West West Terrace, Pottsville, PA 17901
Attorneys: Martin J. Cerullo, Esquire, Bowe & Odorizzi Law, LLC, 450 W. Market St., Pottsville, PA 17901

CAULFIELD, FRANCIS V., deceased
Late of the Borough of Girardville, Schuylkill County, PA
Administratrix: Maria Caulfield, 918 Dutch Drive, East Norriton, PA 19403
Attorneys: Thomas J. Campion, Jr., Esquire, Marshall, Bohorad, Thornburg, Price & Campion, P.C., 1940 West Norwegian Street, P.O. Box 1280, Pottsville, PA 17901

CRONEBERGER, SHIRLEY ROSE, deceased
Late of 140 W. Main Street, Schuylkill Haven, Schuylkill County, PA
Administrators: Brenda Lee Ellex, 191 Railroad Street, Cressona, PA 17929 and Bruce Allen Croneberger, II, 610 W. Maple Street, Valley View, PA 17983

Attorneys: Lora J. McDonald, Esquire, Rubright, Domalakes, Troy & McDonald, 29 E. Main Street, P.O. Box 706, Schuylkill Haven, PA 17972

FIDLER, LARRY L., deceased
Late of 2086 Panther Valley Rd., Pottsville, Wayne Twp., Schuylkill County, PA
Executrix: Linda L. Fidler, 2086 Panther Valley Rd., Pottsville, PA 17901

Attorneys: Lora J. McDonald, Esquire, Rubright, Domalakes, Troy & McDonald, 29 E. Main Street, P.O. Box 706, Schuylkill Haven, PA 17972

HESS, JANET V. a/k/a JANET LOUISE HESS and JANET HESS, deceased
Late of the Borough of Tamaqua, Schuylkill County, PA
Executrix: Susan Davis, 5808 Bitter Orange Avenue, Tampa, FL 33625

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

JEPPSON, EUGENIA E. a/k/a JEAN JEPPSON, deceased
Late of Pine Grove Township, Schuylkill County, PA
Executrix: Ms. Charlene M. Betz, 339 Tow Path Lane, Pine Grove, PA 17963

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

KEENAN, FRANCIS C. a/k/a FRANCIS KEENAN and FRANCIS CHARLES KEENAN, deceased
Late of the Township of West Penn, Schuylkill County, PA

SCHUYLKILL LEGAL RECORD

Executrix: Valerie K. Reinhardt,
177 Tower Road, New Ringgold,
PA 17960

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

**PLAXA JOHN C. a/k/a JOHN
CHARLES PLAXA, JR.,** de-
ceased

Late of 878 Wynonah Drive, Au-
burn, Schuylkill County, PA

Executors: Ronald Plaxa, 15442
Muholland Rd., Parish, FL 34219
and Fr. Jozef R. Cyman, 220 Brow-
ertown Rd., Woodland Park, NJ
07424

Attorneys: Lora J. McDonald,
Esquire, Rubright, Domalakes,
Troy & McDonald, 29 E. Main
Street, P.O. Box 706, Schuylkill
Haven, PA 17972

**SEAMAN, M. MAMIE a/k/a
MARY MAMIE SEAMAN,** de-
ceased

Late of Rush Township, Schuylkill
County, PA

Administrator: Robert Seaman
Attorneys: Joseph R. Baranko, Jr.,
Esquire, Slusser Law Firm, 1620
North Church Street, Suite 1, Ha-
zleton, PA 18202

SIDORIAK, ELEANOR, deceased

Late of the Borough of Tamaqua,
Schuylkill County, PA

Executors: John Sidoriak, Jr., 1503
Ridge Road, Wilmington, DE
19809 and Theodore Sidoriak, 128
Squaw Valley Lane, Tafton, PA
18464

Attorneys: James C. Bohorad, Es-
quire, Marshall, Bohorad, Thorn-
burg, Price & Campion, P.C., 1940
West Norwegian Street, P.O. Box
1280, Pottsville, PA 17901

WISCOUNT, YVONNE M., de-
ceased

Late of the Borough of Schuylkill
Haven, Schuylkill County, PA

Executrices: Lynn Ann M. Wis-
count, 210 South Front Street,
Schuylkill Haven, PA 17972 and
Anissa M. Kistler, 212 Royer Street,
New Ringgold, PA 17960

Attorneys: James C. Bohorad, Es-
quire, Marshall, Bohorad, Thorn-
burg, Price & Campion, P.C., 1940
West Norwegian Street, P.O. Box
1280, Pottsville, PA 17901

NOTICE OF INCORPORATION

NOTICE IS HEREBY GIVEN that
on November 10, 2025, Leiby's Hold-
ing, Inc., filed Articles of In-
corporation-For Profit with the
Department of State of the Com-
monwealth of Pennsylvania under the
provisions of the Pennsylvania Busi-
ness Corporation Law of 1988.

SAXTON & STUMP, LLC

Nov. 20

COURT OF COMMON PLEAS
LEBANON COUNTY, PA
CIVIL ACTION—LAW

NO. 2022-0-1614

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE
FOR RCAF ACQUISITION
TRUST

Plaintiff

v.

HARRY E. WHISLER; ET AL.

Defendants

SCHUYLKILL LEGAL RECORD

To: ANDREW ALLER, IN HIS CAPACITY AS HEIR OF HERBERT C. RHOADS, JR., Defendant, 551 BEAGLE ROAD, MYERSTOWN, PA 17067

AMENDED COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, has filed a Mortgage Foreclosure Amended Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of LEBANON County, PA docketed to No. 2022-0-1614, seeking to foreclose the mortgage secured on your property located, 551 BEAGLE ROAD, MYERSTOWN, PA 17067.

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 Amended 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.

Mid-Penn Legal Services
1150 Chestnut Street
Suite 1
Lebanon, PA 17042
(717) 274-2834

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

Nov. 20

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, DECEMBER 19, 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.

SCHUYLKILL LEGAL RECORD

(SALE NO. 1)

PARCEL NO.: 15/12/0184/000/.
Property known as: 14 Bridge Street,
McAdoo, PA 18237.

TO BE SOLD AS THE PROP-
ERTY of David A. Shunski and Lisa
A. Shunski, his wife.

EXHIBIT "A"

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

ATTORNEY FOR PLAINTIFF:
Ed E. Qaqish; MDKLegal, P.O. Box
165028, Columbus, OH 43216-5028.

DEFENDANT: Lisa K. Shunski;
Unknown Heirs and/or Adminis-
tra-tors to the Estate of David Shunski.

JUDGMENT: \$36,326.15.

Case No. S-0103-2025

(SALE NO. 2)

TAX PARCEL NO. 36-9-7.26.
Property known as: 300 Topeka Ave-
nue, Shenandoah, PA 17976.

TO BE SOLD AS THE PROPER-
TY of Joseph Michael Prohibition, ill,
Ad-ministratrix to the Estate of Susan
Prohibition, deceased.

PLAINTIFF: NewRez LLC d/b/a
Shellpoint Mortgage Servicing ser-
vicer for JPMorgan Chase Bank, Na-
tional Association.

DEFENDANT: Joseph Michael
Prohibition, III, Administratrix to the
Estate of Susan Prohibition, deceased.

ATTORNEY FOR PLAINTIFF:
Jill A. Fein, Esquire/Hill Wallack
LLP.

Phone: (215) 579-7700.

JUDGMENT AMOUNT:
\$116,693.95.

Case No. S-1220-2025

(SALE NO. 4)

Tax Parcel No. 68-27-0377.000.
Property known as: 611 W. Nor-
wegian St., Pottsville, PA 17901.

TO BE SOLD AS THE PROPER-
TY of KIMBERLY A. KLIMAYTIS,
IN HER CAPACITY AS HEIR OF
CAROL M. LONG, DECEASED;
UNKNOWN HEIRS, SUCCESS-
SORS, ASSIGNS, AND ALL PER-
SONS, FIRMS OR ASSOCIATIONS
CLAIMING RIGHT TITLE OR IN-
TEREST FROM OR UNDER CAR-
OL M. LONG, DECEASED.

PLAINTIFF: FREEDOM MORT-
GAGE CORPORATION.

ATTORNEY FOR PLAINTIFF:
BROCK & SCOTT, PLLC.

JUDGMENT: \$56,777.53.

Case No. S-S-2276-2023

(SALE NO. 5)

Tax Parcel No.: 68-34-0112.

Property Known As: 1105 W. Mar-
ket Street, Pottsville, Pennsylvania.

TO BE SOLD AS THE PROPER-
TY of John T. Kiapes, Angela M.
Kiapes.

PLAINTIFF: Pottsville Area
School District.

DEFENDANT: John T. Kiapes,
Angela M. Kiapes.

ATTORNEY FOR PLAINTIFF:
PORTNOFF LAW ASSOCIATES,
LTD., 2700 Horizon Drive, Suite 100;
King of Prussia, PA 19406 (484) 690-
9300.

JUDGMENT AMOUNT: \$2,095-
.43.

Case No. J-0670-2024

(SALE NO. 6)

Tax Parcel No.: 68-21-0268

Property Known As: 453 E. Market
Street, Pottsville, Pennsylvania.

TO BE SOLD AS THE PROPER-
TY of Kevin L. Marchetti, Sf.

PLAINTIFF: Pottsville Area
School District.

DEFENDANT: Kevin L. Mar-
chetti, Sr.

SCHUYLKILL LEGAL RECORD

ATTORNEY FOR PLAINTIFF:
PORTNOFF LAW ASSOCIATES,
LTD., 2700 Horizon Drive, Suite 100;
King of Prussia, PA 19406, (484) 690-
9300.

JUDGMENT AMOUNT: \$1,779-
.36

Case No. J-4526-2022

(SALE NO. 7)

Tax Parcel No. 36-11-0060.000.
Property known as: 20 N. WYL-
AM

STREET, Frackville, PA 17931.
TO BE SOLD AS THE PROPER-
TY of TAMMY MARIE KUPUS-
NICK.

PLAINTIFF: BETHPAGE FED-
ERAL CREDIT UNION.

ATTORNEY FOR PLAINTIFF:
BROCK & SCOTT, PLLC.

JUDGMENT: \$57,539.04.

Case No. S-S-1350-2024

(SALE NO. 8)

Tax Parcel No. 65-15-0140.000.
Property known as: 221 Spruce St.,
Tamaqua, PA 18252.

TO BE SOLD AS THE PROPER-
TY of BRIAN LEIBENSPERGER, JR.

PLAINTIFF: LAKEVIEW LOAN
SERVICING, LLC.

ATTORNEY FOR PLAINTIFF:
BROCK & SCOTT, PLLC.

JUDGMENT: \$50,949.51.

Case No. S-S-0736-2025

(SALE NO. 9)

Tax Parcel No. 25-22-0076.000.
Property known as: 28 Lincoln
Drive, Tamaqua, Pennsylvania 18252.

TO BE SOLD AS THE PROPER-
TY of: William James Lewis a/k/a
William J. Lewis a/k/a William Lew-
is, Deceased.

PLAINTIFF: PennyMac Loan
Services, LLC.

DEFENDANT(S): Michele Ka-
vanagh, As Executrix of the Estate of
William James Lewis a/k/a William J.
Lewis a/k/a William Lewis, Deceased.

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

JUDGMENT AMOUNT:
\$79,993.14

Case No.: S-0877-2025

(SALE NO. 10)

Tax Parcel No. 68-23-0003.000.
Property known as: 46 York Farm
Road, Pottsville, PA 17901.

TO BE SOLD AS THE PROPER-
TY of Gretchen Garrity.

PLAINTIFF: PNC Bank, Nation-
al Association.

DEFENDANT: Gretchen Garrity.

ATTORNEY FOR PLAINTIFF:
Christopher A. DeNardo, Esquire of
LOGS Legal Group LLP, 985 Old
Eagle School Road, Suite 514, Wayne,
PA 19087, (610) 278-6800.

Judgment Amount: \$72,335.31.

Case No. S-1394-2024

(SALE NO. 12)

PARCEL NO.: 65-19-0006.000.
Property known as: 318 Penn Street,
Tamaqua, PA 18252.

TO BE SOLD AS THE PROPER-
TY of Aaron L. Mattern.

PLAINTIFF: MidFirst Bank.

DEFENDANT: Aaron L. Mattern.

ATTORNEY FOR PLAINTIFF:
Ed E. Qaquish of MDK Legal; P.O.
Box 165028; Columbus, OH 43216-
5028.

JUDGMENT AMOUNT:
\$17,621.12.

Case No. S-0231-2025

(SALE NO. 13)

TAX ID NO. 58-06-0061.

BEING the same premises which
Carmine D Colasante and Carol Ward

SCHUYLKILL LEGAL RECORD

Colasante by Deed dated April 28, 2000 and recorded in the Office of Recorder of Deeds of Schuylkill County on May 2, 2000 at Book 878, Page 158 granted and conveyed unto Kevin S. Buggy.

PROPERTY KNOWN AS: 30 Laurel Street, Pine Grove, PA 17963.

TO BE SOLD AS THE PROPERTY OF Kevin S. Buggy.

PLAINTIFF: PHH Mortgage Corporation.

DEFENDANT(S): Kevin S. Buggy.

ATTORNEY FOR PLAINTIFF: Kenya Bates, Esquire (203664), Steven P. Kelly, Esquire (308573), Jessica N. Manis, Esquire (318705), Matthew C. Fallings, Esquire (326896), Caroline P. Aprahamian, Esquire (329932) of STERN & EISENBERG, PC; 1581 Main Street, Ste. 200; The Shops at Valley Square, Warrington, PA 18976; (215) 572-8111.

JUDGMENT AMOUNT \$45,243-.91.

(SALE NO. 14)

Tax Parcel No. 15-11-0206.000.

Property Known As: 20 NORTH JAMES STREET, KELAYRES, PA 18231.

TO BE SOLD AS THE PROPERTY OF JEAN M. MIHALICK.

PLAINTIFF: PENNYMAC LOAN SERVICES, LLC.

DEFENDANT(S): JEAN M. MIHALICK.

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

JUDGMENT AMOUNT: \$137,968.95.

Case No. S-0921-2025

(SALE NO. 15)

Tax Parcel Number: 19-160013.000.

Property Address: 13 Princess Drive, Zion Grove, PA 17985.

PLAINTIFF ATTORNEY: Robert Flacco, Esq., of Friedman Vartolo LLP.

Seized and sold as the property of Mark Tucci, Judgment Number S661-24 (U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST vs. MELISSA TUCCI, AS ADMINISTRATRIX OF THE ESTATE OF MARK TUCCI, DECEASED), with a judgment amount of \$52,112.47.

PLAINTIFF: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS NO.: S661-24 OWNER TRUSTEE FOR VRMTG ASSET TRUST.

DEFENDANT: MELISSA TUCCI, AS ADMINISTRATRIX OF THE ESTATE OF MARK TUCCI, DECEASED.

PLAINTIFF ATTORNEY: Robert Flacco, Esq. of FRIEDMAN VARTOLO LLP; 1325 Franklin Avenue, Suite 160; Garden City, NY 11530; (T) (212) 471-5100; (F) (212) 471-5150.

JUDGMENT AMOUNT: \$52,112.47.

(SALE NO. 16)

BEING KNOWN AS: 155 N. 2ND STREET, FRACKVILLE, PA 17931.

PROPERTY ID: 43-03-0099.000.

TITLE TO SAID PREMISES IS VESTED IN MIGUEL RIVERA AND BRENDA RIVERA, HIS WIFE, AN UNDIVIDED TWO-THIRDS INTEREST AND CHRISTINE RI-

SCHUYLKILL LEGAL RECORD

VERA, THEIR DAUGHTER, AN UNDIVIDED ONE-THIRD INTEREST, AS TENANTS BY THE ENTIRETY BETWEEN MIGUEL RIVERA AND BRENDA RIVERA, HUSBAND AND WIFE; AND AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP AS BETWEEN CHRISTINE RIVERA AND THEM AS TENANTS BY THE ENTIRETY BY DEED FROM MIGUEL RIVERA, DATED JULY 23, 2021 RECORDED JULY 30, 2021 IN BOOK NO. 2741, AT PAGE 366.

THE SAID MIGUEL RIVERA HAVING DEPARTED THIS LIFE ON 2/5/2023; THE SAID BRENDA RIVERA HAVING DEPARTED THIS LIFE ON 2/2/2022.

PLAINTIFF ATTORNEY: Robertson, Anschutz, Schneid, Crane & Partners, PLLC, a Florida professional limited liability company.

JUDGMENT AMOUNT: \$75,037.60.

Case Number: S-0974-2025

(SALE NO. 17)

Property ID: 21-9-66.

Being Known As: 54 Cabin Ln., Pine Grove, PA 17963.

TITLE TO SAID PREMISES IS VESTED IN BRENDA E. RHEN AND JEFFREY D. RHEN, HER HUSBAND, BY DEED FROM WILLIAM L. SIEGEL AND CORA E. SIEGEL, HIS WIFE, DATED JULY 13, 2004; RECORDED JULY 16, 2004 IN BOOK NO. 2106, AT PAGE 1790.

THE SAID JEFFREY D. RHEN HAVING DEPARTED THIS LIFE ON 12/25/2021.

PLAINTIFF ATTORNEYS: Robertson, Anschutz, Schneid, Crane & Partners, PLLC, a Florida professional limited liability company.

JUDGMENT AMOUNT: \$41,-636.82.

Case Number: S-0217-2025

(SALE NO. 18)

Tax ID / Parcel #: 38-3-0534.000.

Property Address: 924 Walnut St., Ashland, PA 17921.

PLAINTIFF: Pennsylvania Housing Finance Agency.

DEFENDENT: Raymond M Braunstein.

PLAINTIFF ATTORNEY: Leon P. Haller, Esq. of Purcell, Krug & Haller, 1719 North Front St., Harrisburg, PA 17102.

JUDGEMENT: \$136,968.35.

Case No.: S-0958-2025

(SALE NO. 19)

Property ID: 68-53-0013-000.

Being known as: 115 MAHANTONGO DR., POTTSVILLE, PA 17901.

TITLE TO SAID PREMISES IS VESTED IN WILLIAM PERRY, AN UNMARRIED MAN, BY DEED FROM DANIEL W. O'NEILL AND ALYSSA A. O'NEILL, HUSBAND AND: WIFE, DATED MAY 5, 2023 RECORDED MAY 8, 2023 IN BOOK NO. 2817, AT PAGE 806.

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

Judgment Amount: \$270,373.50.

Case Number: S-0067-2025

(SALE NO. 20)

Tax Parcel No. 43-4-472.

Property known as: 14 North Broad Mountain Avenue, Frackville, Pennsylvania 17931.

TO BE SOLD AS THE PROPERTY of: James Mowery and Tarra Gregis Mowery.

SCHUYLKILL LEGAL RECORD

PLAINTIFF: PennyMac Loan Services, LLC.

DEFENDANT(S): James Mowery AND Tarra Gregis Mowery.

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

JUDGEMENT AMOUNT: \$131,187.33.

Case No.: S-0016-2025

(SALE NO. 21)

Tax Parcel No. 57-05-0051.000.

Property Known As: 130 EAST BACON STREET, POTTSVILLE, PA 17901.

TO BE SOLD AS THE PROPERTY of The Unknown Heirs of RANDY J. MOYER, Deceased.

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

DEFENDANT(S): The Unknown Heirs of RANDY J. MOYER, Deceased.

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

JUDGEMENT AMOUNT: \$56,387.17.

Case No. S-0558-2025

(SALE NO. 22)

Tax Parcel No. 68-40-0112.000.

Property Address: 1805 West Market Street, Pottsville, PA 17901.

PLAINTIFF: METROPOLITAN LIFE INSURANCE COMPANY.

DEFENDENT: FINE CAPITAL LLC IN MORTGAGE FORECLOSURE.

PLAINTIFF ATTORNEY: Danielle Johnson, Esq. (334703) of FRIEDMAN VARTOLO LLP; 1325 Franklin Avenue, Suite 160; Garden City, NY 11530; (T) (212) 471-5100; (F) (212) 471-5150.

JUDGEMENT AMOUNT: \$100,680.68.

Case No. S-1480-25

(SALE NO. 23)

Tax Parcel: 25-07-0072.001.

Property Address: 570 Pine Creek Drive, Township of Rush, Schuylkill County, PA;

Mailing Address: 570 Creek Drive, Barnesville, PA.

Title is vested in Christopher M. Mattie, by deed from Ann E. Kulick, dated December 2, 2019 and recorded on December 16, 2019 in the Schuylkill County Clerk's/Register's Office as Book 2677, Page 1622.

PLAINTIFF: M & T Bank.

DEFENDANT: Christopher M. Mattie

PLAINTIFF ATTORNEY: McCalla Raymer Leibert Pierce, LLP; 485F U.S. Highway 1 South, Suite 300; Iselin, NJ 08830-3072.

JUDGEMENT: \$123,856.26.

Case No. S-1463-2024

(SALE NO. 24)

Tax Parcel: Schuylkill County UPI #21-20-0040.000.

Property known as: 112-114 Pleasant Valley Road, Pine Grove Township, Pine Grove, PA 17963.

TO BE SOLD AS THE PROPERTY of Mohamed Errahmany.

PLAINTIFF: PINE GROVE JOINT TREATMENT AUTHORITY.

DEFENDANT: MOHAMED ERRAHMAN.

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

JUDGEMENT: Writ Amount: \$4,044.98 (Docket No. J-238-2025) \$4,044.97 (Docket No. J-239-2025).

Case No. J-238-2025 and J-239-2025

SCHUYLKILL LEGAL RECORD

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

September 24, 2025

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

Nov. 13, 20, 27

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.

CACL EMPLOYEES FEDERAL
CREDIT UNION vs. NOLL,
LISAA

CAPITAL ONE NA vs. KOFSKIE,
JOHN J

SHADLER, RICHARD A vs.
SHADLER, CRYSTAL D

DAVID 55 RE LLC vs. MCBALL,
JAMAR

JPMORGAN CHASE BANK NA vs.
HERNANDEZ, CLARIBEL N
CABRERA

CAVALRY SPV I LLC vs. GRIGAS,
TONIA

CAVALRY SPV I LLC vs. FABIEN,
ANGELICA

CAVALRY SPV I LLC vs. IMSCH-
WEILER, JANE

US BANK TRUST NATIONAL
ASSOCIATION vs. TATE, VIN-
CENT

HILLSIDE SOCIETY FOR THE
PREVENTION OF CRUELTY
TO ANIMALS INC vs. WIL-
LIAMS, KAREN

TURNER, JOSHUA T vs. TURNER,
REBECCA E

METROPOLITAN LIFE INSUR-
ANCE COMPANY vs. FINE
CAPITAL LLC

CAVALRY SPV I LLC vs. HOZEL-
LA, ROBERT

CACL FEDERAL CREDIT UNION
vs. CORRELL, JENNIFER A
BLANKENHORN, TINA vs. RVR
INC

HAWK MOUNTAIN INSPECTION
& REPAIR vs. PENNSYLVANIA
COMMONWEALTH OF DE-
PARTMENT OF TRANSPORTA-
TION

SCHREIBER, BRANDY vs. PA
DEPT OF TRANSPORTATION
BANK OF AMERICA NA vs.
LAFEY, NOAH W

PHILADELPHIA FEDERAL CRED-
IT UNION vs. WOOD, GLENN H
MERRICK BANK vs. KUFRO,
KAREN A

CAPITAL ONE NA vs. TRUCK,
ROBERT J

CITIMORTGAGE INC vs. RICH-
ARDS, GLEN W

ROOT INSURANCE COMPANY vs.
SHAIK, ALTHAF M

JOHNSON, QUENTIN vs. SCHLE-
ICHER, DOCTOR

LESHER, ROBERT L vs. GIRARD-
VILLE BOROUGH

TAYOUN, BRANDON M vs.
STROUSE, JASON L

GONZALEZ, DANIEL vs. AGOSTI-
NI, MADELINE

GROCHOWSKI, EMMA vs. BATT-
AGLIA, DIANE

JOHNSON, QUENTIN vs. HANNA,
MARILYN SAAD

MILLER, DANIELLE M vs. MILL-
ER, CHARLES D

LAKEVIEW LOAN SERVICING
LLC vs. DIGIOVANNI, CAITLIN
R