

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

BOYER, ELIZABETH J., deceased

Late of the Borough of Tamaqua, Schuylkill County, PA

Executrix: Debra A. Puksar, 9 St. Peters Road, Apt. 10, Tamaqua, PA 18252

Attorney: Christine A. Holman, Esquire, 204 East Broad Street, Tamaqua, PA 18252

CONNAGHAN, SANDRA a/k/a SANDRA MARIE CONNAGHAN, deceased

Late of Pottsville, Schuylkill County, PA

Executor: Joseph Connaghan, 5 Bosses Lane, Pottsville, PA 17901

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

KELLY, LEONOR B., deceased

Late of Pottsville, Schuylkill County, PA

Executrix: Diane K. Wolfgang, 858 Wynonah Drive, Auburn, PA 17922

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

SNEAR, MERRITT E., deceased

Late of the Township of Kline, Schuylkill County, PA

Administrators: Mark E. Snear and Brian K. Snear, 3236 Bingen Rd., Bethlehem, PA 18015

SECOND PUBLICATION

HEISLER, PAULINE ANNA a/k/a

PAULINE A. HEISLER and PAULINE HEISLER, deceased

Late of Walker Township, Schuylkill County, PA

Executor: Kent O. Heisler, 1067 Catawissa Road, Tamaqua, PA 18252

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

HERMAN, LOIS M., deceased

Late of the Township of Porter, Schuylkill County, PA

Executrix: Linda M. Filler, 9 Scenic Route, Myerstown, PA 17067

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

KOPERNA, EULA MAE FLOR-ENCE, deceased

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

Executor: Roger S. Koperna, 430 Moonhill Dr., Schuylkill Haven, PA 17972

LONG, ROBERT W., deceased

Late of the City of Pottsville, Schuylkill County, PA

Executrix: Carol J. Krammes, 19 Pine Cone Drive, Pine Grove, PA 17963

SCHUYLKILL LEGAL RECORD

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

McGLINCHEY, MARY JANE
a/k/a **MARY McGLINCHEY**
and **MARY J. McGLINCHEY**,
deceased

Late of the Borough of Tamaqua,
Schuylkill County, PA

Executor: Francis M. McGlinchey,
128 Hunter Street, Tamaqua, PA
18252

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

MILLS, HALEY NOEL, deceased
Late of Schuylkill Haven Borough,
Schuylkill County, PA

Administratrix: Jaime Lynn
Winslow c/o David L. Reibstein,
Esq., 101 Greenwood Ave., #300,
Jenkintown, PA 19046

Attorneys: David L. Reibstein, The
Elder Care Law Center, LLC, 101
Greenwood Ave., #300, Jenkin-
town, PA 19046

POTTS, MILDRED M., deceased
Late of 32 N. Nicholas Street, Saint
Clair, Schuylkill County, PA

Executor: David Paul Vinc, 32 N.
Nicholas Street, Saint Clair, PA
17970

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

PRICE, ROBERT J., deceased
Late of Mount Carbon Borough,
Schuylkill County, PA

Co-Administrators: Mary Ann
Price, 48 Main Street, Mt. Carbon,
PA 17901 and Janice K. Price, 86
W. Adamsdale Rd., Schuylkill
Haven, PA 17972

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

THIRD PUBLICATION

MERRYFIELD, JANET E. a/k/a
JANET ELAINE MERRY-
FIELD, deceased

Late of 2200 1st Avenue, Potts-
ville, Schuylkill County, PA

Executors: Lisa Panchari, 315
Market Street, P.O. Box 471, Au-
burn, PA 17922 and Gregory
Baver, 45 Summer Valley Road,
Orwigsburg, PA 17961

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

MILLER, DENISE M., deceased
Late of 1363 Chestnut Road, Or-
wigsburg, Schuylkill County, PA
Executrix: Hollie Dietrich, 1353
Chestnut Road, Orwigsburg, PA
17961

Attorneys: Russell E. Farbiarz,
Esquire, Antanavage Farbiarz,
PLLC, 64 North Fourth Street,
Hamburg, PA 19526

IN THE COURT OF COMMON PLEAS SCHUYLKILL COUNTY

CIVIL ACTION—LAW
ACTION OF MORTGAGE
FORECLOSURE

TERM NO. S-0706-2025

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
PENNYMAC LOAN
SERVICES, LLC

Plaintiff

vs.

WILLIAM MONTALVO
Mortgagor and Real Owner

Defendant

SCHUYLKILL LEGAL RECORD

WILLIAM MONTALVO, MORTGAGOR AND REAL OWNER, DEFENDANT whose last known address is 231 South 4th Street Minersville, PA 17954.

THIS FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT.

You are hereby notified that Plaintiff PENNYMAC LOAN SERVICES, LLC, has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Schuylkill County, Pennsylvania, docketed to No. S-0706-2025 wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 231 South 4th Street Minersville, PA 17954 whereupon your property will be sold by the Sheriff of Schuylkill.

NOTICE

You have been sued in court. If you wish to defend against the claims set forth in the following pages, 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 claim in the Complaint of 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 OR CANNOT AFFORD ONE, 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
(800) 692-7375

MICHAEL T. McKEEVER, ESQ.
KML LAW GROUP, P.C.

Attorneys for Plaintiff

BNY Independence Center
701 Market Street
Suite 5000
Philadelphia, PA 19106-1532
(215) 627-1322

July 31

IN THE COURT OF COMMON
PLEAS OF SCHUYLKILL
COUNTY, PENNSYLVANIA
CIVIL DIVISION

NO: S-1700-24

U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY, BUT
SOLELY AS OWNER TRUSTEE
FOR CITIGROUP MORTGAGE
LOAN TRUST 2023-RP2

vs.

SCHUYLKILL LEGAL RECORD

FREDERICK WILCOX, JR.,
SCOTT WILCOX

NOTICE

TO: THE DEFENDANTS

You are hereby notified U.S. Bank Trust National Association, not in its individual capacity, but solely as Owner Trustee for Citigroup Mortgage Loan Trust 2023-RP2, has filed a Complaint in Mortgage Foreclosure with regard to 129 Main Boulevard, Ringtown, PA 17967, endorsed with a Notice to Defend, against you at No. S-1700-24 in the Civil Division of the Court of Common Pleas of Schuylkill County, Pennsylvania, wherein plaintiff seeks to foreclose on the mortgage encumbering said property, which foreclosure would lead to a public sale by the Schuylkill County Sheriff.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the 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.

Schuylkill County Lawyer Referral
Service

Pennsylvania Lawyer Referral
Service

Pennsylvania Bar Association

P.O. Box 186

Harrisburg, PA 17108

(800) 692-7375

STEPHEN M. HLADIK, ESQUIRE

HLADIK, ONORATO &

FEDERMAN, LLP

Plaintiff's Attorney

298 Wissahickon Avenue

North Wales, PA 19454

(215) 855-9521

July 31

NOTICE

NOTICE IS HEREBY GIVEN, pursuant to the Fictitious Names Act, of the filing in the Office of the Secretary of the Commonwealth of Pennsylvania, on June 30, 2025, of an application to conduct a business under the fictitious name, style or designation of:

GERALD SMITH

DISTRIBUTION COMPANY

with its place of business at: 1929 Wynonah Drive, Auburn, PA 17922.

The name and address of the individual owning or interested in said business is: Gerald Smith, 1929 Wynonah Drive, Auburn, PA 17922.

MARTIN J. CERULLO,

ESQUIRE

BOWE & ODORIZZI LAW, LLC

450 W. Market Street

P.O. Box 450

Pottsville, PA 17901

July 31

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

SCHUYLKILL LEGAL RECORD

FRIDAY, AUGUST 22, 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)

FREEDOM MORTGAGE CORPORATION v. EMILY B. CIAPPA, IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF DONALD SIGLER, DECEASED.

Owner(s) of property situate in the WEST PENN TOWNSHIP, SCHUYLKILL County, Pennsylvania, being 411 SAINT PETERS RD., ANDREAS, PA 18211.

Tax ID No.: 37-03-0023.000 a/k/a 37-3-23.

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$120,650.54.

Attorneys for Plaintiff: Brock & Scott, PLLC.

By virtue of a Writ of Execution:

No. S-1931-2024

(SALE NO. 3)

Plaintiff: Towd Point Mortgage Trust 2020-3, U.S. Bank National Association, as Indenture Trustee.

Attorney for Plaintiff: Caroline P. Aprahamian, Esq., 1581 Main Street, Ste. 200, The Shops at Valley Square, Warrington, PA 18976.

JUDGMENT AMOUNTY: \$66,-344.46.

Tax Parcel No.: S-0354-2024.

Property known as 415 Peacock Street, Pottsville, PA 17901.

TO BE SOLD AS THE PROPERTY of Jessica Tymchyshyn, solely in her capacity as known heir of Stacey J. Lash, deceased and Stacey J. Lash and Stacy Lash, solely in her

capacity as known heir of Stacey J. Lash, deceased and The Unknown Heirs of Stacey Lash a/k/a Stacey J. Lash a/k/a Stacey Jon Lash and Walter Lash, solely in his capacity as heir of Stacey Lash a/k/a Stacey J. Lash a/k/a Stacey Jon Lash, now deceased and Any and All Known and Unknown Heirs, Executors, Administrators and Devisees of the Estate of Jessica Tymchyshyn, solely in her capacity as known heir of Stacey J. Lash, deceased and Stacey J. Lash and Stacy Lash, solely in her capacity as known heir of Stacey J. Lash, deceased and The Unknown Heirs of Stacey Lash a/k/a Stacey J. Lash a/k/a Stacey Jon Lash and Walter Lash, solely in his capacity as heir off Stacey Lash a/k/a Stacey J. Lash a/k/a Stacey Jon Lash, now deceased

Case No. S-0354-2024

(SALE NO. 4)

Plaintiff Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC.

Plaintiff: U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS INDENTURE TRUSTEE OF CIM TRUST 2021-NR3.

Defendant: ALLEN W. HEDEMANN, JR. ADMINISTRATOR OF THE ESTATE OF ALLEN W. HEDEMANN a/k/a ALLEN WILLIAM HEDEMANN.

Judgement: \$40,615.89.

Property Address: 608 N. 3RD STREET, POTTSVILLE, PA 17901.

Tax ID/Parcel #: 68-20-0058.000.

Case Number: S-2239-2024

SCHUYLKILL LEGAL RECORD

(SALE NO. 5)

SANTANDER BANK, N.A. v.
KATHLEEN ELIZABETH DAVIS,
EXECUTRIX OF THE ESTATE OF
KATHLEEN A DAVIS, DECEASED
owner(s) of property situate in the
WAYNE TOWNSHIP, SCHUYL-
KILL County, Pennsylvania, being
462 WYNONAH DR., AUBURN, PA
17922.

Tax ID No. 34-22-0461.000: 34-
22-0462.000.

(Acreage or street address)

Improvements thereon: RESIDEN-
TIAL DWELLING.

Judgment Amount: \$164,633.74.

Attorneys for Plaintiff: Brock &
Scott, PLLC.

By virtue of a Writ of Execution

Case No. S-1162-2024

(SALE NO. 6)

Plaintiff: PINE GROVE JOINT
TREATMENT AUTHORITY.

Defendant: RODNEY HERRING.

Plaintiff Attorney: WILLIAMSON
FRIEDBERG & JONES.

Judgement: \$4,008.14.

BEING UP1 No.: 21-18-0027.

PROPERTY ADDRESS: 236
Sweet Arrow Lake Road, Pine Grove,
PA 17963.

Case No.: J-6200-2024

(SALE NO. 7)

Plaintiff: THE BANK OF NEW
YORK MELLON, f/k/a, THE BANK
OF NEW YORK AS SUCCESSOR
TO JP MORGAN CHASE BANK,
NATIONAL ASSOCIATION AS
INDENTURE TRUSTEE FOR
NOTEHOLDERS AND THE NOTE
INSURER OF ABF'S MORTGAGE
LOAN TRUST 2000-3.

Defendant(s): DIANE M. HAUZE.

Attorneys for Plaintiff: Robertson,
Anschutz, Schneid, Crane & Partners,
PLLC.

Judgment Amount: \$22,198.62.

BEING KNOWN AS: 179 E.
MAIN ST., RINGTOWN, PA 17967.

PROPERTY ID: 61-04-0022-000

Case No.: S-1840-2024

(SALE NO. 8)

Plaintiff: Select Portfolio Servic-
ing, Inc.

Defendant: Michael L. Griesbaum.

Attorney for Plaintiff: Christopher
A. DeNardo, Esq., Esquire, LOGS
Legal Group LLP, 985 Old Eagle
School Road, Suite 514, Wayne, PA
19087, (610) 278-6800.

Judgment Amount: \$59,394.55.

Tax Parcel No.: 68-27-388.

Property known as: 519 West Nor-
wegian Street, Pottsville, PA 17901.

TO BE SOLD AS THE PROP-
ERTY of Michael L. Griesbaum.

Case No. S-2340-2024

(SALE NO. 9)

PLAINTIFF: Citibank, N.A., as
trustee for CMLTI Asset Trust.

DEFENDANT(S): Georgine A.
Mankiewicz a/k/a Georgine
Mankiewicz and Walter V.
Mankiewicz.

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

JUDGMENT AMOUNT: \$52,943-
.74.

TAX ID NO.: 36-09-0195.000.

PROPERTY KNOWN AS: 212
Florida Ave., Shenandoah Heights,
PA 17976.

TO BE SOLD AS THE PROPER-
TY of Georgine A. Mankiewicz a/k/a
Georgine Mankiewicz and Walter V.
Mankiewicz.

Case No.: S-2153-2024

SCHUYLKILL LEGAL RECORD

(SALE NO. 10)

Plaintiff: Lakeview Loan Servicing, LLC.

Defendant(s): Phong Quinones AND Alexander Quinones-Trinidad.

Attorney for Plaintiff: Powers Kirn, LLC, Eight Neshaminy Interplex, Suite 215, Trevoise, PA 19053, Telephone: (215) 942-2090.

Judgment Amount: \$147,795.13.

Tax Parcel No.: 40-02-0410.000.

Property known as: 230 West Early Avenue, Coaldale, Pennsylvania 18218.

TO BE SOLD AS THE PROPERTY of Phong Quinones and Alexander Quinones-Trinidad.

Case No.: S-0017-2025

(SALE NO. 11)

Plaintiff: WELLS FARGO BANK, N.A.

Defendant: JENNIFER M. REESE.

Attorneys for Plaintiff: Robertson, Anschutz, Schneid, Crane & Partners, PLLC.

Judgement: \$66,034.36.

BEING KNOWN AS: 212 N. CENTER ST., FRACKVILLE, PA 17931.

PROPERTY ID: 43-01-0040.000.

Case No.: S-1574-2023

(SALE NO. 12)

Plaintiff: Siwell Inc. d/b/a Capital Mortgage Services of Texas.

Defendant: Unknown Heirs, Successors, assigns and all Persons, Firms or Associations Claiming Right, Title or Interest from or under Derric D. Ney, deceased, Vincent Ney, Known Heir of Derric D. Ney, deceased, Staci Ney, Known Heir of Derric D. Ney, deceased, H.N., minor, Known Heir of Derric D. Ney, deceased, B.N., minor, Known Heir of Derric D. Ney,

deceased and D.N., minor. Known Heir of Derric D. Ney, deceased.

Attorney for Plaintiff: Christopher A. DeNardo, Esq. Esquire, LOGS Legal Group LLP, 985 Old Eagle School Road, Suite 514, Wayne, PA 19087, (610) 278-6800.

Judgment Amount: \$166,687.58.

TO BE SOLD AS THE PROPERTY of The Unknown Heirs of Mary Ann Moser.

Case No. S-1113-2024

(SALE NO. 13)

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

Defendant: Michael P. Kryworuka, as Known Heir of the Estate of William A. Campbell; Unknown Heirs, and/or Administrators to the Estate of William A. Campbell.

Attorney for Plaintiff: Ed E. Qaqish, MDK Legal, P.O. Box 165028, Columbus, OH 43216-5028.

Judgment Amount: \$72,045.62.

PARCEL NO.: 25/ 10/ 0015/ 000/.

Property known as: 3 Golf Road, Barnesville, PA 18214.

Case No. S-1549-2024

(SALE NO. 14)

Plaintiff: PENNYMAC LOAN SERVICES, LLC.

Defendant(s): Tammi J. Birmingham.

Attorney for Plaintiff: Powers Kirn, LLC, Eight Neshaminy Interplex, Suite 215 Trevoise, PA 19053, Telephone: (215) 942-2090.

Judgment Amount: \$159,070.55.

Tax Parcel No.: 52-05-0062.000.

Property known as: 105 South 4th Street, Minersville, Pennsylvania 17954.

TO BE SOLD AS THE PROPERTY of Tammi J. Birmingham.

Case No.: S-0990-2024

SCHUYLKILL LEGAL RECORD

(SALE NO. 15)

Plaintiff: PennyMac Loan Services, LLC.

Defendant(s): Steven P. Davis.

Attorney for Plaintiff: Powers Kirm, LLC, Eight Neshaminy Interplex, Suite 215, Trevose, PA 19053, Telephone: (215) 912-2090.

Judgment Amount: \$84,690.84.

Tax Parcel No. 43-01-0051.000.

Property known as: 328 North Center Street, Frackville, Pennsylvania 17931.

TO BE SOLD AS THE PROPERTY of Steven P. Davis.

Case No.: S-1928-2024

(SALE NO. 16)

Plaintiff: Wilmington Savings Fund Society FSB, not in its individual capacity but solely as Owner Trustee for the FLIC Residential Mortgage Loan Trust 1.

Defendant: Hippo Homes LLC.

Attorney for Plaintiff: Ed E. Qaqish, MDK Legal, P.O. Box 165028, Columbus, OH 43216-5028.

Judgment Amount: \$73,939.33.

PARCEL NO.: 57-04-0143.000.

Property known as: 436 West Savory Street, Pottsville, PA 17901.

TO BE SOLD AS THE PROPERTY of Hippo Homes LLC.

Case No. S-2464-2024

(SALE NO. 17)

Plaintiff: FEDERAL HOME LOAN MORTGAGE CORPORATION AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST SERIES 2020-2.

Defendant: MARTY A. MILLER, INDIVIDUALLY AND IN HER CAPACITY AS PERSONAL REP-

RESENTATIVE FOR COLLEEN MILLER.

Attorney for Plaintiff: ECKERT SEAMANS CHERIN & MELLOTT, LLC.

Judgement: \$93,990.26.

BEING known as No. 252 CREEK DRIVE, AUBURN, PA 17922.

BEING PARCEL No. 34-21-252.

Case No.: S-1520-2023

(SALE NO. 18)

Plaintiff: Tamaqua Area School District.

Defendant: Gretchen Funk.

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

Judgment Amount: \$5,932.40.

Tax Parcel No.: 32-04-0030 & 32-04-0031.

Property Known As: 1365 Valley Road, Walker Township, Pennsylvania, 18252 & Valley Road, Walker Township, Pennsylvania, PA 18252.

TO BE SOLD AS THE PROPERTY of Gretchen Funk.

Case No. J-0646-2022

(SALE NO. 19)

Plaintiff: Shenandoah Valley School District.

Defendant: Troy Payne.

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

Judgment Amount: \$2,821.34.

Tax Parcel No.: 36-12-0151.

Property Known As: 209 S. Wylam Street, W. Mahanoy Township, Pennsylvania, 17931.

TO BE SOLD AS THE PROPERTY of Troy Payne.

Case No. J-1741-2022

SCHUYLKILL LEGAL RECORD

(SALE NO. 20)

Plaintiff: Shenandoah Valley School District.

Defendant: Gordon G. Slater.

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

Judgment Amount: \$2,109.23.

Tax Parcel No.: 64-05-0549.

Property Known As: 5 S. White Street, Shenandoah, Pennsylvania, 17976.

TO BE SOLD AS THE PROPERTY of Gordon G. Slater.

Case No. J-0326-2021

(SALE NO. 21)

Plaintiff: Schuylkill County Municipal Authority.

Defendant: Melissa Socks, Gerald Stephenson.

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

Judgment Amount: \$2,625.42.

Tax Parcel No.: 35-10-0027.

Property Known As: 1559 Centre Turnpike, W. Brunswick Township, Pennsylvania, 17961.

TO BE SOLD AS THE PROPERTY of Melissa Socks, Gerald Stephenson.

Case No. J-0362-2017

(SALE NO. 22)

Plaintiff: Shenandoah Valley School District.

Defendant: Christine L. Chance.

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

Judgment Amount: \$2,363.02.

Tax Parcel No.: 36-09-0050.

Property Known As: 189 Virginia Avenue, W. Mahanoy Township, Pennsylvania, 17976.

TO BE SOLD AS THE PROPERTY of Christine L. Chance.

Case No. J-8135-2019

(SALE NO. 23)

Plaintiff: Tamaqua Area School District.

Defendant: John P. Moravek, III.

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

Judgment Amount: \$1,482.69.

Tax Parcel No.: 37-05-0036.

Property Known As: 38 Black Bear Lane, West Penn Township, Pennsylvania, 18252.

TO BE SOLD AS THE PROPERTY of John P. Moravek, III.

Case No. J-1679-2022

(SALE NO. 24)

Plaintiff: Tamaqua Area School District.

Defendant: William F. Fritz, Jr., Traci L. Fritz.

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

Judgment Amount: \$1,677.17.

Tax Parcel No.: 65-15-0045.

Property Known As: 254 W. Cottage Avenue, Tamaqua, Pennsylvania, 18252.

TO BE SOLD AS THE PROPERTY of William F. Fritz, Jr., Traci L. Fritz.

Case No. J-1071-2021

(SALE NO. 25)

Plaintiff: Tamaqua Area School District.

Defendant: Michael R. Scott.

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: \$2,241.38.

Tax Parcel No.: 65-07-0009.

Property Known As: 506 Washing-
ton Street, Tamaqua, Pennsylvania,
18252.

TO BE SOLD AS THE PROP-
ERTY of Michael R. Scott.

Case No. J-5048-2020

(SALE NO. 26)

Plaintiff: Tamaqua Area School
District.

Defendant: Steven T. Brozyno.

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

Judgment Amount: \$2,069.28.

Tax Parcel No.: 65-15-0198.

Property Known As: 323 Penn
Street, Tamaqua, Pennsylvania,
18252.

TO BE SOLD AS THE PROP-
ERTY of Steven T. Brozyno.

Case No. J-1620-2021

(SALE NO. 27)

Plaintiff: CARRINGTON MORT-
GAGE SERVICES, LLC.

Defendant(s): DERRICK S. WEN-
RICH.

Attorney for Plaintiff: Carolyn
Treglia, Esquire, Brock & Scott,
PLLC, 2011 Renaissance Boulevard,
Suite 100, King of Prussia, PA 19406.

Judgment Amount: \$152,172.13.

Tax Parcel: 32-12-0018.000; 32-
02-0006.000.

Premises Being: 1503 Valley Rd.,
Tamaqua, PA 18252.

Case No. S-1329-2024

(SALE NO. 29)

Plaintiff: NEWREZ LLC DBA
SHELLPOINT MORTGAGE SER-
VICING.

Defendant: KATHLEEN T. UL-
RICH AND MICHAEL S. ULRICH.

Plaintiff Attorney: PADGETT
LAW GROUP.

Judgement: \$56,558.09.

Tax Parcel Number: 36/ 08/ 0025/
001/.

Property Address: 170 Weston
Place, Shenandoah, PA 17976.

Case No.: S-2229-2024

(SALE NO. 30)

Plaintiff: Saint Clair Area School
District.

Defendant: Community Church of
Truth, Richard Wagner, Trustee.

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

Judgment Amount: \$4,077.29.

Tax Parcel No.: 51-02-0219.

Property Known As: 34 Shade
Street, Middleport, Pennsylvania.

TO BE SOLD AS THE PROP-
ERTY of Community Church of
Truth, Richard Wagner, Trustee.

Case No. J-3439-2020

(SALE NO. 31)

Plaintiff: Coaldale Borough.

Defendant: Bryan Cullen, Sarah
Cullen.

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

Judgment Amount: \$1,979.50.

Tax Parcel No.: 40-05-0082.

Property Known As: 30 Foster
Avenue, Coaldale, Pennsylvania,
18218.

SCHUYLKILL LEGAL RECORD

TO BE SOLD AS THE PROPERTY of Bryan Cullen, Sarah Cullen.
Case No. J-4308-2022

(SALE NO. 32)

Plaintiff: Pottsville Area School District.

Defendant: John Kramer.

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

Judgment Amount: \$1,832.61.

Tax Parcel No.: 20-03-0001.

Property Known As: 885 Ann Street, Norwegian Township, Pennsylvania, 17901.

TO BE SOLD AS THE PROPERTY of John Kramer.

Case No. J-4693-2021

(SALE NO. 34)

Plaintiff: Tamaqua Area School District.

Defendant: Edward Schaefer.

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

Judgment Amount: \$1,921.56.

Tax Parcel No.: 65-09-0045.

Property Known As: 311 Clark Street, Tamaqua, Pennsylvania, 18252.

TO BE SOLD AS THE PROPERTY of Edward Schaefer.

Case No. J-5055-2021

(SALE NO. 36)

Plaintiff: Schuylkill County Municipal Authority.

Defendant: Catherine M. Kriner.

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

Judgment Amount: \$2,330.68.

Tax Parcel No.: 35-08-0117.

Property Known As: 2302 Market Street, W Brunswick Township, Pennsylvania.

TO BE SOLD as the property of Catherine M. Kriner.

Case No. J-0893-2021

(SALE NO. 37)

Plaintiff: Mid Penn Bank.

Defendant: RIE Real Estate, LLC.

Attorney for Plaintiff: Charles N. Shurr, Jr., Esquire, (610) 670-2552.

Judgment Amount: \$1,060,646.87

Property A: 19 Laudemans Lane (UPI No. 03-03-0003.000).

Tract No. 1 of Property A

ALL THAT CERTAIN lot or piece of ground situate in the Township of Branch, County of Schuylkill and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point, the Northwest corner of the intersection of a thirty-three (33') feet wide street running North and South and a thirty-three (33') feet wide street running East and West; thence Northwardly along the Western line of the thirty-three (33') feet wide street running North and South, two hundred fifty (250') feet to a point on other land of the said Grantor (sic.); thence Westwardly along other land of said Grantor (sic.) and parallel with the thirty-three (33') feet wide street running East and West, three hundred (300') feet to a point; thence Southwardly along the Eastern line of other land of the said Grantor (sic.) and parallel with the thirty-three (33') feet wide street running North and South, two hundred fifty (250') feet to a point on said thirty-three (33') feet wide street running East and West; thence Northwardly along said thirty-three (33')

SCHUYLKILL LEGAL RECORD

feet wide street running East and West; three hundred (300') feet to the place of beginning.

CONTAINING three hundred (300') feet in front or width on said thirty-three (33') feet wide street running East and West and extending of that width in length or depth two hundred fifty (250') feet.

Tract No. 2 of Property A

ALL THAT CERTAIN plot or piece of ground situate in the Township of Branch, County of Schuylkill and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point, along the Northern side of a thirty-three (33') feet wide street running East and West, the Western boundary line of land of the Grantor (sic.), and extending Westwardly, along the Northern side of said street, a distance of seventy-five (75') feet, to a point; thence Northwardly, and at right angles to said street, a distance of four hundred (400') feet, to a point on land of the late Paul A. DiRenzo, Sr.; thence Eastwardly, at right angles to the aforesaid mete and bound, a distance of three hundred seventy-five (375') feet, to a point on the Western side of another thirty-three (33') feet wide street running North and South; thence Southwardly along the Western side of said street, a distance of one hundred fifty (150') feet, to a point, the Northeast corner of other lands of the Grantor (sic.); thence Westwardly and at right angles to said thirty-three (33') feet wide North and South Street, a distance of three hundred (300') feet, to a point, the Northwest corner of other land of the Grantor (sic.), thence Southwardly, a distance of two hundred fifty (250') feet, to the place of beginning.

Tract No. 3 of Property A

ALL THAT CERTAIN lot, parcel or piece of ground, situate in Branch Township, Schuylkill County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the Northeast corner of two (2) thirty-three (33') foot wide roads, this point being also the Southwest corner of the Rev. Beryk property (now or late); thence along the Eastern side of the thirty-three (33') feet road leading to State Highway Route 199, North twenty-six degrees ten minutes West (N 26° 10' W), three hundred fifty (350') feet to a point; thence through the Rev. Beryk property (now or late) North sixty-three degrees East (N 63° E) four hundred (400') feet to a point; thence through the Rev. Beryk property (now or late) South twenty-six degrees ten minutes East (S 26° 10' E), three hundred fifty (350') feet to a point on the North side of a thirty-three (33') foot street; thence along the Northern side of said thirty-three (33') foot street, South sixty-three degrees West (S 63° W), four hundred (400') feet to a point; the place of beginning.

CONTAINING three and twenty-one hundredths (3.21) acres. TOGETHER with the coal breaker and other buildings thereon erected.

Tract No. 4 of Property A

ALL THAT CERTAIN tract of land situate in Branch Township, Schuylkill County, Pennsylvania, bounded and described as follows to wit:

BEGINNING at a point at the Northwest corner of property formerly conveyed by Rev. Anthony Beryk and Cecelia A. Beryk, his wife, as described by Deed dated April 30, 1947, and recorded in Deed Book 703

SCHUYLKILL LEGAL RECORD

at Page 51, which point is also on the East side of a thirty-three (33') foot street running in a North to South direction from Pennsylvania State Highway to another thirty-three (33') foot road; thence North sixty-three degrees East (N 63° E) four hundred (400') feet along the Northern boundary line of the property of the Grantor (sic.) to the Northeast corner of the said tract of land now or late of the Grantor; thence North twenty-six degrees ten minutes West (N 26° 10' W) for a distance of four hundred fifty (450') feet to a point; thence South sixty-three degrees West (S 63° W) for a distance of four hundred (400') feet to a point on the East side of a thirty-three (33') foot street; thence along the East side of said thirty-three (33') foot street South twenty-six degrees ten minutes East (S 26° 10' E) for a distance of four hundred fifty (450') feet to the place of beginning.

CONTAINING four and thirteen hundredths (4.13) acres of land. TOGETHER WITH a concrete batch plant erected thereon.

Tract No. 5 of Property A

ALL THAT CERTAIN tract of land situate in the Township of Branch, County of Schuylkill and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point which is the Northwest corner of a large tract of land owned now or late by the Grantor (sic.); thence South twenty-six degrees ten minutes East (S 26° 10' E) along the East side of a thirty-three (33') feet wide street for a distance of three hundred fifty-nine (359') feet, more or less, to a point which is the Northwest corner of other lands of the Grantor (sic.); thence along same North sixty-three degrees

East (N 63° E), four hundred (400') feet to a point which is the Northeast corner of other property of the Grantor (sic.); thence North twenty-six degrees ten minutes West (N 26° 10' W) for a distance of three hundred fifty-nine (359') feet, more or less, to a point; thence South sixty-three degrees East (S 63° E), four hundred (400') feet to the place of beginning.

EXCEPTING OUT of the above tract of land all that area occupied by State Highway Route #199. The area hereby conveyed comprises two and ninety-eight hundredths (2.98) acres of land.

Tract No. 6 of Property A

ALL THAT CERTAIN lot, parcel or piece of ground, situate in Branch Township, Schuylkill County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stake on the North side of a thirty-three (33') foot street, said stake being four hundred (400') feet East of another thirty-three (33') foot street, which leads in a Northerly direction to connect with State Highway Route No. 199, thence North twenty-six degrees ten minutes West (N 26° 10' W), three hundred fifty (350') feet, more or less, to a stake; thence North sixty-three degrees East (N 63° E), two hundred forty-eight (248') feet eleven (11") inches, more or less, to a stake; thence South twenty-six degrees ten minutes (S 26° 10' E), three hundred fifty (350') feet, more or less, to a stake on the North side of said thirty-three (33') foot street thence along North side of thirty-three (33') foot street, South sixty-three degrees West (S 63° W), two hundred forty-eight (248') feet eleven (11") inches, more or less, to the place of beginning.

SCHUYLKILL LEGAL RECORD

CONTAINING two (2) acres, more or less.

Property B: 0 Pottsville Street
(UPI No. 03-03-0003.001)

ALL THAT CERTAIN tract of land situate in the Township of Branch, County of Schuylkill and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point which is the Southeast corner of other property described in deed dated the 9th day of June, 1961, recorded in Deed Book 1022, at Page 473, thence along the said property North twenty-seven and three-fourths degrees West (N 27 3/4° W), three hundred sixty (360') feet to a point; thence along the property of John Manue North sixty-three degrees East (N 63° E), three hundred two (302') feet to a point; thence North twenty-seven and three-fourths degrees West (N 27 3/4° W), fifteen (15') feet to a point; thence along the South side of Pottsville Street North sixty-three degrees East (N 63° E), six hundred two (602') feet, more or less, to a point; thence along a street or highway South twenty-seven and three-fourths degrees East (S 27 3/4° E), three hundred seventy-five (375') feet to a point; thence South sixty-three degrees West (S 63° W), nine hundred eight (908') feet to the place of beginning.

CONSTITUTING an area of seven and sixty-four hundredths (7.64) acres, more or less. EXCEPTING AND RESERVING from Deed Book 1055, Page 502, the following:

(1) Deed Dated May 27, 1976, to John DiRenzo and wife Dorothy recorded in Schuylkill County Deed Book 1223, Page 991.

(2) Deed dated November 15, 1982, to John DiRenzo and wife Dorothy recorded in Schuylkill County Deed Book 1323, Page 458.

(3) Deed dated October 3, 1985, to John DiRenzo and wife Dorothy recorded in Schuylkill County Deed Book 1366, Page 55.

(4) Deed dated October 19, 1992, to Lori DiRenzo Tarson and husband John, recorded in Schuylkill County Deed Book 1488, Page 913.

(5) Correctional Deed dated December 6, 1996, to John DiRenzo and wife Dorothy, recorded in Schuylkill County Deed Book 1692, Page 94.

Property C and Property D:

0 Laudemans Lane

(Part of UPI No. 03-03-0005.002
In/k/a 03-03- 0005.003] and All of
UPI No. 03-03-0022.000)

THE SURFACE OF ALL THAT CERTAIN tract of land situate in the Township of Branch, County of Schuylkill and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the South side of a thirty-three (33') feet wide road and at the Northeastern corner of certain lands formerly of the Memikas Coal Co., Inc., now of the Grantor (sic.); thence along said thirty-three (33') foot wide road North fifty-five degrees seventeen minutes East (N 55° 17' E), six hundred forty-five (645') feet to a point; thence South seventy-five degrees East (S 75° E) nine hundred eighty-eight (988') feet to the Southern line of the premises formerly of Minersville Coal Company, Inc. of which the herein granted premises was a part, said point also being in line of the Western side of a forty (40') foot street known as Pine Street as shown on a map of the West West Terrace Development; thence along the line of the West West Terrace Development South seventy-eight degrees West (S 78° W), six hundred thirty-eight (638') feet to the premises late of Dominick DiRenzo,

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formerly of the Memikas Coal Co., Inc.; thence along the same North fourteen degrees thirty-four minutes West (N 14° 34' W), seven hundred forty-three (743') feet to the place of beginning.

CONTAINING thirteen (13) acres.

ALSO THE SURFACE OF ALL THAT tract, parcel or piece of ground, situate in Branch Township, Schuylkill County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the North side of a thirty-three (33') foot road, said point being six hundred forty-eight (648') feet eleven (11") inches East of another thirty-three (33') foot road, which road leads Northwardly to State Highway Route 199, and also the Southeast corner of land now or late of Julia Drazenovich; thence along the East line of the Drazenovich property North twenty-six degrees ten minutes West (N 26° 10' W), three hundred fifty (350') feet to a stake; thence along the North side of the Drazenovich property South sixty-three degrees West (S 63° W), two hundred forty-eight (248') feet eleven (11") inches, more or less, to a stake on the East line of land late of Dominick DiRenzo; thence along land late of Dominick DiRenzo and Alex Torie (sic.) North twenty-six degrees ten minutes West (N 26° 10' W), four hundred fifty (450') feet, more or less, to stake; thence along land now or late of Alex Torie (sic.) North sixty-three degrees East (N 63° E), six hundred forty-eight (648') feet eleven (11") inches, more or less, to a stake; thence South twenty six degrees ten minutes East (S 26° 10' E), two hundred twenty-seven (227") feet eleven (11") inches, more or less, to a stake, thence North sixty-three degrees East (N 63° E), fifty (50') feet, more or less, to a

point; thence South twenty-six degrees ten minutes East (S 26° 10' E), five hundred (500') feet, more or less, to a stake; thence South fifty-five degrees forty-five minutes West (S 55° 45' W), four hundred fifty-five (455') feet, more or less, to the place of beginning.

CONTAINING ten and forty-seven hundredths (10.47) acres, more or less, and being a portion of the May and Lightfoot and the Heffner Tracts.

ALSO THE SURFACE OF ALL THAT tract, parcel or piece of ground situate in Branch Township, Schuylkill County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the East line of the May and Lightfoot Tract three hundred (300') feet North measured radially from the North right-of-way line of State Highway Route No. 725 between Marlin and Llewellyn; thence in a Westerly direction on a curve to the right parallel with and three hundred (300') feet North of said right-of-way line three hundred thirty (330') feet, more or less, to a point; thence parallel with and three hundred (300') feet North of said right-of-way line North eighty-seven degrees forty minutes West (N 87° 40' W), seven hundred eighty (780') feet, more or less, to a point on the South side of thirty-three (33') foot street; thence along South side of street North sixty-three degrees East (N 63° E), nine hundred fifty (950') feet, more or less, to a point; thence still along South side of street North fifty-six degrees forty-five minutes East (N 56° 45' E), three hundred fifteen and fifteen hundredths (315.15') feet to a stake; thence South eleven degrees twenty-three minutes East (S 11° 23' E), seven hundred forty-three and fifty-one hundredths (743.51') feet,

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more or less, to land now or late of Frank Bosack; thence along Bosack land South eighty-one degrees eleven minutes West (S 81° 11' W), one hundred seventy-four and twenty-four hundredths (174.24') feet, more or less, to East line of the May and Lightfoot Tract; thence along East line of May and Lightfoot Tract North twenty-four degrees thirty-five minutes West (N 24° 35' W), one hundred twenty-one and thirty-three hundredths (121.33') feet, more or less, to the place of beginning.

CONTAINING nine and thirty-five hundredths (9.35) acres, more or less, and being a portion of the May and Lightfoot and the Heffner Tracts.

EXCEPTING AND RESERVING THEREFROM, ALL THAT CERTAIN parcel or piece of land situated in the Township of Branch, County of Schuylkill and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin found in the South right-of-way line of Laudemans Lane, said iron pin found being the Northwest corner of property now or late of John C. and Helen M. Sunday; thence along the West line of property now or late of aforementioned John C. and Helen M. Sunday South eight degrees fifty-five minutes East (S 8° 55' E), three hundred forty-eight and twenty-five hundredths (348.25') feet to an iron pin found; thence through property late of Dominick DiRenzo, of which this was a part, for the following two (2) courses and distances, viz: (1) South eighty-eight degrees twenty-three minutes West (S 88° 23' W), two hundred ninety-six and eight hundredths (296.08') feet to an iron pin set, and thence (2) North thirty degrees thirty-five minutes West (N 30° 35' W),

one hundred eighty-eight and seventy hundredths (188.70') feet to an iron pin set in the North right-of-way line of aforementioned Laudemans Lane; thence along the South right-of-way line of aforementioned Laudemans Lane the following two (2) courses and distances, viz: (1) North fifty-eight degrees forty-one minutes twenty-three seconds East (N 58° 41' 23" E), three hundred forty-six and sixty-seven hundredths (346.67') feet to an iron pin found, and thence (2) North seventy-six degrees fifty minutes East (N 76° 50' E), forty-three and five hundredths (43.05') feet to an iron pin found and place of beginning.

CONTAINING two and sixty-seven thousandths (2.067) acres.

Property E:

East of Minersville Llewellyn
(UPI No. 03-03-0003.005)

ALL THAT CERTAIN lot or piece of ground situate in Branch Township, Schuylkill County, Pennsylvania, being Parcel 3 of the DiRenzo Estate Minersville Highway Subdivision, bounded and described as follows:

BEGINNING at a point, an iron pin, at the intersection of the South right-of-way line of Minersville Highway (PA SR 4005) and the West right-of-way line of a thirty-three (33') foot wide unopened street; thence along said thirty-three (33') foot wide unopened street, South twenty-five degrees four minutes forty seconds East (S 25° 04' 40" E) six hundred twenty-six and sixteen hundredths (626.16') feet to an iron pin at a common corner with other property late of Dominick and Josephine DiRenzo; thence along said property, South sixty-four degrees fifty-nine minutes twenty-seven seconds West (S 64° 59' 27" W), three hundred seventy and twenty-three hundredths (370.23')

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feet to an iron pin on line of property, now or formerly, of Frank Gudelauskas; thence along said property, North twenty-four degrees nine minutes twenty seconds West (N 24° 09' 20" W), one hundred forty nine and ninety-six hundredths (149.96') feet to an axle on the South line of Parcel 2 of the subdivision; thence along said parcel for the following: (1) North sixty-four degrees seven minutes three seconds East (N 64° 07' 03" E), three hundred twenty-five and thirty-two hundredths (325.32') feet to an iron pin, (2) North twenty-five degrees four minutes forty seconds West (N 25° 04' 40" W), four hundred thirty-five and twenty-eight hundredths (435.28') feet to an iron pin, on the South right-of-way line of Minersville Highway (PA SR 4005); thence along said right-of-way line for the following: (1) Along a curve to the left, having an angle of one degree six minutes sixteen seconds (01° 06' 16"), a radius of two thousand eight hundred eighty-seven and ninety-three hundredths (2,887.93') feet, a length of fifty-five and sixty-seven hundredths (55.67') feet, a tangent of twenty seven and eighty-four hundredths (27.84') feet, a chord of North twenty-four degrees forty-three minutes twenty-three seconds East (N 24° 43' 23" E), fifty-five and sixty-seven hundredths (55.67') feet to a point, the place of beginning.

CONTAINING 75,617 Square Feet (1.736 Acres), being Parcel 3, as shown on the Final Plan of the DiRenzo Estate Minersville Highway Subdivision, Drawing No. 9748-1, prepared by WJP Engineers and recorded in Schuylkill County Map Book 37, Page 18.

Tax Parcel Nos.: 03-03-0003.000; 03-03-0003.001; 03-03-0003.005;

PORTION OF 03-03-0005.002 [n/k/a 03-03-0005.003]; 03-03-0022.000

Property Known as: 19 Laudemans Lane, Pottsville, Pennsylvania 17901, 0 Laudemans Lane, Pottsville, Pennsylvania 17901, 0 Pottsville Street, Pottsville, Pennsylvania 17901, East of Minersville Llewellyn, Pottsville, Pennsylvania 17901.

TO BE SOLD as the property of RIE Real Estate, LLC.

Case No. J-1341-25

(SALE NO. 38)

Plaintiff: Eagle Rock Community Association, Inc.

Defendants: Anna Shin, Dominic Shin, and Stephen Shin.

Attorney for Plaintiff: Sean W. Logsdon, Esquire.

Judgment: \$32,780.09.

Tax Parcel No.: 9-2-1 (4).

TO BE SOLD AS THE PROPERTY of Anna Shin, Dominic Shin, and Stephen Shin.

Case No. S-2378-2024

(SALE NO. 39)

Plaintiff: Diamond Credit Union.

Defendant(s): Suzan L. Greenawalt and Kurt O. Greenawalt.

Attorney for Plaintiff: Benjamin Hoen: PA I.D. 312786, Phone Number: (216) 739-5100.

Judgment: \$78,478.27.

Tax Parcel No.: 34-03-0042.005.

Property known as: 13 Greenawalt Lane, Schuylkill, PA 17972.

TO BE SOLD AS THE PROPERTY of Suzan L. Greenawalt and Kurt O. Greenawalt.

Case no. S-0648-2025

(SALE NO. 40)

Plaintiff: Shenandoah Valley School District.

Defendant: Ra D. El.

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

Judgment Amount: \$1,881.92.

BEING Lot 4 in Block No. 137 on
the Sheaffer Plan of Shenandoah.

Tax Parcel No.: 64-04-0467.

Property Known As: 516 W. Ar-
lington Street, Shenandoah, Pennsyl-
vania.

TO BE SOLD AS THE PROP-
ERTY of Ra D. El.

Case No. J-0529-2020

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

JOSEPH G. GROODY

Sheriff of Schuylkill County

Dated at Pottsville, PA

May 21, 2025

Sheriff Sale list available online at:

www.schuylkillcountypa.gov

July 17, 24, 31

REGISTER OF WILLS

Letters on Estates

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

MARY ANN SOKOLA; Minersville;
Neil Sokola, Administrator; PP:
\$1,000; RE: \$19,000; Douglas J.
Raglieri, Esquire

ESTHER GERTRUDE KLECKNER;
Pottsville; Vernon Warren Kleck-
ner, Administrator; PP: None; RE:
None; Sudhir R. Patel, Esquire

EULA MAE KOPERNA; Schuylkill
Haven; Roger S. Koperna, Execu-
tor; PP: \$35,000; RE: \$250,000;
Attorney: None

RICK E BENDER a/k/a RICKY E.
BENDER; Tremont; Lori G. Bend-
er, Executrix; PP: \$50,000; RE:
\$50,000; Joseph D. Kerwin, Es-
quire

ANN MARIE JAMES; Pottsville;
William Richard James, Adminis-
trator CTA; PP: \$1,000; RE:
\$40,000; Shelby G. Hostetter, Es-
quire

JOAN ANN M. WALLACE a/k/a
JOAN ANN WALLACE; West
Mahanoy Twp.; Joseph S. Wallace,
Executor; PP: \$80,000; RE:
\$120,000; Eric M. Mika, Esquire

BARBARA PICCIONI; Pottsville;
Patricia O'Connell, Administra-
trix; PP: \$338,500; RE: \$350,000;
Maryann Conway, Esquire

JOSEPH R. GUDISAUSKAS; Walk-
er Twp.; Kelly Jo Sfarra, Execu-
trix; PP: \$36,666.70; RE: \$182,500;
Attorney: None

SARAH CAROLINE KLINGER
a/k/a SARAH C. KLINGER; Bar-
ry Township; Rosemary Klinger,
Administratrix; PP: \$1,000; RE:
\$1,000; Gino O. Dinicola, Esquire

KRESZENZ DUNLEAVY a/k/a
CENTA DUNLEAVY; Miners-
ville; Edward J. Dunleavy and Lori
L. Dunleavy, Co-Executors; PP:
\$5,000; RE: \$75,000; John B. Li-
ebberman, Esquire

PATRICIA A. GANGEMI; Pottsville;
Francis Gangemi, Executor; PP:
\$40,000; RE: \$50,000; Nicholas
Watt, Esquire

KIMBERLY J. PARLIAMENT a/k/a
KIMBERLY JEANE PARLIA-
MENT; Lehigh Agres, Florida;
Christopher Williams, Administra-
tro; PP: None; RE: \$50,000; Erik
M. Helbing, Esquire