

## SCHUYLKILL LEGAL RECORD

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### 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, **AUGUST 6, 2025**. The account will be transmitted by the Clerk of the Orphans' Court for adjudication and confirmation on Wednesday, **AUGUST 6, 2025** and distribution may be ordered or authorized without further notice if no objections are filed prior to that date.

ESTATE

1. Phyllis J. Carter

FIDUCIARY

Peter T. Carter

ATTORNEY

Jeffrey P. Bowe, Esq.

THERESA SANTAI GAFFNEY

Register of Wills and

Clerk of the Orphans' Court

July 17, 24

## SCHUYLKILL LEGAL RECORD

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### 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.

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### FIRST PUBLICATION

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**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, Elizabethtown, 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

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, Tamaqua, 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, Jenkintown, 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

## SCHUYLKILL LEGAL RECORD

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**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

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### SECOND PUBLICATION

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**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

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### THIRD PUBLICATION

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**BOYER, VIRGINIA G.,** deceased

Late of the City of Pottsville,  
Schuylkill County, PA

Executor: Mr. Robert Boyer, 1220  
Howard Avenue, Pottsville, PA  
17901

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

**DiMAIO, GIACOMO a/k/a GIA-  
COMO JACK DiMAIO,** de-  
ceased

Late of W. Brunswick Twp.,  
Schuylkill County, PA

Executrix: Leslie A. DiMaio, 28  
Pleasant Valley Rd., Orwigsburg,  
PA 17961

Attorneys: Aaron C. Jackson,  
Jackson Law Firm, PLLC, 1215  
Manor Dr., #202, Mechanicsburg,  
PA 17055

**KOTHENBEUTEL, BRUCE C.,**  
deceased

Late of New Ringgold, Schuylkill  
County, PA

Executrix: Patricia Packard c/o  
Joshua D. Shulman, Esquire, Shul-  
man Law Office PC, 1935 Center  
Street, Northampton, PA 18067

Attorneys: Joshua D. Shulman,  
Esquire, Shulman Law Office PC,  
1935 Center Street, Northampton,  
PA 18067

**MOOTZ, JOHN J., JR.,** deceased

Late of Schuylkill Haven Borough,  
Schuylkill County, PA

Executor: Michael L. Ulsh, 6 Sun-  
set Drive, Auburn, PA 17922

Attorneys: Albert J. Evans, Es-  
quire, Fanelli, Evans & Patel, P.C.,  
No. 1 Mahantongo Street, Potts-  
ville, PA 17901

**YOCKACHONIS, ALBERT M.,**  
deceased

Late of the Borough of Gilberton,  
Schuylkill County, PA

Administratrix: Maria L. Warnag-  
iris, 530 Hamden Rd., Annadale,  
NJ 08801

## SCHUYLKILL LEGAL RECORD

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

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IN THE COURT OF  
COMMON PLEAS OF  
SCHUYLKILL COUNTY  
CIVIL ACTION—LAW  
NO. S-1008-2025

CHANGE OF NAME NOTICE  
NOTICE IS HEREBY GIVEN  
that on July 8, 2025, the Petition of  
Elizabeth Ann Savidge for a Change  
of Name has been filed in the above-  
named Court, praying for a Decree to  
change the name of Petitioner from  
Elizabeth Ann Savidge to Jane Louel-  
la Savidge.

The Court has fixed August 13,  
2025 at 1:30 p.m. in Courtroom #4,  
Schuylkill County Courthouse, Potts-  
ville, Pennsylvania, as the date and  
place for hearing of said Petition. All  
persons interested in the proposed  
change of name may appear and show  
cause, if any they have, why the prayer  
of said Petitioner should not be granted.

July 24

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**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, AUGUST 22, 2025  
at 10:00 a.m. The Schuylkill County  
Sheriff Sales will be held by Bid4As-  
sets online auction site. Conditions of  
Sale are available to view on [www.  
bid4assets.com/schuylkillsheriffsales](http://www.bid4assets.com/schuylkillsheriffsales).

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**(SALE NO. 2)**

FREEDOM MORTGAGE COR-  
PORATION v. EMILY B. CIAPPA,  
IN HER CAPACITY AS ADMINIS-  
TRATRIX OF THE ESTATE OF  
DONALD SIGLER, DECEASED.

Owner(s) of property situate in the  
WEST PENN TOWNSHIP,  
SCHUYLKILL County, Pennsylvani-  
a, 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: RESIDEN-  
TIAL DWELLING.

Judgment Amount: \$120,650.54.

Attorneys for Plaintiff: Brock &  
Scott, PLLC.

By virtue of a Writ of Execution:  
No. S-1931-2024

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**(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 PROP-  
ERTY of Jessica Tymchyshyn, solely  
in her capacity as known heir of Sta-  
cey 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  
Devises of the Estate of Jessica Tym-  
chyshyn, solely in her capacity as  
known heir of Stacey J. Lash, de-  
ceased and Stacey J. Lash and Stacy

## SCHUYLKILL LEGAL RECORD

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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

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### **(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

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### **(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, SCHUYLKILL 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: RESIDENTIAL DWELLING.

Judgment Amount: \$164,633.74.

Attorneys for Plaintiff: Brock & Scott, PLLC.

By virtue of a Writ of Execution

Case No. S-1162-2024

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### **(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

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### **(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

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### **(SALE NO. 8)**

Plaintiff: Select Portfolio Servicing, Inc.

Defendant: Michael L. Griesbaum.

Attorney for Plaintiff: Christopher A. DeNardo, Esq., Esquire, LOGS

## SCHUYLKILL LEGAL RECORD

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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 Norwegian Street, Pottsville, PA 17901.

TO BE SOLD AS THE PROPERTY of Michael L. Griesbaum.

Case No. S-2340-2024

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### **(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 PROPERTY of Georgine A. Mankiewicz a/k/a Georgine Mankiewicz and Walter V. Mankiewicz.

Case No.: S-2153-2024

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### **(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

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### **(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

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### **(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

## SCHUYLKILL LEGAL RECORD

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### **(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

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### **(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

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### **(SALE NO. 15)**

Plaintiff: PennyMac Loan Services, LLC.

Defendant(s): Steven P. Davis.

Attorney for Plaintiff: Powers Kirn, LLC, Eight Neshaminy Interplex, Suite 215, Trevoise, 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

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### **(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

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### **(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 REPRESENTATIVE 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



## SCHUYLKILL LEGAL RECORD

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### **(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

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### **(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

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### **(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

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### **(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

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### **(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

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### **(SALE NO. 23)**

Plaintiff: Tamaqua Area School District.

Defendant: John P. Moravek, III.



## SCHUYLKILL LEGAL RECORD

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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: \$1,482.69.

Tax Parcel No.: 37-05-0036.

Property Known As: 38 Black Bear  
Lane, West Penn Township, Pennsyl-  
vania, 18252.

TO BE SOLD AS THE PROP-  
ERTY of John P. Moravek, III.

Case No. J-1679-2022

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### (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. Cot-  
tage Avenue, Tamaqua, Pennsylvania,  
18252.

TO BE SOLD AS THE PROP-  
ERTY of William F. Fritz, Jr., Traci  
L. Fritz.

Case No. J-1071-2021

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### (SALE NO. 25)

Plaintiff: Tamaqua Area School  
District.

Defendant: Michael R. Scott.

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

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### (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

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### (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

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### (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

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## SCHUYLKILL LEGAL RECORD

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### **(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 PROPERTY of Community Church of Truth, Richard Wagner, Trustee.

Case No. J-3439-2020

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### **(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.

TO BE SOLD AS THE PROPERTY of Bryan Cullen, Sarah Cullen.

Case No. J-4308-2022

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### **(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

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### **(SALE NO. 33)**

Plaintiff: Schuylkill County Municipal Authority.

Defendant: Cody Lerch.

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

Judgment Amount: \$2,044.48.

Tax Parcel No.: 04-24-0066.

Property Known As: 401 Peter Street, Butler Township, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Cody Lerch.

Case No. J-0906-2023

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### **(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

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### **(SALE NO. 35)**

Plaintiff: Blue Mountain School District.

Defendant: Christopher R. Yerger.

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

Judgment Amount: \$5,975.47.

## SCHUYLKILL LEGAL RECORD

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Tax Parcel No.: 56-01-0039.  
Property Known As: 655 Route 61  
S, Orwigsburg, Pennsylvania.  
TO BE SOLD AS THE PROP-  
ERTY of Christopher R. Yerger.  
Case No. J-3356-2022

### **(SALE NO. 36)**

Plaintiff: Schuylkill County Mu-  
nicipal 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, Penn-  
sylvania.

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 North-  
west 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 West-  
wardly along other land of said Grant-  
or (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 North-  
wardly along said thirty-three (33')  
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 run-  
ning 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 Town-  
ship 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 extend-  
ing Westwardly, along the Northern  
side of said street, a distance of  
seventy-five (75') feet, to a point;  
thence Northwardly, and at right an-  
gles 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 dis-  
tance of three hundred seventy-five  
(375') feet, to a point on the Western  
side of another thirty-three (33') feet

## SCHUYLKILL LEGAL RECORD

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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 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:

## SCHUYLKILL LEGAL RECORD

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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.

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)

## SCHUYLKILL LEGAL RECORD

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  
ln/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, 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,



## SCHUYLKILL LEGAL RECORD

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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 six-

ty-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, 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



## SCHUYLKILL LEGAL RECORD

(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 de-

grees 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') 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.

## SCHUYLKILL LEGAL RECORD

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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.

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 Sheafer Plan of Shenandoah.

Tax Parcel No.: 64-04-0467.

Property Known As: 516 W. Arlington Street, Shenandoah, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Ra D. El.

Case No. J-0529-2020

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

May 21, 2025

Sheriff Sale list available online at:

[www.schuylkillcountypa.gov](http://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, estimated amount of personalty and realty and name of attorney.