

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

CALM, CONNIE DOREEN a/k/a

CONNIE D. CALM, deceased
Late of the Township of West Brunswick, Schuylkill County, PA
Administrator: Kurt K. Krammes, 18 Ruscombe Drive, Fleetwood, PA 19522

Attorneys: Eric M. Lieberman, Esquire, Lieberman & Tamulonis, 111 East Market Street, Pottsville, PA 17901

CONNOLLY, MARIE, deceased

Late of Mahanoy City Borough, Schuylkill County, PA
Administrator: John Connolly, 435 W. Spruce Street, Mahanoy City, PA 17948

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

DILLOW, JOHN H., JR., deceased

Late of the City of Pottsville, Schuylkill County, PA

Executrix: Dawn Marie Kemmerer, 600 W. Market St., Orwigsburg, PA 17961

Attorneys: Karen E. Rismiller, Esquire, The Landmark Building, 115 South Centre Street, Pottsville, PA 17901

HEPLER, DOLORES C., deceased Late of the City of Pottsville, Schuylkill County, PA

Executors: James L. Hepler, 120 Helfenstein Road, Pitman, PA 17964 and Thomas G. Hepler, 4391 Kansas Street, San Diego, CA 92104

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

MACALUSH, ANNE C. a/k/a ANNE MACALUSH, deceased

Late of Tamaqua, Schuylkill County, PA

Executrix: Theresa Santai Gaffney
Attorney: Susan Sernak-Martinelli, Esquire, 199 North Church Street, Hazleton, PA 18201

MEYERS, STEPHEN W. a/k/a STEPHEN MEYERS, deceased

Late of McAdoo, Schuylkill County, PA

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

PAPADA, HELEN, deceased

Late of Minersville Borough, Schuylkill County, PA

Administratrix: Alison Terry, 318 N. Delaware Avenue, Minersville, PA 17954

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

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PUTSAVAGE, JOSEPH M., deceased

Late of St. Clair Borough, Schuylkill County, PA

Administratrix: Teresa A. Swisher
Attorneys: Barley Snyder, Attorneys at Law, 1601 Cornwall Road, Lebanon, PA 17042

REILEY, JOHN D.W. a/k/a JOHN W. REILEY, deceased

Late of the City of Pottsville, Schuylkill County, PA

Executors: Hugh M.S. Reiley, 1928 Mahantongo Street, Pottsville, PA 17901 and William C. Reiley, 1338 Howard Avenue, Pottsville, PA 17901

Attorneys: Thomas J. Campion, Jr., Esquire, Marhsall, Bohorad, Thornburg, Price & Campion, P.C., 1940 West Norwegian Street, P.O. Box 1280, Pottsville, PA 17901

ROSSI, FRANCIS P. a/k/a FRANK P. and FRANCIS PAUL ROSSI EMP, deceased

Late of Tamaqua, Schuylkill County, PA

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

SHADLE, ALLENE A. a/k/a ALLENE ANNA SHADLE, deceased

Late of Tower City Borough, Schuylkill County, PA

Executrix: Donna Kimmel, 423 East Main St., Hegins, PA 17938
Attorneys: David H. Rattigan, Esquire, Barley Snyder LLP, 950 E. Main St., Suite 212, Schuylkill Haven, PA 17972

YURSHA, ELIZABETH JANE a/k/a BETTY JANE YURSHA, deceased

Late of McAdoo, Schuylkill County, PA

Executor: Mark Yursha

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

SECOND PUBLICATION

BOWERS, CAROL J., deceased

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

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

DAUBERT, RHODA M., deceased

Late of Pine Grove Township, Schuylkill County, PA

Executor: Dennis L. Daubert, 119 Pine Hill Road, Pine Grove, PA 17963 and Dean L. Daubert, 7686 Batavia Stanford Town Line Road, Batavia, NY 14020

Attorneys: Joseph G. Zerbe, Esquire, Zerbe Law Offices, 111 East Market Street, Pottsville, PA 17901

FENNELL, MACK E., deceased

Late of Tower City Borough, Schuylkill County, PA

Executor: David L. Fennell, 109 Middle Road, Hegins, PA 17938
Attorneys: Gregory M. Kerwin, Esq., Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethtown, PA 17023

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

Late of the Township of Butler, Schuylkill County, PA

Administrtor: Alan M. Lipshaw, 28 Dutch Road, Ashland, PA 17921

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

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

**SCHAEFFER, BARBARA A. a/k/a
BARBARA ANN SCHAEFFER**,
deceased
Late of Cressona Borough, Schuyl-
kill County, PA
Executor: Carey R. Schaeffer, 77
Pottsville Street, Cressona, PA
17929
Attorneys: Eric M. Mika, Esquire,
Certified Elder Law Attorney,
Williamson, Friedberg & Jones,
LLC, 10 Westwood Road, Potts-
ville, PA 17901

STUTZ, JAMES DONALD, de-
ceased
Late of Minersville Borough,
Schuylkill County, PA
Executrix: Kathleen Ann Conway,
1 Oak Grove Road, Athens, GA
30607
Attorneys: Richard J. Wiest, Esq.,
Williamson, Friedberg & Jones,
LLC, 10 Westwood Road, Potts-
ville, PA 17901

THIRD PUBLICATION

DERR, JOSEPH R., deceased
Late of Ashland, Schuylkill Coun-
ty, PA
Executor: David Nunziata, 86
Virginia Ave., Sinking Spring, PA
19608
Attorney: John M. Hampton, Es-
quire, 1022 Centre Street, Ashland,
PA 17921

FRY, PAMELA J., deceased
Late of Wayne Township, Schuyl-
kill County, PA
Administrator: Louis A. Horton,
107 Prospect Avenue, Wilmington,
DE 19803
Attorneys: J.T. Herber, III, Wil-
liamson, Friedberg & Jones, LLC,
10 Westwood Road, Pottsville, PA
17901

GAUGHAN, MARGARET C., de-
ceased
Late of Frackville Borough, Schuyl-
kill County, PA
Executrix: Margaret E. Gaughan,
49 Kenyon Street, Hartford, CT
06105
Attorney: James M. O'Connor,
Esquire, O'Connor Law, 608 West
Oak Street, P.O. Box 201, Frack-
ville, PA 17931

JACKSON, ALVIN, JR., deceased
Late of St. Clair Borough, Schuyl-
kill County, PA
Administrator: Roger Jackson,
1800 Villa Street, Pottsville, PA
17901
Attorneys: Albert J. Evans, Es-
quire, Fanelli, Evans & Patel, P.C.,
No. 1 Mahantongo Street, Potts-
ville, PA 17901

McLAUGHLIN, PATRICIA ANN,
deceased
Late of the Borough of Shenando-
ah, Schuylkill County, PA
Administratrix: Kathleen Fitzsim-
mons, 140 Summit Avenue, Upper
Darby, PA 19082
Attorney: Leo Breznik, Esquire,
Attorney-At-Law, 32 E. Centre St.,
P.O. Box 567, Shenandoah, PA
17976-0567

**STRAUB, MARY D. a/k/a MARY
DIANE STRAUB**, deceased
Late of Upper Mahantongo Town-
ship, Schuylkill County, PA

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

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

WELSH, THOMAS JAMES a/k/a THOMAS J. WELSH and THOMAS WELSH, deceased
Late of Orwigsburg Borough, Schuylkill County, PA

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

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

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

Late of Ashland, Schuylkill County, PA

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

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

ZIMMERMAN, LESTER, deceased
Late of North Manheim Township, Schuylkill County, PA

Administratrix: Karen Zimmerman, 11 Canary Street, Pottsville, PA 17901

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

of the Commonwealth of Pennsylvania on August 6, 2025, for:

WORMWOOD DAYZ

with a principal place of business located at: 30 S. 15th St., Ste. 1550 # 143999, Philadelphia, PA 19102. The individual interested in this business is Evan Freiler, also located at 30 S. 15th St., Ste. 1550 # 143999, Philadelphia, PA 19102. This is filed in compliance with 54 Pa.C.S. 311.417.

Oct. 2

IN THE COURT OF COMMON
PLEAS OF LACKAWANNA
COUNTY CIVIL ACTION—LAW
JURY TRIAL DEMANDED
CHRISTINA PISCITELLI

Plaintiff

vs.

MARTY L. RODGERS

and

HONEY LOCUST FARMS, LLC

t/b/d/a Honey Locust Farms

Defendants

25 Civil 3027

NOTICE IS HEREBY GIVEN TO the defendant, Marty L. Rodgers, that a complaint for civil damages has been filed against you in the above captioned matter on April 17, 2025.

PUBLIC 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 20 days after this complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the complaint or for

FICTITIOUS NAME REGISTRATION

NOTICE IS HEREBY GIVEN that a Registration of Fictitious Name was filed in the Department of State

SCHUYLKILL LEGAL RECORD

any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

North Penn Legal Services, Inc.
33 North Main Street
Suite 200
Pittston, PA 18640
(570) 299-4100

- or -

Pennsylvania Lawyer Referral
Service
100 South Street
P.O. Box 1086
Harrisburg, PA 17108
1-800-692-7375

LAW OFFICE OF
DAVID I. FALLK
Attorney for Plaintiff

227 Penn Avenue
Scranton, PA 18503
(570) 342-8249

Oct. 2

COURT OF COMMON PLEAS
SCHUYLKILL COUNTY, PA
CIVIL ACTION—LAW
NO. S-0217-2025
NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

HSBC BANK USA, N.A., AS
INDENTURE TRUSTEE FOR THE
REGISTERED NOTEHOLDERS
OF RENAISSANCE HOME
EQUITY LOAN TRUST 2005-3,
RENAISSANCE HOME EQUITY
LOAN ASSET-BACKED NOTES,
SERIES 2005-3

Plaintiff

v.

BRENDA E. RHEN

Defendants

To: BRENDA E. RHEN Defen-
dant(s), 54 CABIN LN., PINE
GROVE, PA 17963

COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR THE REGISTERED NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2005-3, RENAISSANCE HOME EQUITY LOAN ASSET-BACKED NOTES, SERIES 2005-3, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of SCHUYLKILL County, PA docketed to No. S-0217-2025, seeking to foreclose the mortgage secured on your property located, 54 CABIN LN., PINE GROVE, PA 17963.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you, and a judgment

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may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH THE INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

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

TROY FREEDMAN, ESQUIRE

ID No. 85165

ROBERTSON, ANSCHUTZ,
SCHNEID, CRANE &
PARTNERS, PLLC

A Florida professional limited
liability company

Attorneys for Plaintiff

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

Oct. 2

SERVICE BY PUBLICATION
IN THE COURT OF COMMON
PLEAS OF SCHUYLKILL
COUNTY, PENNSYLVANIA
CIVIL DIVISION
NO. S-2524-24

CAPITAL ONE NA SUCCESSOR
BY MERGER

TO DISCOVER BANK

4590 E BROAD ST

COLUMBUS, OH 43213

Plaintiff

v.

PAUL J BLASHOCK

241 SPRING MOUNTAIN DR.,

ZION GROVE, PA 17985

Defendant

NOTICE OF CIVIL ACTION
COMPLAINT IN CIVIL ACTION
NOTICE TO: PAUL J BLASHOCK,
241 SPRING MOUNTAIN
DR., ZION GROVE, PA
17985

YOU HAVE BEEN SUED IN COURT. NOTICE IS HEREBY GIVEN THAT CAPITAL ONE NA SUCCESSOR BY MERGER TO DISCOVER BANK.. filed a Complaint in Civil Action against you in the Court of Common Pleas of Schuylkill County, Pennsylvania, Case No.S-2524-24If 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

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LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

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

Further inquiry can be directed to
counsel for Plaintiff as follows:

MICHAEL J DOUGHERTY,
ESQ.

PA ID No. 76046

WELTMAN, WEINBERG &
REIS CO., L.P.A.

325 Chestnut Street, Suite 501
Philadelphia, PA 19106
Tel. (215) 599-1500

Oct. 2

NOTICE OF DISSOLUTION

NOTICE IS HEREBY GIVEN that
CRESSONA TEXTILE WASTE,
INC., a Pennsylvania corporation,
having its registered office at Front &
Railroad Streets, Schuylkill County,
Cressona, PA 17929, pursuant to and
in accordance with the provisions of
the Business Corporation Law of the
Commonwealth of Pennsylvania, ap-
proved December 21, 1988, P.L. 1444,
as amended, is winding up its affairs
in the manner prescribed by said law,
so that its corporate existence shall be
ended upon the issuance of a Certifi-
cate of Dissolution by the Department
of State of the Commonwealth of
Pennsylvania.

LORA J. MCDONALD,
ESQUIRE

RUBRIGHT, DOMALAKES,
TROY & McDONALD

29 E. Main Street
P.O. Box 706
Schuylkill Haven, PA 17972
(570) 385-4511

Oct. 2

NOTICE SHERIFF'S SALE OF REAL ESTATE

By virtue of Writs of Execution
issued out of the Court of Common
Pleas, Civil Division, to me directed,
will be exposed to public sale on

FRIDAY, OCTOBER 24, 2025
at 10:00 a.m., the Schuylkill County
Sheriff Sales will be held by Bid4As-
sets online auction site. Conditions of
Sale are available to view on [www.
bid4assets.com/schuylkillsheriffsales](http://www.bid4assets.com/schuylkillsheriffsales).

(SALE NO. 2)

Plaintiff Attorney: Leopold &
Associates.

Plaintiff: Temple View Capital
Funding, LP.

Defendant: DKS Real Estate In-
vestments, LLC.

Judgement: \$255,903.56.

Being known as parcel number:
36-11-0020.000.

Case No: S-2424-2024

(SALE NO. 3)

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

Freedom Mortgage Corporation v.
Judith R. Runkel.

Parcel No.: 03-02-0088.000.

Improvements thereon: RESIDEN-
TIAL DWELLING

Judgment Amount: \$42,346.19.

Attorneys for Plaintiff: Orlans Law
Group PLLC.

(SALE NO. 4)

Plaintiff: THE BANK OF NEW
YORK MELLON f/k/a THE BANK
OF NEW YORK AS SUCCESSOR
IN INTEREST TO JPMORGAN
CHASE BANK, NATIONAL ASSO-
CIATION, AS INDENTURE
TRUSTEE FOR THE REGISTERED
HOLDERS OF ABFS MORTGAGE

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LOAN TRUST 2002-2, MORTGAGE-BACKED PASSTHROUGH CERTIFICATES, SERIES 2002-2.

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

Judgment: \$112,276.37.

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

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

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

Case No. S-1351-2024

(SALE NO. 5)

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

PLAINTIFF: PENNSYLVANIA HOUSING FINANCE AGENCY.

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

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

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

JUDGMENT: \$95,229.37.

Case No. S-2136-2024.

(SALE NO. 6)

Plaintiff: DLJ Mortgage Capital, Inc.

Defendant: Mary Ann Steffy.

Attorney for Plaintiff: Ed E. Qaqaish

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

Judgment Amount: \$119,713.46.

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

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

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

Case No. S-362-2020

(SALE NO. 7)

Judgment Amount: \$80,082.78.

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

BEING THE SAME PREMISES which Lynn H. Bohr by her deed dated October 6, 1992 and recorded in the Office of the Recorder of Deeds in and for Schuylkill County in Deed Book No. 1488, page 8, granted and conveyed unto John A. Murray and Jann Murray, his wife.

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

PROPERTY ID: 66-2-163.

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

Case No: S-0029-2025

(SALE NO. 8)

Plaintiff: Lakeview Loan Servicing, LLC.

Defendant(s): Unknown heirs, successors, assigns and all persons,

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firms, or associations claiming right, title or interest from or under Kathryn M. Morris, deceased mortgagor and owner.

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

Judgment Amount: \$ 135,647.08.

TAX PARCEL NO.: 54-01-0001.004.

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

TO BE SOLD AS THE PROPERTY of Unknown heirs, successors, assigns and all persons, firms, or associations claiming right, title or interest from or under Kathryn M. Morris, deceased mortgagor and owner.

Case No. S-307-24

(SALE NO. 9)

Plaintiff: SANTANDER BANK, N.A.

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

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

Judgment Amount: \$28,262.95.

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

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

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

Case No. S-2237-2024

(SALE NO. 10)

Plaintiff: Carrington Mortgage Services, LLC.

Defendant: Brian Kramer.

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

Judgment Amount: \$ 70,006.33.

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

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

TO BE SOLD AS THE PROPERTY of Brian Kramer.

Case No. S-210-2025

(SALE NO. 12)

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

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

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

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

TAX ID NO.: 40-06-0030.000

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

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

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

Case No.: S-1679-2024

(SALE NO. 14)

Plaintiff: Blue Mountain School District.

SCHUYLKILL LEGAL RECORD

Defendant: John R. Paul, Jr.

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

Judgment Amount: \$3,907.12.

Tax Parcel No.: 42-05-0016.

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

TO BE SOLD AS THE PROP-
ERTY of John R. Paul, Jr.

Case No. J-0887-2021

(SALE NO. 15)

Plaintiff: Shenandoah Valley
School District.

Defendant: Megan Browning.

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

Judgment Amount: \$1,632.18.

Tax Parcel No.: 36-09-0300.001.

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

TO BE SOLD AS THE PROP-
ERTY of Megan Browning.

Case No. J-0666-2022

(SALE NO. 16)

Plaintiff: Pine Grove Area School
District.

Defendant: Larry C. Myers, Jr.

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

Judgment Amount: \$2,996.66.

Tax Parcel No.: 67-01-0006.002.

Property Known As: 325 Green
Street, Tremont Borough, Pennsylv-
ania, 17981.

TO BE SOLD AS THE PROP-
ERTY of Larry C. Myers, Jr.

Case No. J-1244-2023

(SALE NO. 18)

Plaintiff: Blue Mountain School
District.

Defendant: Cathy Walacavage-
Andrachick.

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

Judgment Amount: \$3,048.93.

Tax Parcel No.: 18-05-0096.

Property Known As: 21 Beckville
Road, N. Manheim Township, Penn-
sylvania, 17901.

TO BE SOLD AS THE PROP-
ERTY of Cathy Walacavage-
Andrachick.

Case No. J-1242-2024

(SALE NO. 19)

Plaintiff: Coaldale Borough.

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

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

Judgment Amount: \$1,948.36.

Tax Parcel No.: 40-02-0499.

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

TO BE SOLD AS THE PROP-
ERTY of William J. Ciccone, III, Lisa
M. Davie.

Case No. J-1247-2023

(SALE NO. 23)

Plaintiff: Pottsville Area School
District.

Defendant: Brenda J. Olson.

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

Judgment Amount: \$4,885.34.

Tax Parcel No.: 59-04-0177.

SCHUYLKILL LEGAL RECORD

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

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

Case No. J-0151-2022

(SALE NO. 25)

Plaintiff: Pottsville Area School District.

Defendant: Kelly A. Hartman.

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

Judgment Amount: \$2,157.14.

Tax Parcel No.: 68-34-0247.

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

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

Case No. J-3156-2023

(SALE NO. 26)

Plaintiff: Pottsville Area School District.

Defendant: Robert H. Greiner.

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

Judgment Amount: \$3,223.98.

Tax Parcel No.: 59-02-0254.

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

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

Case No. J-0443-2024

(SALE NO. 29)

Plaintiff: MidFirst Bank.

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

Attorney for Plaintiff: Ed E. Qaqish

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

Judgment Amount: \$43,197.96.

PARCEL NO.: 68-13-0118.000.

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

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

Case No. S-1345-2024

(SALE NO. 30)

Plaintiff: Mid Penn Bank.

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

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

Judgment: \$83,288.26.

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

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

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

Case No. S-1110-2025

(SALE NO. 31)

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

Defendants: Victor G. Mearini, Jr.

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

Judgment Amount: \$130,609.40.

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

Tax Parcel No: 36-10-0018.000.

Case No. S-0172-2025

(SALE NO. 33)

Plaintiff: Metropolitan Life Insurance Company.

SCHUYLKILL LEGAL RECORD

Defendant: C.C. Simmons.
Attorney for Plaintiff: Pincus Law
Group PLLC.

Judgment Amount: \$73,608.14.

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

Case No. S-942-2024

(SALE NO. 34)

Plaintiff: CACL FEDERAL
CREDIT UNION.

Defendants: MARC E. BER-
ZOWSKI and SARA J. BERZOWSKI.

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

Judgment Amount: \$100,143.18.

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

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

TO BE SOLD AS THE PROP-
ERTY of Marc E. Berzowski and Sara
J. Berzowski.

Case No. S-2540-2024

(SALE NO. 35)

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

Judgment: \$5,490.00.

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

Tax Parcel No.: 9-26-114.

Property known as: Lot 114 of the
HF4 Subdivision.

TO BE SOLD AS THE PROP-
ERTY of Jeff Bebe.

Case No. S-2244-2024

(SALE NO. 36)

Plaintiff: Eagle Rock Resort Co.

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

Judgment: \$5,490.00.

Tax Parcel No.: 9-22-93.

TO BE SOLD AS THE PROP-
ERTY of Noe Ha Shin and Ick K.
Yoon.

Case No. S-2381-2024

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

July 23, 2025

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

Sept. 25; Oct. 2, 9

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 personality and realty and
name of attorney.

CAROL LEE BECCARIA a/k/a
CAROL LEE LABELLE BECCA-
RIA; Orwigsburg; Terri Lynn
Keyworth and Todd Berger,
Co-Executors; PP: \$30,000; RE:
None; James E. Crossen, Esquire