

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

MORGAN, TIMOTHY W. a/k/a TIMOTHY WILLIAM MORGAN, deceased

Late of Butler Township, Schuylkill County, PA

Executrix: Ann L. Coulson, P.O. Box 4115, Seltzer, PA 17974

Attorney: Nicholas A. Quinn, Esquire, 601 W. Market Street, Pottsville, PA 17901

OTTO, GRACE A., deceased

Late of the Township of Hegins, Schuylkill County, PA

Executrix: Bonnie L. Artz, 412 East Mountain Road, Hegins, PA 17938

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

REHRIG, THOMAS M., deceased

Late of Wayne Township, Schuylkill County, PA

Administratrix: Danette E. Rehrig

Attorneys: Frank J. Skokoski, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202

SOUTHAM, FAYE MARGUERITE a/k/a FAYE M. SOUTHAM, deceased

Late of the Borough of Tamaqua, Schuylkill County, PA

Administratrix: Kathryn M. Carnish, 515 East Broad Street, Tamaqua, PA 18252

Attorneys: Christine A. Holman, Esquire, Holman & Pitts Law, LLC, 204 East Broad Street, Tamaqua, PA 18252

SECOND 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

SCHUYLKILL LEGAL RECORD

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

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

SCHUYLKILL LEGAL RECORD

THIRD 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, Es-
quire, Marshall, Bohorad, Thorn-
burg, 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, Es-
quire, 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, Es-
quire, Strouse and Strouse, 816
Center Street, Ashland, PA 17921

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

IN THE COURT OF COMMON
PLEAS OF SCHUYLKILL
COUNTY, PENNSYLVANIA
CIVIL DIVISION
BETHPAGE FEDERAL
CREDIT UNION

Plaintiff

v.

TAMMY MARIE KUPUSNICK
Defendant(s)

NO.: S-1350-2024

NOTICE OF SHERIFF'S SALE OF
REAL PROPERTY

SCHUYLKILL LEGAL RECORD

NOTICE TO: Tammy Marie Kupusnick

Being Premises: 20 N. WYLAM STREET, Frackville, PA 17931.

Being in TOWNSHIP OF WEST MAHANOEY, County of SCHUYLKILL, Commonwealth of Pennsylvania, 36-11-0060.000.

Improvements consist of residential property.

Sold as the property of David Kupusnick and Tammy Marie Kupusnick.

Your house (real estate) at 20 N. WYLAM STREET, Frackville, PA 17931 is scheduled to be sold at the Sheriff's Sale on December 19, 2025 at 10:00 A.M., at the SCHUYLKILL COUNTY COURTHOUSE, 401 NORTH SECOND STREET, POTTSVILLE, PA 17901, to enforce the Court Judgment of \$57,539.04 obtained by, BETHPAGE FEDERAL CREDIT UNION (the mortgagee), against the above premises.

PENNSYLVANIA LAWYER
REFERRAL SERVICE
PENNSYLVANIA BAR
ASSOCIATION
100 South Street
P.O. Box 186
Harrisburg, PA 17108
Telephone: (800) 692-7375

BROCK & SCOTT, PLLC
Attorneys for Plaintiff
(844) 856-6646

Oct. 9

IN THE COURT OF COMMON
PLEAS OF SCHUYLKILL
COUNTY, PENNSYLVANIA
CIVIL DIVISION
SANTANDER BANK, N.A.

Plaintiff

v.

AUSTIN D. SANTAI, IN HIS
CAPACITY AS HEIR OF
STACY L. BOHR, DECEASED;
ALEIRA DENISE SANTAI,

A KNOWN HEIR OF STACY L.
BOHR, DECEASED; UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS
AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST
FROM OR UNDER STACY L.
BOHR, DECEASED

Defendant(s)

NO.: S-1371-2025

NOTICE

NOTICE TO: ALEIRA DENISE
SANTAI, A KNOWN HEIR OF
STACY L. BOHR, DECEASED,
UNKNOWN HEIRS, SUCCE-
SSORS, ASSIGNS AND ALL
PERSONS, FIRMS OR ASSOCI-
ATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR
UNDER STACY L. BOHR, DE-
CEASED

You are hereby notified on that
June 12, 2025, Plaintiff, SANTAND-
ER BANK, N.A. filed a Complaint
against you in the Court of Common
Pleas of SCHUYLKILL County,
Pennsylvania, Docket No. S-1371-
2025, wherein Plaintiff seeks to en-
force its right under its loan document.

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 re-
lief requested by the Plaintiff. You
may lose money or property or other
rights important to you.

YOU SHOULD TAKE THIS NO-
TICE 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.

SCHUYLKILL LEGAL RECORD

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 LAWYER
REFERRAL SERVICE
PENNSYLVANIA BAR
ASSOCIATION

100 South Street

P.O. Box 186

Harrisburg, PA 17108

Telephone: (800) 692-7375

BROCK & SCOTT, PLLC

Attorneys for Plaintiff

(844) 856-6646

Oct. 9

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 Bid4Assets online auction site. Conditions of Sale are available to view on www.bid4assets.com/schuylkillsheriffsales.

(SALE NO. 2)

Plaintiff Attorney: Leopold & Associates.

Plaintiff: Temple View Capital Funding, LP.

Defendant: DKS Real Estate Investments, 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: RESIDENTIAL 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 ASSOCIATION, AS INDENTURE TRUSTEE FOR THE REGISTERED HOLDERS OF ABFS MORTGAGE 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 &

SCHUYLKILL LEGAL RECORD

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. Qaish

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, 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.

SCHUYLKILL LEGAL RECORD

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.

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 PROPERTY 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 PROPERTY of Megan Browning.

Case No. J-0666-2022

SCHUYLKILL LEGAL RECORD

(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, Pennsylvania, 17981.

TO BE SOLD AS THE PROPERTY 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, Pennsylvania, 17901.

TO BE SOLD AS THE PROPERTY 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 PROPERTY 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.

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.

SCHUYLKILL LEGAL RECORD

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 PROP-
ERTY of Robert H. Greiner.
Case No. J-0443-2024

(SALE NO. 29)

Plaintiff: MidFirst Bank.
Defendant: Jack A. Parry; Court-
ney E. Craig.
Attorney for Plaintiff: Ed E. Qaq-
ish
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 PROP-
ERTY of Jack A. Parry and Courtney
E. Craig.
Case No. S-1345-2024

(SALE NO. 30)

Plaintiff: Mid Penn Bank.
Defendants: Professional Counsel-
ing, 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, Pennsyl-
vania 18252.
To be sold as property of Profes-
sional Counseling, Consulting and
Human Services, LLC and RSK Flip-
per LLC, Terre Tenant and Owner.
Case No. S-1110-2025

(SALE NO. 31)

Plaintiff: NewRez LLC d/b/a Mort-
gage 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, Pennsylva-
nia 17946.
Tax Parcel No: 36-10-0018.000.
Case No. S-0172-2025

(SALE NO. 33)

Plaintiff: Metropolitan Life Insur-
ance Company.
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

SCHUYLKILL LEGAL RECORD

(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 PROPERTY 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 PROPERTY of Noe Ha Shin and Ick K. Yoon.

Case No. S-2381-2024

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

July 23, 2025

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

Sept. 25; Oct. 2, 9

SUITS

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

ROSEWOOD NURSING AND REHABILITATION CENTER vs. BLUME, DAVID

PENNSYLVANIA NATIONAL MUTUAL CASUALTY INSURANCE COMPANY vs. CALHOUN, SVETLANA

NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING vs. OCCUPANTS JR, RUSSELL L MENTAL HEALTH vs. DOUGHERTY, PEGGYANNE
TICE, ERNESTINE vs. KING, ANTHONY

VESAY, VAUGHN vs. VESAY, MALINDA

SHAPPELL, HEEATHER L vs. KURTZ, SEAN K

FIRST NATIONAL BANK OF PENNSYLVANIA vs. SHUSTACK, TYLER

HOPE, DIANE K vs. HOPE, ERIC N SILVERIO, FRANCESKA PAULINO, WILSON R vs.

WELLS FARGO BANK NA vs. HAFFER, DAVID M

CYBULSKI, JASON vs. OWZAR, TIMILY

PORTFOLIO RECOVERY ASSOCIATES vs. FRANCISCO, GLENNY

LOPEZ, JUAN J NUNEZ, JUAN vs. MERCADO, PEDRO JOSE vs. BLEWIS, AMY

BUREAU OF LABOR LAW COMPLIANCE vs. ROTHERMEL, TRAVIS

JPMORGAN CHASE BANK NA vs. TORRES, REBE PAULINO

BANK OF AMERICA NA vs. MORRIS, WILLIAM