

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

ELLIOTT, THOMAS a/k/a THOMAS J. ELLIOTT, deceased

Late of Schuylkill Haven, Schuylkill County, PA

Administrator: Thomas Elliott, 222 W. Columbia Street, Schuylkill Haven, PA 17972

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

HALL, LEANNE MARIE, deceased

Late of West Mahanoy Township, Schuylkill County, PA

Administrator: Joseph Hall, 380 Indiana Avenue, Shenandoah, PA 17976

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

HEPLER, FRANKLIN W. a/k/a FRANKLIN WILLIAM HEPLER, deceased

Late of the Township of Eldred, Schuylkill County, PA

Executrix: Susan M. Danielwicz, 2872 Jermantown Road, Oakton, VA 22124

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

LANDIS, MARY THERESA, deceased

Late of the Borough of Shenandoah, Schuylkill County, PA

Administratrix: Racheal M. Leveritt, 413 West Washington Street, Shenandoah, PA 17976

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

LUSCAVAGE, DIANE, deceased

Late of the City of Pottsville, Schuylkill County, PA

Executor: Scott Luscavage, 211 Timber Road, Pottsville, PA 17901

Attorney: Michael J. Fiorillo, Esquire, 217 Mahantongo Street, Pottsville, PA 17901, (570) 622-7725

MILLER, IRENE H., deceased

Late of Pottsville, Schuylkill County, PA

Executor: Tracy E. Morgan, 1134 Maple Street, Valley View, PA 17938

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

STAFANICK, GERALD J. a/k/a JERRY STAFANICK, deceased

Late of Butler Twp., Schuylkill County, PA

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Executors: Peter P. Stefanic, 11067 Baneberry Ave., SE, P.O. Box 1192, Olalla, WA 98359-1192, Carol A. Clarke, 2316 Andys Ln., Brandon II, Wilmington, DE 19810 and Sandra M. Smith, 3 Field of Dreams Ln., Lewisburg, PA 17837

Attorneys: Lindsey Hoelzle, Esquire, Hoelzle Law LLC, P.O. Box 98, Birchrunville, PA 19421

STEIGERWALT, CAROLYN P. a/k/a CAROLYN STEIGERWALT and CAROLYN P. ADAMS, deceased

Late of the Borough of Tamaqua, Schuylkill County, PA

Executor: Kevin Steigerwalt, 1393 Valley Road, Tamaqua, PA 18252

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

SECOND PUBLICATION

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

Late of Rush Twp., Schuylkill County, PA

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

Attorney: Gerard J. Woods, 101 Greenwood Ave., #300, Jenkintown, PA 19046

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

Late of the Township of Butler, Schuylkill County, PA

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

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

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

WATKINS, GEORGE H., deceased
Late of Ashland, Schuylkill County, PA

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

Attorney: John M. Hampton, Esquire, 1022 Centre Street, Ashland, PA 17921

WETZEL, BERNICE ANITA a/k/a BERNICE A. WETZEL, deceased

Late of Pine Grove Township, Schuylkill County, PA

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

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

THIRD PUBLICATION

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

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

BRENNAN, MARTIN JOHN a/k/a MARTIN BRENNAN and MARTIN J. BRENNAN, deceased
Late of Branch Township, Schuylkill County, PA

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

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

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

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

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

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

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

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

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

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

LAUBENSTINE, NOEL LEE, de-
ceased

Late of Orwigsburg Borough,
Schuylkill County, PA

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

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

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

Executor: Mark R. Ohl

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

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

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

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

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

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

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

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

Late of McAdoo Borough, Schuyl-
kill County, PA

Executor: Mark D. Stefanisko

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

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

NOTICE SHERIFF'S SALE OF REAL ESTATE

By virtue of Writs of Execution issued out of the Court of Common Pleas, Civil Division, to me directed, will be exposed to public sale on **FRIDAY, DECEMBER 19, 2025** at 10:00 a.m., the Schuylkill County Sheriff Sales will be held by Bid4Assets online auction site. Conditions of Sale are available to view on www.bid4assets.com/schuylkillsheriffsales.

(SALE NO. 1)

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

TO BE SOLD AS THE PROPERTY of David A. Shunski and Lisa A. Shunski, his wife.

EXHIBIT "A"

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

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

DEFENDANT: Lisa K. Shunski; Unknown Heirs and/or Administrators to the Estate of David Shunski.

JUDGMENT: \$36,326.15.

Case No. S-0103-2025

(SALE NO. 2)

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

TO BE SOLD AS THE PROPERTY of Joseph Michael Prohibition, ill, Administratrix to the Estate of Susan Prohibition, deceased.

PLAINTIFF: NewRez LLC d/b/a Shellpoint Mortgage Servicing servicer for JPMorgan Chase Bank, National Association.

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

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

Phone: (215) 579-7700.

JUDGMENT AMOUNT: \$116,693.95.

Case No. S-1220-2025

(SALE NO. 4)

Tax Parcel No. 68-27-0377.000.
Property known as: 611 W. Norwegian St., Pottsville, PA 17901.

TO BE SOLD as the property of KIMBERLY A. KLIMAYTIS, IN HER CAPACITY AS HEIR OF CAROL M. LONG, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER CAROL M. LONG, DECEASED.

PLAINTIFF: FREEDOM MORTGAGE CORPORATION.

ATTORNEY FOR PLAINTIFF: BROCK & SCOTT, PLLC.

JUDGMENT: \$56,777.53.

Case No. S-S-2276-2023

(SALE NO. 5)

Tax Parcel No.: 68-34-0112.
Property Known As: 1105 W. Market Street, Pottsville, Pennsylvania.

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TO BE SOLD AS THE PROPERTY of John T. Kiapes, Angela M. Kiapes.

PLAINTIFF: Pottsville Area School District.

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

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

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

Case No. J-0670-2024

(SALE NO. 6)

Tax Parcel No.: 68-21-0268

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

TO BE SOLD AS THE PROPERTY of Kevin L. Marchetti, Sf.

PLAINTIFF: Pottsville Area School District.

DEFENDANT: Kevin L. Marchetti, Sr.

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

JUDGMENT AMOUNT: \$1,779-.36

Case No. J-4526-2022

(SALE NO. 7)

Tax Parcel No. 36-11-0060.000.

Property known as: 20 N. WYLAM STREET, Frackville, PA 17931.

TO BE SOLD AS THE PROPERTY of TAMMY MARIE KUPUSNICK.

PLAINTIFF: BETHPAGE FEDERAL CREDIT UNION.

ATTORNEY FOR PLAINTIFF: BROCK & SCOTT, PLLC.

JUDGMENT: \$57,539.04.

Case No. S-S-1350-2024

(SALE NO. 8)

Tax Parcel No. 65-15-0140.000.

Property known as: 221 Spruce St., Tamaqua, PA 18252.

TO BE SOLD AS THE PROPERTY of BRIAN LEIBENSPERGER, JR.

PLAINTIFF: LAKEVIEW LOAN SERVICING, LLC.

ATTORNEY FOR PLAINTIFF: BROCK & SCOTT, PLLC.

JUDGMENT: \$50,949.51.

Case No. S-S-0736-2025

(SALE NO. 9)

Tax Parcel No. 25-22-0076.000.

Property known as: 28 Lincoln Drive, Tamaqua, Pennsylvania 18252.

TO BE SOLD AS THE PROPERTY of: William James Lewis a/k/a William J. Lewis a/k/a William Lewis, Deceased.

PLAINTIFF: PennyMac Loan Services, LLC.

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

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

JUDGMENT AMOUNT: \$79,993.14

Case No.: S-0877-2025

(SALE NO. 10)

Tax Parcel No. 68-23-0003.000.

Property known as: 46 York Farm Road, Pottsville, PA 17901.

TO BE SOLD AS THE PROPERTY of Gretchen Garrity.

PLAINTIFF: PNC Bank, National Association.

DEFENDANT: Gretchen Garrity.

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

Judgment Amount: \$72,335.31.
Case No. S-1394-2024

(SALE NO. 12)

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

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

PLAINTIFF: MidFirst Bank.

DEFENDANT: Aaron L. Mattern.

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

JUDGMENT AMOUNT:
\$17,621.12.

Case No. S-0231-2025

(SALE NO. 13)

TAX ID NO. 58-06-0061.

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

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

TO BE SOLD AS THE PROPER-
TY OF Kevin S. Buggy.

PLAINTIFF: PHH Mortgage Cor-
poration.

DEFENDANT(S): Kevin S. Bug-
gy.

ATTORNEY FOR PLAINTIFF:
Kenya Bates, Esquire (203664), Steven
P. Kelly, Esquire (308573), Jessica N.
Manis, Esquire (318705), Matthew C.
Fallings, Esquire (326896), Caroline P.

Aprahamian, Esquire (329932) of
STERN & EISENBERG, PC; 1581
Main Street, Ste. 200; The Shops at
Valley Square, Warrington, PA 18976;
(215) 572-8111.

JUDGMENT AMOUNT \$45,243-
.91.

(SALE NO. 14)

Tax Parcel No. 15-11-0206.000.

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

TO BE SOLD AS THE PROP-
ERTY of JEAN M. MIHALICK.

PLAINTIFF: PENNYMAC
LOAN SERVICES, LLC.

DEFENDANT(S): JEAN M.
MIHALICK.

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

JUDGMENT AMOUNT:
\$137,968.95.

Case No. S-0921-2025

(SALE NO. 15)

Tax Parcel Number: 19-
160013.000.

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

PLAINTIFF ATTORNEY: Rob-
ert Flacco, Esq., of Friedman Vartolo
LLP.

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

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

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

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

JUDGMENT AMOUNT: \$52,112.47.

(SALE NO. 16)

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

PROPERTY ID: 43-03-0099.000.

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

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

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

JUDGMENT AMOUNT: \$75,037.60.

Case Number: S-0974-2025

(SALE NO. 17)

Property ID: 21-9-66.

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

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

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

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

JUDGMENT AMOUNT: \$41,636.82.

Case Number: S-0217-2025

(SALE NO. 18)

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

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

PLAINTIFF: Pennsylvania Housing Finance Agency.

DEFENDENT: Raymond M Braunstein.

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

JUDGEMENT: \$136,968.35.

Case No.: S-0958-2025

SCHUYLKILL LEGAL RECORD

(SALE NO. 19)

Property ID: 68-53-0013-000.
Being known as: 115 MAHANTONGO DR., POTTSVILLE, PA 17901.

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

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

Judgment Amount: \$270,373.50.
Case Number: S-0067-2025

(SALE NO. 20)

Tax Parcel No. 43-4-472.
Property known as: 14 North Broad Mountain Avenue, Frackville, Pennsylvania 17931.

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

PLAINTIFF: PennyMac Loan Services, LLC.

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

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

JUDGEMENT AMOUNT: \$131,187.33.

Case No.: S-0016-2025

(SALE NO. 21)

Tax Parcel No. 57-05-0051.000.
Property Known As: 130 EAST BACON STREET, POTTSVILLE, PA 17901.

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

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

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

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

JUDGEMENT AMOUNT: \$56,387.17.

Case No. S-0558-2025

(SALE NO. 22)

Tax Parcel No. 68-40-0112.000.
Property Address: 1805 West Market Street, Pottsville, PA 17901.

PLAINTIFF: METROPOLITAN LIFE INSURANCE COMPANY.

DEFENDENT: FINE CAPITAL LLC IN MORTGAGE FORECLOSURE.

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

JUDGEMENT AMOUNT: \$100,680.68.

Case No. S-1480-25

(SALE NO. 23)

Tax Parcel: 25-07-0072.001.
Property Address: 570 Pine Creek Drive, Township of Rush, Schuylkill County, PA;

Mailing Address: 570 Creek Drive, Barnesville, PA.

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

PLAINTIFF: M & T Bank.

SCHUYLKILL LEGAL RECORD

DEFENDANT: Christopher M. Mattie

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

JUDGEMENT: \$123,856.26.

Case No. S-1463-2024

(SALE NO. 24)

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

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

TO BE SOLD AS THE PROPERTY of Mohamed Errahmany.

PLAINTIFF: PINE GROVE JOINT TREATMENT AUTHORITY.

DEFENDANT: MOHAMED ERRAHMANY.

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

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

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

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

JOSEPH G. GROODY

Sheriff of Schuylkill County

Dated at Pottsville, PA

September 24, 2025

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

Nov. 13, 20, 27

SUITS

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

JP MORGAN CHASE BANK NA vs. BARNDT SR, MICHAEL A
SCHUYLKILL COUNTY TAX CLAIM BUREAU vs. FORRO, ERIC P

WILSON JR, RONALD J vs. WILSON, CRYSTAL

TALBOT, DONALD vs. VERSUM MATERIALS US LLC

RIVERA, KIMBERLY D vs. WALTERS, SHANNON M

NCB MANAGEMENT SERVICES INC vs. WOLF, MICHAEL

FENNELL, ROBERT vs. PINKEY, J HEATER, KELLY D vs. HEATER, MICHAEL S

JPMORGAN CHASE BANK NA vs. KENNEDY, CAITLIN

AMERICAN EXPRESS NATIONAL BANK f/k/a AMERICAN EXPRESS CENTURION BANK vs. BONNELL, ALLEN

TERMINI, KELLY vs. TERMINI, SEAN

NARANJO, ISAAC vs. BRITTAIN SUPERINTENDENT, K

ORLICK, BARBARA L vs. ORLICK, EDWARD W

MOHL, BRANDON K vs. DISSINGER, ASHLEY N

BROPHY, MATTHEW JAMES vs. BROPHY, DANIELLE CATHERINE

WAGNER, JEN vs. WAGNER, JOHN M

HORTON, TATIANA vs. RUSSELL, JOHN

REICHERT, TRUDY vs. REICHERT, CURTIS L

REED, AMY ANN vs. REED, ALAN R