

## 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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**GIBSON, CLARENCE L.**, deceased  
Late of Porter Township, Schuylkill County, PA  
Executrix: Anna Kay Shadle, 490 E. Wiconisco St., Tower City, PA 17980

Attorneys: Andrew S. Withers, Esquire, Etzweiler and Withers, LLC, 105 N. Front Street, Harrisburg, PA 17101, (717) 234-5600

**HEISER, DOLORES A.**, deceased  
Late of the Borough of Schuylkill Haven, Schuylkill County, PA  
Executor: Mr. Donald J. Heiser, 2066 Long Run Road, Schuylkill Haven, PA 17972  
Attorneys: Robin L. Harley, Esquire, Zane Rossi Conville & Harley, 38 St. John Street, P.O. Box 96, Schuylkill Haven, PA 17972

**HELLER, BERNARD J. a/k/a BERNARD HELLER and BERNIE HELLER**, deceased  
Late of Schuylkill Township, Schuylkill County, PA

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

**LOMBARDO, THOMAS P.**, deceased

Late of the Borough of Shenandoah, Schuylkill County, PA  
Executrix: Lisa M. Drumheller, 308 S. West Street, Shenandoah, PA 17976

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

**PICCONI, RAYMOND A. a/k/a RAYMOND ANTHONY PICCONI and MARK RAYMOND PICCONI**, deceased

Late of the Township of East Norwegian, Schuylkill County, PA  
Executrix: Joanne Williams, 42 Caroline Avenue, Pottsville, PA 17901

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

**STEPHEN, VINCENT JOSEPH**, deceased

Late of Cass Township, Schuylkill County, PA

Executor: David Stephen, 887 Valley Rd., Pottsville, PA 17901

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

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### SECOND PUBLICATION

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**BRESLIN, DORIS M.**, deceased  
Late of Pine Grove Township, Schuylkill County, PA  
Executrix: Rita A. Buckley  
Attorney: Kevin M. Richards, Esquire, P.O. Box 1140, Lebanon, PA 17042-1140

## SCHUYLKILL LEGAL RECORD

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**BRIGHT, BARBARA M. a/k/a BARBARA BRIGHT**, deceased  
Late of the Borough of Gilberton,  
Schuylkill County, PA  
Executor: John A. Bright, 113 Top  
Street, Sugarloaf, PA 18249  
Attorney: Paul Domalakes, Es-  
quire, 14 West Frack Street, P.O.  
Box 9, Frackville, PA 17931

**CARR, ANTHONY PATRICK a/k/a ANTHONY P. CARR and TONY CARR**, deceased  
Late of the Township of Foster,  
Schuylkill County, PA  
Administrator: David Noel Carr,  
1872 US Rt. 3, Campton, NH  
03223  
Attorneys: Edward M. Brennan,  
Esquire, Brennan Law Firm LLC,  
306 Mahantongo Street, Pottsville,  
PA 17901

**KOSHNIK, ROSE ANN**, deceased  
Late of the Town of Kaska,  
Schuylkill County, PA  
Administratrix: Ms. Rose Mary  
Mull, 19 Chestnut Street, Kaska,  
PA 17959  
Attorneys: James C. Bohorad,  
Esquire, Marshall, Bohorad,  
Thornburg, Price & Campion,  
P.C., 1940 West Norwegian Street,  
P.O. Box 1280, Pottsville, PA  
17901

**McKENZIE, SAMATHA M.**, de-  
ceased  
Late of Schuylkill Haven Borough,  
Schuylkill County, PA  
Executor: Steven M. Pickett, 453  
Pine Street, Schuylkill Haven, PA  
17972  
Attorneys: James R. Deiter, Es-  
quire, Williamson, Friedbeg &  
Jones, LLC, 10 Westwood Road,  
Pottsville, PA 17901

**SCHOCK, LINDA ANN a/k/a LIN-  
DA A. SCHOCK**, deceased  
Late of the Township of Ryan,  
Schuylkill County, PA

Executrix: Angelina Fritz, 17 Foot-  
hill Street, Barnesville, PA 18214  
Attorneys: Edward M. Brennan,  
Esquire, Brennan Law Firm LLC,  
306 Mahantongo Street, Pottsville,  
PA 17901

**WAGNER, SANDRA M. a/k/a SANDRA WAGNER**, deceased  
Late of the Borough of Port Car-  
bon, Schuylkill County, PA  
Administrator c.t.a.: Dylan J.  
Quinn, 201 4th Street, Port Carbon,  
PA 17965  
Attorneys: Edward M. Brennan,  
Esquire, Brennan Law Firm LLC,  
306 Mahantongo Street, Pottsville,  
PA 17901

**YABLONSKY, PAUL a/k/a PAUL S. YABLONSKY**, deceased  
Late of West Mahanoy Township,  
Shenandoah, Schuylkill County,  
PA  
Executor: Brandon M. Yablonsky,  
185 Pennsylvania Avenue, Shenan-  
doah, PA 17976  
Attorney: Paul Domalakes, Es-  
quire, 14 West Frack Street, P.O.  
Box 9, Frackville, PA 17931

**ZIMMERMAN, BARRY L.**, de-  
ceased  
Late of the Township of Wayne,  
Schuylkill County, PA  
Executrix: Ms. Tammie Saunders,  
42 Frame Row Street, Pottsville,  
PA 17901  
Attorneys: Zane Rossi Conville &  
Harley, 38 St. John Street, P.O.  
Box 96, Schuylkill Haven, PA  
17972

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### THIRD PUBLICATION

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**AMBERLAVAGE, ALBERT W.**,  
deceased  
Late of the Borough of Shenando-  
ah, Schuylkill County, PA

## SCHUYLKILL LEGAL RECORD

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Administrator: Albert R. Amberlavage, 500 West Railroad Street, Mahanoy City, PA 17948  
Attorney: Leo Breznik, Esquire, Attorney-At-Law, 32 E. Centre St., P.O. Box 567, Shenandoah, PA 17976-0567

**DINKLOCKER, DOUGLAS P.,** deceased

Late of the Township of Pine Grove, Schuylkill County, PA  
Executrix: Jessica Lynn Dinklocker, 244 Schussler Street, South Amboy, NJ 08879  
Attorneys: Zane, Rossi, Conville & Harley, 38 St. John Street, P.O. Box 96, Schuylkill Haven, PA 17972

**HILL, MICHAEL DAVID a/k/a MICHAEL D. HILL and MICHAEL HILL,** deceased

Late of Schuylkill Township, Schuylkill County, PA  
Administratrix: Lisa Fenstermaker, 3962 R. Mechanicsville Road, Whitehall, PA 18052  
Attorneys: Erik M. Helbing, Esquire, Bowe & Ordorizzi Law, LLC, 109 West Broad Street, Tamaqua, PA 18252

**JELICKS, ROBERTA A.,** deceased

Late of Pine Grove Township, Schuylkill County, PA  
Co-Executors: Linda Jelicks-Cahill and Robert J. Jelicks c/o Clifton R. Guise, Esquire, Halbruner, Hatch & Guise, LLP, 3435 Market Street, Camp Hill, PA 17011  
Attorneys: Clifton R. Guise, Esquire, Halbruner, Hatch & Guise, LLP, 3435 Market Street, Camp Hill, PA 17011

**LEWIS, LAWRENCE EDWARD,** deceased

Late of Orwigsburg, Schuylkill County, PA

Administratrix: Kathleen Ciofoletti  
Attorney: Tullio DeLuca, 381 N. 9th Avenue, Scranton, PA 18504

**LYNCH, LUKE J.,** deceased

Late of Pottsville, Schuylkill County, PA

Administratrix: Elaine R. Hafer, 1911 Mahantongo Street, Pottsville, PA 17901

Attorney: Stanley J. Burke, Esquire, 450 West Market Street, P.O. Box 232, Pottsville, PA 17901

**MOSER, PEGGY A.,** deceased

Late of the City of Pottsville, Schuylkill County, PA

Executrix: Margaret A. Ulmer, 206 Norwegian Woods Drive, Pottsville, PA 17901

Attorney: William C. Reiley, Esquire, Garfield Square, 510 West Market Street, Pottsville, PA 17901

**MURPHY, SHIRLEY ANN,** deceased

Late of Pottsville, Schuylkill County, PA

Executrix: Susan J. Murphy, 229 Llewellyn Rd., Pottsville, PA 17901

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

**ROMBERGER, ANNA MAE,** deceased

Late of Minersville Borough, Schuylkill County, PA

Administrators: Dayne Scheib, 502 W. Grand Avenue, Tower City, PA 17980 and Doug Romberger, 1817 Ashton Drive, Lehanon, PA 17046

Attorneys: James R. Deiter, Esq., Williamson, Friedberg & Jones,

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LLC, 10 Westwood Road, Pottsville, PA 17901

**SHADEL, CHRISTOPHER**, deceased

Late of the Borough of Shenandoah, Schuylkill County, PA

Administratrix: Joyee L. Reba, 103 South White Street, Shenandoah, PA 17976

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

**ZAMBO, MARY E. a/k/a MARY EVELYN ZAMBO**, deceased

Late of the City of Pottsville, Schuylkill County, PA

Administratrix: Monica A. Gavaletz, 2283 W. Norwegian Street, Pottsville, PA 17901

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

**ZAPRAZNY, JOSEPH W.**, deceased

Late of East Brunswick Township, Schuylkill County, PA

Executrix: Elizabeth Y. Zaprazny, 2401 Summer Valley Road, New Ringgold, PA 17960

Attorneys: David H. Rattigan, Esquire, Barley Snyder LLP, 950 E. Main St., Suite 212, Schuylkill Haven, PA 17972

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IN THE COURT OF COMMON  
PLEAS OF CUMBERLAND  
COUNTY, PENNSYLVANIA  
NO. 2023-07945

MEMBERS 1ST FEDERAL  
CREDIT UNION

Plaintiff

v.

JAMIE L. DRUMHELLER

Defendant

### NOTICE

TO: JAMIE L. DRUMHELLER, whose last known address is 816 Main Street, Zion Grove, Schuylkill County, Pennsylvania 17985.

YOU HAVE BEEN SUED IN COURT. By Order dated April 14, 2025, service of process is permitted upon you by publication pursuant to Rule 430.

If you wish to defend against the claim(s) set forth in the Complaint, you must enter a written appearance personally or by an 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 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.

Cumberland County Bar  
Association  
32 S. Bedford Street  
Carlisle, PA 17013  
(717) 249-3166

May 8

## SCHUYLKILL LEGAL RECORD

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### NOTICE

NOTICE IS HEREBY GIVEN that Scorpio Ink Studio, LLC, 10 E. Main Street, Schuylkill Haven, Pennsylvania did file in the Office of the Secretary of the Commonwealth of Pennsylvania, Harrisburg, Pennsylvania on April 15, 2025, an application for a certificate to do business under the assumed or fictitious name of:

VELVET VALOR TATTOO CO.  
with its principal place of business at 10 E. Main Street, Schuylkill Haven, Pennsylvania.

MATTHEW D. ROSSI, ESQUIRE  
ZANE, ROSSI, CONVILLE  
& HARLEY

38 St. John Street  
P.O. Box 96  
Schuylkill Haven, PA 17972

May 8

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### NOTICE

NOTICE IS HEREBY GIVEN that Rachel Rossi, 14 Mason Drive, Pine Grove, Pennsylvania did file in the Office of the Secretary of the Commonwealth of Pennsylvania, Harrisburg, Pennsylvania on April 25, 2025, an application for a certificate to do business under the assumed or fictitious name of:

THE ROLLING PAW SPA  
with its principal place of business at 14 Mason Drive, Pine Grove, Pennsylvania.

MATTHEW D. ROSSI, ESQUIRE  
ZANE, ROSSI, CONVILLE  
& HARLEY

38 St. John Street  
P.O. Box 96  
Schuylkill Haven, PA 17972

May 8

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IN THE COURT OF COMMON  
PLEAS OF SCHUYLKILL  
COUNTY, PENNSYLVANIA  
CIVIL ACTION—LAW

IN RE: CHANGE OF NAME OF  
HANNAH LYNN BRADLEY a/k/a  
HANNAH LYNN KLINGER

NO. S-729-2025

### NOTICE OF NAME CHANGE

Petitioner, Hannah Lynn Bradley a/k/a Hannah Lynn Klinger, filed a Petition for Change of Name on April 3, 2025, to change name of Petitioner, Hannah Lynn Bradley a/k/a Hannah Lynn Klinger to Hannah Lynn Bradley. A Hearing on the Petition is scheduled for Thursday, June 5, 2025, at 11:30 a.m. in Courtroom No. 7 of the Schuylkill County Courthouse, 401 North Second Street, Pottsville, PA 17901.

CHRISTINE A. HOLMAN,  
ESQUIRE

Attorney I.D. No. 61350

HOLMAN & PITTS LAW, LLC  
Attorneys for Petitioner

204 East Broad Street  
Tamaqua, PA 18252  
(570) 668-5321

May 8

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COURT OF COMMON PLEAS  
SCHUYLKILL COUNTY, PA  
CIVIL ACTION—LAW  
NO. S-2351-2024

NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE  
LAKEVIEW LOAN  
SERVICING, LLC

Plaintiff

v.

DAVID CHISTAKOFF

Defendants

To: DAVID CHISTAKOFF Defen-  
dant(s), 22 WOOD ST., TREM-  
ONT, PA 17981

COMPLAINT IN  
MORTGAGE FORECLOSURE

You are hereby notified that Plain-  
tiff, LAKEVIEW LOAN SERVIC-  
ING, LLC, has filed a Mortgage  
Foreclosure Complaint endorsed with

## SCHUYLKILL LEGAL RECORD

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a Notice to Defend, against you in the Court of Common Pleas of SCHUYLKILL County, PA docketed to No. S-2351-2024, seeking to fore-close the mortgage secured on your property located, 22 WOOD ST., TREMONT, PA 17981.

### 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 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

ATTORNEYS FOR PLAINTIFF  
A Florida professional limited  
liability company

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

May 8

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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, JUNE 13, 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](http://www.bid4assets.com/schuylkillsheriffsales).

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#### (SALE NO. 1)

Plaintiff: Wells Fargo Bank, N.A.  
Defendant: Christel L. Lozier.

Attorney for Plaintiff: Brock & Scott, 1315 Westbrook Plaza Drive, Suite 100, Windton-Salem, NC 27103.

Judgment: \$49,425.25.

Tax Parcel: 52-5-1.

Premises Being: 2 Edgar Lewis Street, Minersville, PA 17954.

Case No. S-1193-2024

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#### (SALE NO. 2)

Plaintiff: MidFirst Bank.

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

Attorney for Plaintiff: Ed E. Qa-ish

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

## SCHUYLKILL LEGAL RECORD

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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. 3)**

Plaintiff: Selene Finance LP.  
Defendant: Bruce A. Reaser and  
Susan J. Reaser.

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

Judgment Amount: \$187,268.00.  
Tax Parcel No. 42-06-0146.000 &  
42-06-0145.000.

Property known as 125 Laurel  
Road a/k/a 125 Laurel Boulevard,  
Oriwigsburg, PA 17961.

TO BE SOLD AS THE PROP-  
ERTY of Bruce A. Reaser and Susan  
J. Reaser.

Case No. S-191-20

### **(SALE NO. 4)**

Plaintiff: Carrington Mortgage  
Services, LLC.

Defendant: David Sackett, known  
Heir of June Sackett, deceased, Jeffrey  
Sackett, known Heir of June Sackett,  
deceased, Lynn Stuetzle, known Heir  
of June Sackett, deceased and Un-  
known Heirs, Successors, Assigns and  
All Persons, Firms or Associations  
Claiming Right, Title or Interest from  
or under June Sackett, deceased.

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

Judgment Amount: \$40,291.74.

Tax Parcel No. 63-07-0141.001.  
Property known as 18 E William  
Street, Schuylkill Haven, PA 17972

TO BE SOLD AS THE PROP-  
ERTY of David Sackett, known Heir  
of June Sackett, deceased, Jeffrey  
Sackett, known Heir of June Sackett,  
deceased, Lynn Stuetzle, known Heir  
of June Sackett, deceased and Un-  
known Heirs, Successors, Assigns and  
All Persons, Firms or Associations  
Claiming Right, Title or Interest from  
or under June Sackett, deceased.

Case No. S-320-22

### **(SALE NO. 5)**

Plaintiff: All In Credit Union.  
Defendant: Michelle Sippie.

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

Judgment Amount: \$21,122.47.

Parcel Number 48080366001.

Property Address - 234 West Ma-  
hanoy Street, Mahanoy City, PA  
17948.

BEING the same premises which  
Stephen J. Sippie and Michelle J.  
Sippie, his wife, by deed dated Octo-  
ber 11, 2006 and recorded October 18,  
2006 at Inst. No. 200600020839 in the  
Office of the Recorder of Deeds of  
Schuylkill County, PA, granted and  
conveyed unto Michelle J. Sippie, in  
fee.

Tax Parcel No. 48-08-0366.001.

Property known as 234 West Ma-  
hanoy Street, Mahanoy City, PA  
17948.

TO BE SOLD AS THE PROP-  
ERTY of Michelle Sippie.

Case No. S-1091-2024

### **(SALE NO. 6)**

Plaintiff: PENNYMAC LOAN  
SERVICES, LLC.



## SCHUYLKILL LEGAL RECORD

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Defendant(s): BRANDON M. DRAKE.

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

Judgment Amount: \$114,984.01.

BEING THE SAME PREMISES WHICH JASON M. SOMERS AND KA YONG SOMERS, HUSBAND AND WIFE BY DEED DATED 7/12/2013 AND RECORDED 7/24/2013 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK VOLUME 2477 AT PAGE 0620, GRANTED AND CONVEYED UNTO BRANDON M. DRAKE.

Tax Parcel No. 21-5-113.1, 21-5-114.8, & 21-5-113.3.

Property Known As: 38 CHURCH LANE, PINE GROVE, PA 17963.

TO BE SOLD AS THE PROPERTY OF BRANDON M. DRAKE.

Case No. S-1797-2023

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

PLAINTIFF: Seattle Bank.

DEFENDANT(S): Brian Tobin, solely in his capacity as known heir of Ann M. Tobin a/k/a Anna M. Tobin, deceased and Francis Tobin, solely in his capacity as known heir of Ann M. Tobin a/k/a Anna M. Tobin, deceased and Gregory Tobin, solely in his capacity as known heir of Ann M. Tobin a/k/a Anna M. Tobin, deceased and Mary Ann Yost, solely in her capacity as known heir of Ann M. Tobin a/k/a Anna M. Tobin, deceased and The Unknown Heirs of Ann M. Tobin a/k/a Anna M. Tobin, deceased.

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: \$127,841.18.

TAX ID NO. 68-17-0086.000.

BEING the same premises which Leonard J. Gregalonis and Betty A. Gregalonis by Deed dated March 9, 1950 and recorded in the Office of Recorder of Deeds of Schuylkill County on March 10, 1950 at Book 785, Page 346 granted and conveyed unto Gregory D. Tobin and Ann M. Tobin.

PROPERTY KNOWN AS-1414 Mount Hope Ave, a/k/a 1414 Kernersville St, Pottsville, PA 17901.

THE SAID Ann M. Tobin having departed this life on January 12, 2020.

THE SAID Gregory D. Tobin having departed this life on June 18, 1990.

TO BE SOLD AS THE PROPERTY OF- Brian Tobin, solely in his capacity as known heir of Ann M. Tobin a/k/a Anna M. Tobin, deceased and Francis Tobin, solely in his capacity as known heir of Ann M. Tobin a/k/a Anna M. Tobin, deceased and Gregory Tobin, solely in his capacity as known heir of Ann M. Tobin a/k/a Anna M. Tobin, deceased and Mary Ann Yost, solely in her capacity as known heir of Ann M. Tobin a/k/a Anna M. Tobin, deceased and The Unknown Heirs of Ann M. Tobin a/k/a Anna M. Tobin, deceased.

Case No. S-2325-2023

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### **(SALE NO. 9)**

Plaintiff: PENNSYLVANIA HOUSING FINANCE AGENCY.

DEFENDANTS: ZORIELYS M. BANKS VAZQUEZ AND OSCAR D. GOMEZ ALICEA.

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

Judgment Amount: \$139,597.56.



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TAX PARCEL: 62/02/0302/000.  
INSTRUMENT#: 2013-9238.  
PROPERTY KNOWN AS: 48 N.  
2ND STREET, SAINT CLAIR, PA  
17970.

TO BE SOLD AS THE PROPER-  
TY of DEFENDANTS: ZORIELYS  
M. BANKS VAZQUEZ AND OS-  
CAR D. GOMEZ ALICEA.

Case No. S-1852-24

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### **(SALE NO. 10)**

Plaintiff: M&T BANK.

Defendant(s): PAMELA STINES  
a/k/a PAMELA A. STINES.

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

Judgment Amount: \$52,824.48.

Tax Parcel No. 61-03-0127.000 &  
61-03-0128.000.

Property Known As: 509  
SHENANDOAH ROAD a/k/a 509 S  
SHENANDOAH ROAD a/k/a 509  
SHENANDOAH ROAD S,  
RINGTOWN, PA 17967.

TO BE SOLD AS THE PROP-  
ERTY of PAMELA STINES a/k/a  
PAMELA A. STINES.

Case No. S-1546-2024

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### **SALE NO. 11**

Plaintiff: PNC Bank, National  
Association.

Defendant: Regina M. Garrity and  
Gretchen Garrity.

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

Judgment Amount: \$66,504.96.

Tax Parcel No. 68-23-0003.000.

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

TO BE SOLD AS THE PROP-  
ERTY of Regina M. Garrity and  
Gretchen Garrity.

Case No. S-1394-24

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### **(SALE NO. 12)**

PLAINTIFF: Bank of New York  
Mellon Trust Company, N.A. as Trust-  
ee for Mortgage Assets Management  
Series I Trust.

DEFENDANT(S): The Unknown  
Heirs of Mary Ann Moser.

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

JUDGMENT AMOUNT \$229,-  
220.79.

TAX ID NO. 34-05-0013.002.

BEING the same premises which  
Jane Eloise Schreiber, Executrix under  
the last will and testament of Ruth I.  
Stauffer by Deed dated August 6, 1999  
and recorded in the Office of Record-  
er of Deeds of Schuylkill County on  
August 6, 1999 at Book 0689, Page  
0001 granted and conveyed unto Har-  
old J Moser, Mary Ann Moser.

Harold J Moser having departed  
this life on October 17, 2010 Mary  
Ann Moser having departed this life  
on January 23, 2024.

PROPERTY KNOWN AS: 15 Earl  
Ave, Schuylkill Haven, PA 17972.

TO BE SOLD AS THE PROPER-  
TY of The Unknown Heirs of Mary  
Ann Moser.

Case No. S-1113-24

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### **(SALE NO. 13)**

Plaintiff: Data Mortgage Inc., DBA  
Essex Mortgage.

Defendant: Curtis N. Stout.

Attorney for Plaintiff: Orlans Law  
Group, PLLC, 200 Eagle Road, Bldg

## SCHUYLKILL LEGAL RECORD

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2, Suite 120, Wayne, PA 19087, (484) 367-4191.

Judgment Amount: \$195,732.34.

Tax Parcel No: 65/11/0223/000/.

Premises known as: 235 N Lehigh Street, Tamaqua, PA 18252.

TO BE SOLD AS THE PROPERTY of Curtis N. Stout.

Case No. S-2376-24

### **(SALE NO. 14)**

Plaintiff: PENNYMAC LOAN SERVICES, LLC.

Defendants: Brett M. Wojciechowski.

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

Judgment Amount: \$122,028.58.

Tax Parcel No. 52-02-0317.000.

Property known as: 240 North Street a/k/a 240 N Street, Minersville, Pennsylvania 17954.

TO BE SOLD AS THE PROPERTY of Brett M. Wojciechowski.

Case No. S-1389-24

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

By virtue of a Writ of Execution No. S-1088-2024.

ROCKET MORTGAGE, LLC f/k/a QUICKEN LOANS, LLC f/k/a QUICKEN LOANS INC v. BOBBIE JO CONRAD owner(s) of property situate in the TOWNSHIP OF HEGINS, SCHUYLKILL County, Pennsylvania, being 1049 W. CENTER LANE. VALLEY VIEW. PA 17983.

Tax ID No. 13-16-0130.001.

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$53,812.04.

Attorneys for Plaintiff: Brock & Scott, PLLC.

### **(SALE NO. 16)**

Plaintiff: Servbank, SB.

Defendants: John Border III and Anastasia Ferguson.

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

Judgment Amount: \$131,403.57.

BEING Parcel No. 57-05-0151.000.

Property Address: 50 West Savory Street, Pottsville, PA 17901.

Title vested in John Border, III and Anastasia Ferguson, as Joint Tenants with Right of Survivorship by deed from Lindsey Mull n/k/a Lindsey Galle dated October 29, 2021 and recorded on November 4, 2021 with the Schuylkill County Recorder of Deeds as Book 2753, Page 1411, and as Instrument Number: 202100016619.

Case No. S-1557-2024

### **(SALE NO. 17)**

Plaintiff: PENNSYLVANIA HOUSING FINANCE AGENCY.

DEFENDANTS: DAVID K. WILLMAN AND THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT.

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

Judgment Amount: \$144,566.25.

TAX PARCEL: 63/03/0255/000.

INSTRUMENT #: 2022-00010717.

PROPERTY KNOWN AS: 33 DOCK STREET, SCHUYLKILL HAVEN, PA 17972.

TO BE SOLD AS THE PROPERTY of DEFENDANTS DAVID K. WILLMAN

Case No. S-2102-2024

### **SALE NO. 18**

Plaintiff: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS

## SCHUYLKILL LEGAL RECORD

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### TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I.

Attorney for Plaintiff: Jill M. Fein, Esquire, Hill Wallack LLP, Phone: (215) 579-7700.

Defendant: JENNIFER SCHAEFFER.

Judgment Amount: \$374,491.19.

Property known as 108 Cross Creek Drive, Pottsville, PA 17901.

TO BE SOLD AS THE PROPERTY of Jennifer Schaeffer.

Case No. S-210-2020

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### (SALE NO. 20)

Plaintiff: Schuylkill County Municipal Authority.

Defendant: James Jones.

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

Judgment Amount: \$5,133.23.

Tax Parcel No.: 04-26-0020.

Property Known As 810 Fountain Street, Butler Township, Pennsylvania.

TO BE SOLD AS THE PROPERTY of James Jones.

Case No. J-4820-2022

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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

March 19, 2025

Sheriff Sale list available online at:

[www.schuylkillcountypa.gov](http://www.schuylkillcountypa.gov)

May 1, 8, 15

### 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.

DISCOVER BANK vs. BLASCHOCK, PAUL J

BANK OF AMERICA N A vs. FETTERHOFF SR, JAMES W

BANK OF AMERICAN A vs. DALLAGO JR, ALBERT J

BANK OF AMERICA N A vs. WILLIAMS, DAVID

WAGNER, HARRY vs. WAGNER, CYNTHIA

PORT CARBON BOROUGH OF vs. SCHUYLKILL COUNTY BOARD OF ASSESSMENT APPEALS

CAVALRY SPV I LLC vs. FEIERSTEIN, DAVID

CAVALRY SPV I LLC vs. LEWIS, KIMBERLY A

CAVALRY SPV I LLC vs. MONTANARI, MATTHEW

HARLEY-DAVIDSON CREDIT CORP vs. KAPUSNICK, TAMMY MILLER, SANDRA L vs. CONGRESS APARTMENTS

LOPEZ, RAMON vs. COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION

KEITH, LEANN vs. KEITH, ODIN KOSICK, LAURIE vs. PENNSYLVANIA COMMONWEALTH OF DEPT OF TRANSPORTATION

CACL EMPLOYEES FEDERAL CREDIT UNION vs. BERZOWSKI, MARC E

POPIK, BRITNY vs. WRIGHT, DARRYN

CRUZ, DANIELA vs. DIAZ, ARGENIS

WESTLAKE SERVICES LLC vs. CABA REYES, ALISON

WELLS FARGO BANK NA vs. ZIMMERMAN, TODD