

SCHUYLKILL LEGAL RECORD

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**NOTICE OF CONFIRMATION OF  
FIDUCIARIES' ACCOUNTS**

To all claimants, beneficiaries, heirs, next-of-kin, and all other parties in interest:

The following accounts have been filed and may be examined in the Office of the Register of Wills or Clerk of the Orphans' Court. If you desire to object, you must file that objection in writing with the Clerk prior to Wednesday, **JUNE 3, 2026**. The account will be transmitted by the Clerk of the Orphans' Court for adjudication and confirmation on Wednesday, **JUNE 3, 2026** and distribution may be ordered or authorized without further notice if no objections are filed prior to that date.

ESTATE

1. Lloyd R. Hampton

FIDUCIARY

Carole Hampton  
Mishlane

ATTORNEY

Robert Muolo Esq.

THERESA SANTAI GAFFNEY

Register of Wills and

Clerk of the Orphans' Court

May 14, 21

## 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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**BILLUS, ANTHONY J.**, deceased  
Late of Frackville Borough, Schuylkill County, PA

Administratrix: Carloyn Billus, 236 S. Center Street, Frackville, PA 17931

Attorney: James M. O'Connor, Esq., O'Connor Law, 608 West Oak Street, P.O. Box 201, Frackville, PA 17931

**EIDEM, JOHN A.**, deceased  
Late of the Borough of Pine Grove, Schuylkill County, PA

Executrix: Maryann Eidem, 505 American Legion Blvd., Pine Grove, PA 17963

Attorneys: J.T. Herber, III, Williamson, Friedberg & Jones, LLC, 10 Westwood Road, Pottsville, PA 17901

**FREUND, ROBERT C.**, deceased  
Late of Rush Township, Schuylkill County, PA

Administratrix: Theresa Ann Sostorecz, 21 Mill Street, High Bridge, NJ 08829

Attorneys: Eric M. Mika, Esquire, Williamson, Friedberg & Jones, LLC, Ten Westwood Road, Pottsville, PA 17901

**GOOSCH, CARL P. a/k/a CARL GOOSCH**, deceased

Late of Wayne Township, Schuylkill County, PA

Executor: Paul E. Eschbach, 9446 Royal Vista Avenue, Clermont, FL 34711

Attorneys: Eric M. Mika, Esquire, Williamson, Friedberg & Jones, LLC, Ten Westwood Road, Pottsville, PA 17901

**KLINGER, EDWIN W.**, deceased  
Late of Tremont Borough, Schuylkill County, PA

Executrix: Catherine A. Brown, 325 W. Laurel Street, Tremont, PA 17981

Attorneys: Richard J. Wiest, Esq., Williamson, Friedberg & Jones, LLC, 10 Westwood Road, Pottsville, PA 17901

**KULPCAVAGE, EMMA JEAN a/k/a EMMA KULPCAVAGE**, deceased

Late of Schuylkill Haven, Schuylkill County, PA

Co-Executors: Mr. Edward Ray Kulpcavage, 65 Papoose Drive, Auburn, PA 17922 and Mr. Christian Lee Kulpcavage, 802 Redwood Avenue, Wyomissing, PA 19610

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

**LINDNER, RONALD W., SR. a/k/a RONALD W. LINDNER**, deceased

Late of the Township of Union, Schuylkill County, PA

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Executrix: Sheryl F. Lindner, 75 Hill Side Lane, Ringtown, PA 17967

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

**MAURER, THEODORE**, deceased  
Late of Frackville, Schuylkill County, PA

Administrators: Brooke Maurer and Joshua Maurer, 26 North Broad Mountain Avenue, Frackville, PA 17931

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

**PAULIS, EDWIN JOSEPH a/k/a EDWIN J. PAULIS**, deceased

Late of the Borough of St. Clair, Schuylkill County, PA

Executrix: Jeannette Paulis, 26 Maple Avenue, Pine Grove, PA 17963

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

**SMITH, KENNETH J.**, deceased  
Late of West Brunswick Township, Schuylkill County, PA

Executrix: Margaret K. Guistwite, 17 Grey Hawk Drive, Orwigsburg, PA 17961

Attorneys: Eric M. Mika, Esquire, Williamson, Friedberg & Jones, LLC, Ten Westwood Road, Pottsville, PA 17901

**SMYK, JOSEPH A. a/k/a JOSEPH ANTHONY SMYK**, deceased

Late of Pottsville, Schuylkill County, PA

Executrix: Helen Tohill, 491 3rd Street, Port Carbon, PA 17965

Attorneys: James M. O'Connor, Esq., O'Connor Law, 608 West Oak Street, P.O. Box 201, Frackville, PA 17931

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### SECOND PUBLICATION

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**BUBNIS, JOANNE I. a/k/a JOANNE BUBNIS**, deceased

Late of Butler Township, Schuylkill County, PA

Executor: John J. Bubnis, Jr., 430 Virginia Avenue, Shenandoah, PA 17976

Attorneys: Jessica Halina Eckrote, Esquire, Williamson, Friedberg & Jones, LLC, 10 Westwood Road, Pottsville, PA 17901

**CURRAN, CAROLYN TAVENNER**, deceased

Late of Pottsville City, Schuylkill County, PA

Administrative Trust Under the Carolyn Tavenner Curran Living Trust

Trustees: Sean D. Curran, 1414 Old Mill Rd., Wyomissing, PA 19610 and Sarah Smith, 86 Gristmill Rd., Orwigsburg, PA 17961

Attorneys: Eric Mika, WFJ Law, 10 Westwood Rd., Pottsville, PA 17901-1190

**DEFFLEY, JANET A.**, deceased

Late of Ryan Township, Schuylkill County, PA

Executor: Bryan Deffley, 1660 Silo Hill Lane, Breinigsville, PA 18031

Attorneys: Eric M. Mika, Esquire, Certified Elder Law Attorney, Williamson, Friedberg & Jones, LLC, 10 Westwood Road, Pottsville, PA 17901

**KOOP, STEVEN WILLIS a/k/a STEVE KOOP**, deceased

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

## SCHUYLKILL LEGAL RECORD

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Executrix: Trudi Kay Horning, 459 VZ County Road 2433, Canton, TX 75103

**LECH, JOYCE L.**, deceased

Late of Rush Township, Schuylkill County, PA

Executrix: Eileen J. Lech, 48 East Main Street, P.O. Box 56, Quakake, PA 18245

Attorneys: Eric M. Mika, Esquire, Certified Elder Law Attorney, Williamson, Friedberg & Jones, LLC, 10 Westwood Road, Pottsville, PA 17901

**MOYER, FELICIA ANN**, deceased

Late of Auburn, Schuylkill County, PA

Administrators: Jeffrey Moyer and Karen Moyer, P.O.Box 53, Lost Creek, PA 17946

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

**MULLINS, DEBORAH A.**, deceased

Late of Pottsville, Schuylkill County, PA

Administratrix: Stephanie Lynn Mullins, 806 W. Norwegian Street, Pottsville, PA 17901

Attorneys: James M. O'Connor, Esq., O'Connor Law, 608 West Oak Street, P.O. Box 201, Frackville, PA 17931

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### THIRD PUBLICATION

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**ADAMS, PATSY A.**, deceased

Late of West Brunswick Township, Schuylkill County, PA

Executor: Paul A. Daubert, Sr., 34 Spittler Road, Pine Grove, PA 17963

Attorneys: Allen R. Shollenberg, Esquire, Barley Snyder LLP, 2755 Century Blvd., Wyomissing, PA 19610

**CHICCINE, JOSEPH P.**, deceased  
Late of the City of Pottsville, Schuylkill County, PA

Executrix: Cara Marie Chiccine, 743 Barton Run Boulevard, Marlton, NJ 08053

Attorneys: Richard J. Wiest, III, Esquire, Williamson, Friedberg & Jones, LLC, 10 Westwood Road, Pottsville, PA 17901

**DOWGER, PATRICIA A. a/k/a PATRICIA ANN DOWGER**, deceased

Late of McAdoo Borough, Schuylkill County, PA

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

**FRANTZ, ROBERT J.**, deceased

Late of 401 University Drive, Schuylkill Haven, Schuylkill County, PA

Co-Administrators: Christine McClain, 2016 Enloe Drive, Clovis, NM 88101 and Russell E. Farbiarz, 64 N. 4th Street, Hamburg, PA 19526

Attorney: Alexa S. Antanavage, Esquire, Antanavage Farbiarz, PLLC, 64 North Fourth Street, Hamburg, PA 19526

**FREHAFFER, KENNETH ROBERT**, deceased

Late of Pottsville, Schuylkill County, PA

Administratrix: Gloria Jean Frehafer, 826 Ravine Street, Pottsville, PA 17901

Attorneys: James M. O'Connor, Esq., O'Connor Law, 608 West Oak Street, P.O. Box 201, Frackville, PA 17931

SCHUYLKILL LEGAL RECORD

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**NEWHART, ANTHONY T. a/k/a ANTHONY THOMAS NEWHART**, deceased

Late of West Penn Township, Schuylkill County, PA  
Administratrix: Beth Ann Freer, P.O. Box 1, New Ringgold, PA 17960

Attorney: Anthony James Urban, Esquire, 474 North Centre Street, P.O. Box 890, Pottsville, PA 17901-0890

**STASNEK, CYNTHIA ANN a/k/a CYNTHIA A. STASNEK and CYNTHIA STASNEK**, deceased

Late of Rush Township, Schuylkill County, PA

Administrator: John Ferry, 24 Vine Street, Tamaqua, PA 18252

Attorneys: Erik M. Helbing, Esquire, Bowe & Odorizzi Law, LLC, 109 West Broad Street, Tamaqua, PA 18252

**YANOSHIK, JOHN P.**, deceased

Late of Kline Township of McAdoo, Schuylkill County, PA

Executrix: Marianne Dougherty, 1022 Valley View Drive, Ambler, PA 19002

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

PennyMac Loan Services, LLC  
Plaintiff

vs.

Nicole A. Russell  
Casa Rivera, LLC  
Defendants

NO. S-0252-2026  
NOTICE

TO: Nicole A. Russell

You are hereby notified that on February 5, 2026, Plaintiff, PennyMac Loan Services, LLC filed a Mortgage

Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Schuylkill County Pennsylvania, docket to TERM, No. S-0252-2026. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 38A Hunter Street, Tamaqua, PA 18252 and 38 Hunter Street, Tamaqua, PA 18252 whereupon your property would be sold by the Sheriff of Schuylkill County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

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 twenty (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 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 NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

Pennsylvania Bar Association  
P.O. Box 186  
Harrisburg, PA 17108  
(800) 692-7375

SCHUYLKILL LEGAL RECORD

- or -  
Pennsylvania Lawyer Referral  
Service  
P.O. Box 186  
Harrisburg, PA  
(800) 692-7375

May 21

IN THE COURT OF COMMON  
PLEAS OF SCHUYLKILL  
COUNTY, PENNSYLVANIA  
CIVIL ACTION—LAW  
NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE  
PennyMac Loan Services, LLC  
vs.

Dustin Wolfe  
NO. S-2245-2025

NOTICE OF SHERIFF’S SALE  
OF REAL PROPERTY

TAKE NOTICE that the real estate located at 215 North Lehigh Street, Tamaqua, Pennsylvania 18252, is scheduled to be sold at Sheriff’s Sale on June 12, 2026 at 10:00 A.M. at [www.bid4assets.com/SchuylkillSheriffSales](http://www.bid4assets.com/SchuylkillSheriffSales), to enforce the Court Judgment of \$138,950.69 obtained by PennyMac Loan Services, LLC against you.

Property situated in Schuylkill County.

BEING premises: 215 North Lehigh Street, Tamaqua, Pennsylvania 18252.

Tax Parcel: 65-11-0233.000.

Improvements consist of residential property.

Sold as the property of Dustin Wolfe.

TERMS OF SALE: The purchaser at sale must pay the full amount of his/her bid by two o’clock P.M. on the day of the sale, and if complied with, a deed will be tendered by the Sheriff at the next Court of Common Pleas for Schuylkill County conveying to the

purchaser all the right, title and claim which the said defendant has in and to the said property at the time of levying the same. If the above conditions are not complied with on the part of the purchaser, the property will again be offered for sale by the Sheriff at three o’clock P.M., on the same day. The said purchaser will be held liable for the deficiencies and additional costs of said sale.

TAKE NOTICE that a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

POWERS KIRN, LLC  
Attorneys for Plaintiff

8 Neshaminy Interplex  
Suite 215  
Trevose, PA 19053  
(215) 942-2090

May 21

NOTICE OF INCORPORATION

NOTICE IS HEREBY GIVEN that on July 15, 2025, Articles of Incorporation were filed with the PA Department of State for:

HAUS BARTASHUS FUNERAL  
HOME & CREMATORY, INC.

a corporation organized under the Business Corporation Law of 1988, as amended, for no other business activity other than that of funeral directing.

May 21

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 12, 2026

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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).

### (SALE NO. 1)

Tax Parcel No.: 40-02-0446.

PROPERTY KNOWN AS: 19 W. Phillips St., Coaldale, PA 18218.

TITLE TO SAID PREMISES is vested in Roberto Purrone by deed from Lawrence Moyer, dated July 11, 2018 recorded July 12, 2018 in book No. 2632, at page 1424.

BEING THE SAME PREMISES which Michael V. Turrano by a deed dated September 16, 2011 and recorded in the Office of the Recorder of Deeds in and for Schuylkill County in Record Book 2415 page 971, granted and conveyed unto Lawrence Moyer, Grantor herein.

BEING UPI NO. 40-2-446.

PLAINTIFF: Lakeview Loan Servicing, LLC.

ATTORNEY FOR PLAINTIFF: Robertson, Anschutz, Schneid, Crane & Partners, PLLC.

DEFENDANT: Roberto Purrone.

JUDGMENT: \$50,549.25.

Case No. S-0274-2025

### (SALE NO. 2)

Tax Parcel No.: 52/05/0671/000/  
PROPERTY KNOWN AS: 424-426 Lytle Street, Minersville, PA 17954

TO BE SOLD AS THE PROPERTY of Jacquelyn A. Zukowski a/k/a Jackie A. Maddis a/k/a Jacqueline A. Maddis, Known Surviving Heir of Phillip Maddis a/k/a Phillip A. Maddis, Valerie L. Maddis a/k/a Valerie L. Weir, Known Surviving Heir of Phillip Maddis a/k/a Phillip A. Maddis, John J. Maddis, Known Surviving Heir of Phillip Maddis a/k/a Phillip A.

Maddis, and Unknown Surviving Heirs of Phillip Maddis a/k/a Phillip A. Maddis.

PLAINTIFF: Truist Bank.

ATTORNEY FOR PLAINTIFF: McCabe, Weisberg & Conway, LLC 1420 Walnut Street, Suite 1105, Philadelphia, PA 19102 (215) 790-1010.

DEFENDANT: Jacquelyn A. Zu-kowski a/k/a Jackie A. Maddis a/k/a Jacqueline A. Maddis, Known Surviving Heir of Phillip Maddis a/k/a Phillip A. Maddis, Valerie L. Maddis a/k/a Valerie L. Weir, Known Surviving Heir of Phillip Maddis a/k/a Phillip A. Maddis, John J. Maddis, Known Surviving Heir of Phillip Maddis a/k/a Phillip A. Maddis, and Unknown Surviving Heirs of Phillip Maddis a/k/a Phillip A. Maddis.

JUDGMENT: \$56,291.47

Case No. S-1072-25

### (SALE NO. 3)

Tax Parcel No.: Tax Map#: 15-12-0192.000/Control#: 00016996.

PROPERTY KNOWN AS: 36 Bridge Street, McAdoo, PA 18237.

TO BE SOLD AS THE PROPERTY of The Unknown Heirs of HELEN GREBEY Deceased, JUSTIN GREBEY, Solely in His Capacity as Heir of HELEN GREBEY and CHRISTINA WHITTEMORE Solely in Her Capacity as Heir of HELEN GREBEY, Deceased, NOW DECEASED.

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

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

DEFENDANT(S): The Unknown Heirs of HELEN GREBEY Deceased, JUSTIN GREBEY, Solely in His

**SCHUYLKILL LEGAL RECORD**

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Capacity as Heir of HELEN GREBEY and CHRISTINA WHITTEMORE Solely in Her Capacity as Heir of HELEN GREBEY, Deceased.

JUDGMENT: \$49,957.39.  
Case No. S-0015-2025

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**(SALE NO. 4)**

Tax Parcel No.: 40-02-0581.  
PROPERTY KNOWN AS: 112 W. Phillips Street, Coaldale, Pennsylvania, 18218.

TO BE SOLD AS THE PROPERTY of Virginia Snyder.

PLAINTIFF: Panther Valley School District.

ATTORNEY FOR PLAINTIFF: Portnoff Law Associates, LTD., 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406 (484) 690-9300

DEFENDANT(S): Virginia Snyder.

JUDGMENT: \$2,174.36.  
Case No. J-5024-2023

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**(SALE NO. 5)**

Tax Parcel No.: 37-07-0070.  
PROPERTY KNOWN AS: 1025 Spring Road, West Penn Township, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Jeffrey Perlaki, Heidi L. Perlaki.

PLAINTIFF: Tamaqua Area School District.

ATTORNEY FOR PLAINTIFF: Portnoff Law Associates, LTD, 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

DEFENDANT(S): Jeffrey Perlaki, Heidi L. Perlaki.

JUDGMENT: \$3,972.45.  
Case No. J-1367-2025

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**(SALE NO. 6)**

Tax Parcel No.: 65-15-0208.  
PROPERTY KNOWN AS: 303 Penn Street, Tamaqua, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Michael A. Bravo.

PLAINTIFF: Tamaqua Area School District.

ATTORNEY FOR PLAINTIFF: Portnoff Law Associates, LTD, 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

DEFENDANT(S): Michael A. Bravo.

JUDGMENT: \$1,897.22.  
Case No. J-0478-2024

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**(SALE NO. 8)**

Tax Parcel Nos. 40-02-397.000 and 40-02-401.000.

PROPERTY KNOWN AS: 237 W Earley Ave., Coaldale, PA 18218.

TITLE TO SAID PREMISES is Vested in Charles K. Mackay and Susan E. Mackay, his wife by deed from Louis R. Horvath, single, dated recorded April 4, 2006 in book No 2197, at page 1325.

The said Charles K. Mackay having departed this life on 11/11/2024.

PLAINTIFF: Wells Fargo Bank, N.A.

ATTORNEY FOR PLAINTIFF: Robertson, Anschutz, Schneid, Crane & Partners, PLLC.

DEFENDANT(S): Susan Mackay.  
JUDGMENT: \$106,620.97.

Case No. S-2277-2025

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**(SALE NO. 9)**

Tax Parcel No.: 18-08-0012.022  
PROPERTY KNOWN AS: 108 Cross Creek Drive, Pottsville, PA 17901.

TO BE SOLD AS THE PROPERTY of Jennifer Schaeffer.

PLAINTIFF: Wilmington Savings Fund Society, FSB, as Trustee of Stanwich Mortgage Loan Trust F.

ATTORNEY FOR PLAINTIFF: Jill M. Fein, Esquire/Hill Wallack LLP  
Phone: (215) 579-7700.

## SCHUYLKILL LEGAL RECORD

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DEFENDANT(S): Jennifer Schaeffer.

JUDGMENT: \$410,987.06.

Case No. S-210-2020

### (SALE NO. 10)

Tax Parcel No.: 18-05-0096.0000.

PROPERTY KNOWN AS: 21 Beckville Road, Pottsville, PA 17901.

TO BE SOLD AS THE PROPERTY of Cathy Walacavage Andrachick.

PLAINTIFF: Rosewood Rehabilitation and Nursing Center.

ATTORNEY FOR PLAINTIFF: Mary Conn (724) 255-4880.

DEFENDANT(S): Cathy Walacavage Andrachick.

JUDGMENT: \$147,401.48.

Case No. S-1546-2023

### (SALE NO. 11)

Tax Parcel No.: 37-07-0034.000.

PROPERTY KNOWN AS: 752 Penn Drive, Tamaqua, Pennsylvania 18252.

TO BE SOLD AS THE PROPERTY of: Edward S. Myirski.

PLAINTIFF: Pennymac Loan Services, LLC.

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

DEFENDANT(S): Edward S. Myirski.

JUDGMENT: \$148,399.85.

Case No. S-2246-2025

### (SALE NO. 12)

Tax Parcel No.: 65-11-0233.000.

PROPERTY KNOWN AS: 215 North Lehigh Street, Tamaqua, Pennsylvania 18252.

TO BE SOLD AS THE PROPERTY of: Dustin Wolfe.

PLAINTIFF: Pennymac Loan Services, LLC.

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

DEFENDANT(S): Dustin Wolfe.

JUDGMENT: \$138,950.69.

Case No. S-2245-2025

### (SALE NO. 13)

Tax Parcel No.: 05-19-0029.000.

PROPERTY KNOWN AS: 536 Forest Lane, Pottsville, PA 17901.

TO BE SOLD AS THE PROPERTY of KAREN ANTONELLI, Executrix of the Estate of Marion Antonelli, Deceased.

PLAINTIFF: US Bank Trust National Association, Not in its Individual Capacity but solely as owner trustee for VRMTG Asset Trust.

ATTORNEY FOR PLAINTIFF:

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

DEFENDANT(S): Karen Antonelli Executrix of the Estate of Marion Antonelli, Deceased.

JUDGMENT: \$91,502.66.

Case No. S-0844-20 17

### (SALE NO. 14)

Tax Parcel No.: 26-11-0052.000.

PROPERTY KNOWN AS: 12 Hillside Drive, Barnesville, PA 18214.

TO BE SOLD AS THE PROPERTY of David Wojciechowicz.

PLAINTIFF: Pennymac Loan Services, LLC.

ATTORNEY FOR PLAINTIFF:

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

DEFENDANT(S): David Wojciechowicz.

JUDGMENT: \$158,411.63.

Case No. S-2276-2025

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**(SALE NO. 15)**

Tax Parcel No.: TAX MAP #68-19-0343.000/CONTROL #00086626.  
PROPERTY KNOWN AS: 519 Harrison Street, Pottsville, PA 17901.  
TO BE SOLD AS THE PROPERTY of Tanner Krause a/k/a Tanner A. Krause.

PLAINTIFF: United Federal Credit Union s/b/m Gold Credit Union.

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

DEFENDANT(S): Tanner Krause a/k/a Tanner A. Krause.

JUDGMENT: \$67,730.00.

Case No. S-1654-2025

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**(SALE NO. 16)**

Tax Parcel No.: 64-05-0107.001.  
PROPERTY KNOWN AS: 201 E. Coal Street, Shenandoah, Pennsylvania 17976.

TO BE SOLD AS THE PROPERTY of Gary R. Keppel, Lisa M. Keppel.

PLAINTIFF: Shenandoah Valley School District.

ATTORNEY FOR PLAINTIFF: Portnoff Law Associates, LTD. 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

DEFENDANT(S): Gary R. Keppel, Lisa M. Keppel.

JUDGMENT: \$1,473.12.

Case No. J-4849-2022

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**(SALE NO. 17)**

Tax Parcel No.: 62-03-0468.  
PROPERTY KNOWN AS: As 216 S. Morris Street, St. Clair, Pennsylvania, 17970.

TO BE SOLD AS THE PROPERTY of Donald C. Wylam.

PLAINTIFF: Schuylkill County Municipal Authority.

ATTORNEY FOR PLAINTIFF: Portnoff Law Associates, LTD. 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406 (484) 690-9300.

DEFENDANT(S): Donald C. Wylam.

JUDGMENT: \$1,685.05.

Case No. J-5290-2024

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**(SALE NO. 18)**

Tax Parcel No.: 19-21-19.  
PROPERTY KNOWN AS: Lot 019 of the WS Subdivision located in Eagle Rock Resort f/k/a Valley of Lakes Townhomes Subdivision in the Township of East Union, County of Schuylkill, Commonwealth of Pennsylvania.

TO BE SOLD AS THE PROPERTY of Jerry L. Swank and Judith M. Swank.

PLAINTIFF: Eagle Rock Community Association, Inc.

ATTORNEY FOR PLAINTIFF: Sean W. Logsdon, Esquire, Ph.: (570) 384-1309.

DEFENDANT(S): Jerry L. Swank and Judith M. Swank.

JUDGMENT: \$9,670.00.

Case No. S-2384-2024

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**(SALE NO. 19)**

Tax Parcel No.: 68-27-0386.  
PROPERTY KNOWN AS: 523 W. Norwegian Street, Pottsville, PA.

TO BE SOLD AS THE PROPERTY of Michael Sweetwood, Selena Branch.

PLAINTIFF: Pottsville Area School District.

ATTORNEY FOR PLAINTIFF: Portnoff Law Associates, LTD. 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

DEFENDANT(S): Michael Sweetwood, Selena Branch.

JUDGMENT: \$2,329.90.

Case No. J-5247-2024

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**(SALE NO. 20)**

Tax Parcel No.: 65-11-0404.  
PROPERTY KNOWN AS: 224 W.  
Broad Street, Tamaqua, PA 18252.  
TO BE SOLD AS THE PROPERTY of Ronald Wentz, Trustee of the West Broad Street Land Trust.

PLAINTIFF: Tamaqua Area School District.

ATTORNEY FOR PLAINTIFF: Portnoff Law Associates, LTD. 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

DEFENDANT(S): Ronald Wentz, Trustee of the West Broad Street Land Trust.

JUDGMENT: \$2,030.64.  
Case No. J-1948-2024

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**(SALE NO. 21)**

Tax Parcel No.: 65-09-0016  
PROPERTY KNOWN AS: 502 E.  
Union Street, Tamaqua, PA 18252.  
TO BE SOLD AS THE PROPERTY of Roberto De Los Santos.

PLAINTIFF: Tamaqua Area School District.

ATTORNEY FOR PLAINTIFF: Portnoff Law Associates, LTD. 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

DEFENDANT(S): Roberto De Los Santos.

JUDGMENT: \$3,369.21.  
Case No. J-0572-2024

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**(SALE NO. 22)**

Tax Parcel No.: 65-13-0175.  
PROPERTY KNOWN AS: 305 E.  
Broad Street, Tamaqua, Pennsylvania, 18252.

TO BE SOLD AS THE PROPERTY of Richard A. Wetherell, Michelle M. Wetherell.

PLAINTIFF: Tamaqua Area School District.

ATTORNEY FOR PLAINTIFF: Portnoff Law Associates, LTD. 2700

Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

DEFENDANT(S): Richard A. Wetherell, Michelle M. Wetherell.

JUDGMENT: \$3,366.93  
Case No. J-4684-2024

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**(SALE NO. 23)**

Tax Parcel No.: 64-06-0218.  
PROPERTY KNOWN AS: 217 E.  
Oak Street, Shenandoah, Pennsylvania, 17976.

TO BE SOLD AS THE PROPERTY of Marie Manbeck.

PLAINTIFF: Shenandoah Valley School District.

ATTORNEY FOR PLAINTIFF: Portnoff Law Associates, LTD. 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

DEFENDANT(S): Marie Manbeck.

JUDGMENT: \$2,060.16.  
Case No. J-0027-2017

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**(SALE NO. 24)**

Tax Parcel No.: 36-12-0282.001.  
PROPERTY KNOWN AS: 261 S.  
Green Street, W. Mahanoy Township, Pennsylvania, 17931.

TO BE SOLD AS THE PROPERTY of Andraia J. Detweiler.

PLAINTIFF: Shenandoah Valley School District.

ATTORNEY FOR PLAINTIFF: Portnoff Law Associates, LTD. 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

DEFENDANT(S): Andraia J. Detweiler.

JUDGMENT: \$2,454.25.  
Case No. J-2640-2024

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**(SALE NO. 25)**

Tax Parcel No.: 42-05-0016.  
PROPERTY KNOWN AS: 203  
Parkway Drive, Deer Lake, PA 17961.

TO BE SOLD AS THE PROPERTY of John R. Paul, Jr.

SCHUYLKILL LEGAL RECORD

PLAINTIFF: Schuylkill County  
Municipal Authority.

ATTORNEY FOR PLAINTIFF:  
Portnoff Law Associates, LTD. 2700  
Horizon Drive, Suite 100, King of  
Prussia, PA 19406, (484) 690-9300.

DEFENDANT(S): John R. Paul,  
Jr.

JUDGMENT: \$4,104.45.  
Case No. J-4842-2022

**(SALE NO. 26)**

Tax Parcel No.: 27-09-0001.005.  
PROPERTY KNOWN AS: 315  
Woodland Road, Schuylkill Town-  
ship, PA 17925.

TO BE SOLD AS THE PROPER-  
TY of Michael Francis Shapella.

PLAINTIFF: Tamaqua Area  
School District.

ATTORNEY FOR PLAINTIFF:  
Portnoff Law Associates, LTD. 2700  
Horizon Drive, Suite 100 King of  
Prussia, PA 19406 (484) 690-9300.

DEFENDANT(S): Michael Fran-  
cis Shapella.

JUDGMENT: \$3,641.64.  
Case No. J-2211-2024

**(SALE NO. 28)**

Tax Parcel No.: 40-02-0578.  
PROPERTY KNOWN AS: 106 W.  
Phillips Street, Coaldale, Pennsyl-  
vania, 18218.

TO BE SOLD AS THE PROPER-  
TY of Gina T. Pasqualucci.

PLAINTIFF: Panther Valley  
School District.

ATTORNEY FOR PLAINTIFF:  
Portnoff Law Associates, LTD. 2700  
Horizon Drive, Suite 100 King of  
Prussia, PA 19406 (484) 690-9300.

DEFENDANT(S): Gina T. Pasqua-  
lucci.

JUDGMENT: \$3,470.67.  
Case No. J-0594-2021

**(SALE NO. 29)**

Tax Parcel No.: 68-13-0118.000.  
PROPERTY KNOWN AS: 685  
North 2nd Street, Pottsville, PA  
17901.

TO BE SOLD AS THE PROPER-  
TY of Jack A. Parry and Courtney E.  
Craig.

PLAINTIFF: MidFirst Bank.

ATTORNEY FOR PLAINTIFF:  
Ed E. Qaqish; MDK Legal P.O. Box  
165028 Columbus, OR 43216-5028.

DEFENDANT(S): Jack A. Parry;  
Courtney E. Craig.

JUDGMENT: \$43,197.96.

Case No. S-1345-2024

**(SALE NO. 30)**

Tax Parcel No.: 37-15-0125.  
PROPERTY KNOWN AS: 53  
Walnut Lane, West Penn Township,  
Pennsylvania.

TO BE SOLD AS THE PROPER-  
TY of Bruce W. Eberts, Brandon L.  
Eberts.

PLAINTIFF: Tamaqua Area  
School District.

ATTORNEY FOR PLAINTIFF:  
Portnoff Law Associates, LTD. 2700  
Horizon Drive, Suite 100 King of  
Prussia, PA 19406 (484) 690-9300.

DEFENDANT(S): Bruce W.  
Eberts, Brandon L. Eberts.

JUDGMENT: \$2,588.30.

Case No. J-6082-2024

**(SALE NO. 31)**

Tax Parcel No.: 40-02-0288.  
PROPERTY KNOWN AS: 109  
Second Street, Coaldale, Pennsyl-  
vania, 18218.

TO BE SOLD AS THE PROPER-  
TY of Gina T. Pasqualucci.

PLAINTIFF: Panther Valley  
School District.

ATTORNEY FOR PLAINTIFF:  
Portnoff Law Associates, Ltd.; 2700  
Horizon Drive, Suite 100; King of  
Prussia, PA 19406; (484) 690-9300.

SCHUYLKILL LEGAL RECORD

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DEFENDANT: Gina T. Pasqualucci.

JUDGMENT: \$2,294.18.

Case No. J-0304-2024

**(SALE NO. 33)**

Tax Parcel No.: 59-04-0042.

PROPERTY KNOWN AS 123 Jackson Street, Port Carbon, Pennsylvania, 17965.

TO BE SOLD AS THE PROPERTY of George A. Fredericks, Jr.

PLAINTIFF: Pottsville Area School District.

ATTORNEY FOR PLAINTIFF: Portnoff Law Associates, Ltd.; 2700 Horizon Drive, Suite 100; King of Prussia, PA 19406; (484) 690-9300.

DEFENDANT: George A. Fredericks, Jr.

JUDGMENT: \$2,167.83.

Case No. J-0392-2024

**(SALE NO. 34)**

Tax Parcel No.: 64-05-0229.002.

PROPERTY KNOWN AS 128-130 N. White Street, Shenandoah, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Andrea M. Babarsky.

PLAINTIFF: Shenandoah Valley School District.

ATTORNEY FOR PLAINTIFF: Portnoff Law Associates, Ltd.; 2700 Horizon Drive, Suite 100; King of Prussia, PA 19406; (484) 690-9300.

DEFENDANT: Andrea M. Babarsky.

JUDGMENT: \$2,602.42.

Case No. J-5539-2021

**(SALE NO. 35)**

Tax Parcel No.: 68-32-0113.

PROPERTY KNOWN AS 1621-1623 Cherry Street, Pottsville, Pennsylvania, PA.

TO BE SOLD AS THE PROPERTY of Jacqueline B. Robinson.

PLAINTIFF: Pottsville Area School District.

ATTORNEY FOR PLAINTIFF: Portnoff Law Associates, Ltd.; 2700 Horizon Drive, Suite 100; King of Prussia, PA 19406; (484) 690-9300.

DEFENDANT: Jacqueline B. Robinson.

JUDGMENT: \$2,194.16.

Case No. J-4511-2024

**(SALE NO. 36)**

Tax Parcel No.: 37-15-0126.

TO BE SOLD AS THE PROPERTY of Bruce W. Eberts, Brandon L. Eberts.

PLAINTIFF: Tamaqua Area School District.

ATTORNEY FOR PLAINTIFF: Portnoff Law Associates, Ltd.; 2700 Horizon Drive, Suite 100; King of Prussia, PA 19406; (484) 690-9300.

DEFENDANT: Bruce W. Eberts, Brandon L. Eberts.

JUDGMENT: \$2,413.25.

Case No. J-6083-2024

**(SALE NO. 37)**

Tax Parcel No.: 67-04-0007.

PROPERTY KNOWN AS 110 W. Main Street, Tremont Borough, Pennsylvania, PA.

TO BE SOLD AS THE PROPERTY of Diane M. Kreiser.

PLAINTIFF: Schuylkill County Municipal Authority.

ATTORNEY FOR PLAINTIFF: Portnoff Law Associates, Ltd.; 2700 Horizon Drive, Suite 100; King of Prussia, PA 19406; (484) 690-9300.

DEFENDANT: Diane M. Kreiser.

JUDGMENT: \$2,039.13.

Case No. J-1642-2024

**(SALE NO. 38)**

Tax Parcel No.: 65-12-0076.

PROPERTY KNOWN AS 21 Lafayette Street, Tamaqua, Pennsylvania, 18252.

SCHUYLKILL LEGAL RECORD

TO BE SOLD AS THE PROPERTY of Colin S. McGregor.

PLAINTIFF: Tamaqua Area School District.

ATTORNEY FOR PLAINTIFF: Portnoff Law Associates, Ltd.; 2700 Horizon Drive, Suite 100; King of Prussia, PA 19406; (484) 690-9300.

DEFENDANT: Colin S. McGregor.

JUDGMENT: \$2,058.07.

Case No. J-5338-2024

**(SALE NO. 39)**

Tax Parcel No.: 36-02-0133.001.

PROPERTY KNOWN AS 1151 W. Center Street, W. Mahanoy Township, Pennsylvania, PA.

TO BE SOLD AS THE PROPERTY of Starr Mazack.

PLAINTIFF: Shenandoah Valley School District.

ATTORNEY FOR PLAINTIFF: Portnoff Law Associates, Ltd.; 2700 Horizon Drive, Suite 100; King of Prussia, PA 19406; (484) 690-9300.

DEFENDANT: Starr Mazack.

JUDGMENT: \$2,291.52.

Case No. J-0913-2024

**(SALE NO. 40)**

Tax Parcel No.: 24-05-0012.000.

PROPERTY KNOWN AS 136 Black Diamond Road, Pottsville, PA 17901.

PLAINTIFF: Pennsylvania Housing Finance Agency.

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

DEFENDANTS: David Hartshorn and the Secretary of Housing and Urban Development.

JUDGMENT: \$121,870.50.

Case No. S-2151-25

**(SALE NO. 41)**

Tax Parcel No: 43-02-0119.000.

PREMISES KNOWN AS: 229 N. Broad Mountain Avenue, Frackville, PA 17931.

TO BE SOLD AS THE PROPERTY of Caitlin R. DiGiovanni.

PLAINTIFF: Lakeview Loan Servicing, LLC.

ATTORNEY FOR PLAINTIFF: Orlans Law Group PLLC; 200 Eagle Road, Bldg 2, Suite 120; Wayne, PA 19087; (484) 367-4191.

DEFENDANT: Caitlin R. DiGiovanni.

JUDGMENT: \$40,362.16.

Docket No.: S-1501-25

**(SALE NO. 42)**

Tax Parcel No.: 67-03-0163-000.

PROPERTY KNOWN AS 311 West Laurel Street, Tremont, PA 17981.

TO BE SOLD AS THE PROPERTY of James L. Koppenhaver and Sherri L. Koppenhaver.

PLAINTIFF: Towd Point Mortgage Trust 2019-4, U.S. Bank National Association, as Indenture Trustee.

ATTORNEY FOR PLAINTIFF: Hladik Onorato and Federman, LLP 298 Wissahickon Avenue, North Wales, PA 19454; (215) 855-9521.

DEFENDANT(S): James L. Koppenhaver and Sherri L. Koppenhaver.

JUDGMENT: \$30,504.79.

Case No. S-2379-2025

**(SALE NO. 43)**

Tax Parcel No.: 46-02-0044.000.

PROPERTY KNOWN AS: 620 McKnight Street, Gordon, PA 17936.

TO BE SOLD AS THE PROPERTY of Charles A. Leitzel.

PLAINTIFF: Lakeview Loan Servicing, LLC.

SCHUYLKILL LEGAL RECORD

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

DEFENDANT: Charles A. Leitzel.  
JUDGMENT: \$72,358.71.  
Case No. S-2187-2024

**(SALE NO. 44)**

Tax Parcel No.: 38-07-0071-000.  
PROPERTY KNOWN AS 924  
Brock Street, Ashland, PA 17921.

TO BE SOLD AS THE PROPER-  
TY of Carol A. Troutman.

PLAINTIFF: Wilmington Savings  
Fund Society, FSB, not in its individ-  
ual capacity, but solely as Trustee of  
NRPL Trust 2019-1.

ATTORNEY FOR PLAINTIFF:  
Hladik Onorato and Federman, LLP  
298 Wissahickon Avenue, North  
Wales, PA 19454; (215) 855-9521.

DEFENDANT: Carol A. Trout-  
man.

JUDGMENT: \$43,576.41.  
Case No. S-2199-2025

**(SALE NO. 45)**

Tax Parcel No.: 22-15-0022.000.  
PROPERTY KNOWN AS 36  
North Yohe Street, Tower City, PA  
17980.

TO BE SOLD AS THE PROPER-  
TY of Joseph A. Mihalick, Jr.

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

ATTORNEY FOR PLAINTIFF:  
Hladik Onorato and Federman, LLP  
298 Wissahickon Avenue, North  
Wales, PA 19454; (215) 855-9521.

DEFENDANT: Joseph A. Mihal-  
ick, Jr.

JUDGMENT: \$98,701.84.  
Case No. S-291-24

**(SALE NO. 46)**

Tax Parcel Nos. 09-14-0003, 09-  
14-0005 & 09-14-0006.

PROPERTY KNOWN AS 129  
Main Boulevard, Ringtown, PA 17967.

TO BE SOLD AS THE PROPER-  
TY of Frederick Wilcox, Jr.

Case No. S-1700-24.

Tax Parcel Nos. 09-14-0003 &  
09-14-0006.

PROPERTY KNOWN AS 129  
Main Boulevard, Ringtown, PA 17967

TO BE SOLD AS THE PRPO-  
PERTY OF Frederick Wilcox, Jr.

PLAINTIFF: U.S. Bank Trust  
National Association, not in its indi-  
vidual capacity, but solely as Owner  
Trustee for Citigroup Mortgage Loan  
Trust 2023-RP2.

ATTORNEY FOR PLAINTIFF:  
Hladik Onorato and Federman, LLP  
298 Wissahickon Avenue, North  
Wales, PA 19454; (215) 855-9521.

DEFENDANT(S): Frederick Wil-  
cox, Jr. and Scott Wilcox.

JUDGMENT: \$83,746.59.  
Case No. S-1700-24

**(SALE NO. 47)**

Property ID: 04-08-0044.000.

PROPERTY KNOWN AS 55  
Reichwein Road, Lavelle, PA 17943.

TITLE TO SAID PREMISES is  
vested in Patricia A. Blakeslee, for-  
merly Patricia Lukacina, trustee by  
deed from Thomas K. Blakeslee and  
Patricia A. Blakeslee, his wife, dated  
recorded August 06, 1993 in Book No.  
1515, at Page 303. The said Patricia  
A. Blakeslee having depart-ed this life  
on 02/19/2023.

PLAINTIFF: U.S. Bank National  
Association.

ATTORNEY FOR PLAINTIFF:  
Robertson, Anschutz, Schneid, Crane  
& Partners, PLLC, a Florida profes-  
sional limited liability company; 133  
Gaither Drive, Suite F; Mt. Laurel, NJ  
08054.

**SCHUYLKILL LEGAL RECORD**

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DEFENDANT: Thomas K. Blakeslee.

JUDGMENT: \$219,319.62.

Case Number: S-1523-2019

**(SALE NO. 48)**

Tax Parcel No.: 07-06-0109.010.

PROPERTY KNOWN AS 130 Brookshire Lane, E Brunswick Twp, Pennsylvania, 17961.

TO BE SOLD AS THE PROPERTY of Glenn R. Frantz.

PLAINTIFF: Blue Mountain School District.

ATTORNEY FOR PLAINTIFF: Portnoff Law Associates, Ltd.; 2700 Horizon Drive, Suite 100; King of Prussia, PA 19406; (484) 690-9300.

DEFENDANT: Glenn R. Frantz.

JUDGMENT: \$8,006.89.

Case No. J-2389-2020

**(SALE NO. 49)**

Tax Parcel No.: 39-01-0018.

PROPERTY KNOWN AS 130 Orchard Street, Auburn, Pennsylvania, 17922.

TO BE SOLD AS THE PROPERTY of Douglas L Hartz, Rose M. Hartz.

PLAINTIFF: Blue Mountain School District.

ATTORNEY FOR PLAINTIFF: Portnoff Law Associates, Ltd.; 2700 Horizon Drive, Suite 100; King of Prussia, PA 19406; (484) 690-9300.

DEFENDANT: Douglas I. Hartz, Rose M. Hartz.

JUDGMENT: \$2,279.45.

Case No. J-0939-2025

**(SALE NO. 50)**

Tax Parcel No.: 68-17-0038.

PROPERTY KNOWN AS 537 Peacock Street, Pottsville, Pennsylvania, 17901.

TO BE SOLD AS THE PROPERTY of Joseph M. Ostrousky. Jill M. Ostrousky, Andrea B. Ostrousky.

PLAINTIFF: Pottsville Area School District.

ATTORNEY FOR PLAINTIFF: Portnoff Law Associates, Ltd.; 2700 Horizon Drive, Suite 100; King of Prussia, PA 19406; (484) 690-9300.

DEFENDANT(S): Joseph M, Ostrousky, Jill M. Ostrousky, Andrea B. Ostrousky.

JUDGMENT: \$2,267.10.

Case No. J-2996-2021

**(SALE NO. 51)**

Tax Parcel No.: 20-12-0015.

PROPERTY KNOWN AS 306 Spruce Street, Norwegian Township, Pennsylvania, 17951.

TO BE SOLD AS THE PROPERTY of Thomas M. George.

PLAINTIFF: Pottsville Area School District.

ATTORNEY FOR PLAINTIFF: Portnoff Law Associates, Ltd.; 2700 Horizon Drive, Suite 100; King of Prussia, PA 19406; (484) 690-9300.

DEFENDANT: Thomas M. George.

JUDGMENT: \$2,525.02.

Case No. J-0678-2024

**(SALE NO. 52)**

Tax Parcel No.: 34-07-0015.010.

PROPERTY KNOWN AS 19 Middle Street, Pine Grove, Pennsylvania 17963.

TO BE SOLD AS THE PROPERTY of Marilyn Muhlbauer, Executrix of the Estate of Melodie A. Edwards, deceased.

PLAINTIFF: Fulton Bank, N.A.

ATTORNEY FOR PLAINTIFF: Matthew G. Brushwood Esquire; (610) 372-3500.

JUDGMENT: \$48,209.57.

Case No. S-1793-25

SCHUYLKILL LEGAL RECORD

**(SALE NO. 53)**

Tax Parcel No.: 68-20-0274.  
PROPERTY KNOWN AS 313 N.  
Third Street, Pottsville, Pennsylvania.  
TO BE SOLD AS THE PROPER-  
TY of Scott W. Geiger, Tina M. Kriner.

PLAINTIFF: Pottsville Area School  
District.

ATTORNEY FOR PLAINTIFF:  
Portnoff Law Associates, Ltd.; 2700  
Horizon Drive, Suite 100; King of  
Prussia, PA 19406; (484) 690-9300.

DEFENDANT(S): Scott W. Geiger,  
Tina M. Kriner.

JUDGMENT: \$6,265.71.

Case No. J-2510-2024

**(SALE NO. 54)**

Tax Parcel No.: 19-12-0057.000.  
PROPERTY ADDRESS: 773  
Main Street, Zion Grove, PA 17985.

SEIZED AND SOLD as the prop-  
erty of Darren J. Boehmer, Tina L.  
Boehmer a/k/a Tina Boehmer.

PLAINTIFF: U.S. Bank Trust  
National Association, as trustee for  
IGLOO Series IV Trust.

ATTORNEY FOR PLAINTIFF:  
Jacqueline F. McNally, Esq. of Friedman  
Vartolo, LLP, 1325 Franklin  
Avenue, Suite 160, Garden City, NY  
11530; (212) 471-5100.

DEFENDANT(S): Tina L. Boehmer,  
a/k/a Tina Boehmer; Darren J.  
Boehmer.

JUDGMENT: \$48,302.32.

Case No.: S-2438-24

**(SALE NO. 55)**

Tax Parcel No.: 68-48-0084.000.  
PROPERTY ADDRESS: 1931  
Howard Avenue, Pottsville, PA  
17901.

SEIZED AND SOLD as the prop-  
erty of DKS Real Estate Investments,  
LLC.

PLAINTIFF: U.S. Bank Trust  
National Association, not in its indi-  
vidual capacity but solely as Owner  
Trustee for RCF 2 Acquisition Trust.

ATTORNEY FOR PLAINTIFF:  
Nicole M. Francese, Esq. of Friedman  
Vartolo, LLP; 1325 Franklin Avenue,  
Suite 160, Garden City, NY 11530;  
(212) 471-5100.

DEFENDANT: DKS Real Estate  
Investments, LLC.

JUDGMENT: \$215,051.31.

Case No.: S-2071-23

**(SALE NO. 56)**

Tax Parcel No.: 9-23-138.

PROPERTY KNOWN AS Lot 138  
of the WSS5 Subdivision located in  
Eagle Rock Resort f/k/a Valley of  
Lakes Subdivision in the Township of  
East Union, County of Schuylkill,  
Commonwealth of Pennsylvania.

TO BE SOLD AS THE PROPER-  
TY of Owen Villarreiz and Sharon  
Villarreiz.

PLAINTIFF: Eagle Rock Com-  
munity Association, Inc.

ATTORNEY FOR PLAINTIFF:  
Sean W. Logsdon, Esquire; Ph: (570)  
384-1309.

DEFENDANTS: Owen Villarreiz  
and Sharon Villarreiz.

JUDGMENT: \$23,492.14.

Case No. S-0274-2020

**(SALE NO. 59)**

Tax Parcel No.: 04-23-0012.000.

PROPERTY W/ DWELLING  
KNOWN AND NUMBERED AS: 69  
Nater Street, Ashland, PA 17921.

TO BE SOLD AS THE PROPER-  
TY of Aaron George Sim.

PLAINTIFF: Pennsylvania Hous-  
ing Finance Agency.

PLAINTIFF'S ATTORNEY: Leon  
Haller of Purcell, Krug, & Haller, 1719  
North Front Street, Harrisburg, PA  
17102; 717-234-4178.

SCHUYLKILL LEGAL RECORD

DEFENDANT(S): Aaron George Sim and The Rural Housing Service.  
JUDGMENT: \$53,747.72.  
Case No.: S-2085-2025

(SALE NO. 60)

Tax Parcel No.: 63/06/0364/000/  
a/k/a 63-06-0364.000.

PROPERTY KNOWN AS 42 S. Saint Peter Street, Schuylkill Haven, PA 17972.

TO BE SOLD AS THE PROPERTY of Adrienne Wink a/k/a Adrienne Hilleger, known Heir of Ernest B. Wink a/k/a Ernest V. Wink, deceased; Matthew Wink, known Heir of Ernest B. Wink a/k/a Ernest V. Wink, deceased; unknown heirs, successors, assigns, and all persons, firms or associations claiming right, title, or interest from or under Ernest B. Wink a/k/a Ernest V. Wink, deceased.

PLAINTIFF: Santander Bank, N.A.  
ATTORNEY FOR PLAINTIFF: Brock & Scott, PLLC.

JUDGMENT: \$40,575.22.  
Case No. S-2322-2025

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.

SHAWN M. BUTLER  
Sheriff of Schuylkill County

Dated at Pottsville, PA  
March 18, 2026  
Sheriff Sale list available online at:  
www.co.schuylkill.pa.us

May 7, 14, 21

REGISTER OF WILLS

Letters on Estates

The name of the deceased appears first, followed by the residence, name

of executor or administrator, estimated amount of personalty and realty and name of attorney.

EDWARD F. GARDNER a/k/a EDWARD GARDNER and EDWARD FREDERICK GARDNER; Coaldale Borough; Joseph S. Paulus, Executor; PP: \$15,000; RE: \$46,500; Erik M. Helbing, Esquire  
SCOTT D. SMITH; Butler Twp.; Jessica Wilk and Cheyanne Smith, Co-Executrices; PP: \$1,000; RE: \$10,000; Keith J. Strouse, Esquire  
ELIZABETH MAE CHAPPELL; Shenandoah; Joseph Shustack, Jr., Executor; PP: \$75,000; RE: None; Leo Breznik, Esquire

SCOTT NEVEN HOFF; Pottsville; Jeff Gelting, Executor; PP: \$5,285.27; RE: None; Michael F. Sands, Esquire

ANNA J. WILLIAMS a/k/a ANNA WILLIAMS; New Philadelphia; John D. Williams, Administrator C.T.A.; PP: \$100.00; RE: \$6,444.72; James C. Bohorad, Esquire

ELLEN E. BENFER; Pottsville; Parker D. Benfer, Jr., Executor; PP: \$10,000; RE: None; Keith J. Strouse, Esquire

KAREN L. TEDRICK a/k/a KAREN TEDRICK; Ashland; Judy Zarko, Executrix; PP: Unknown; RE: \$10,000; John M. Hampton, Esquire

SALLIE A. KRAUSE; Orwigsburg; Doris Kreiser, Executrix; PP: \$20,000; RE: \$5,000; Matthew D. Rossi, Esquire

JOHN P. BOHANNON a/k/a JOHN PATRICK BOHANNON; Port Carbon; Michael J. Bohannon, Executor; PP: \$150,000; RE: \$50,000; James C. Bohorad, Esquire