

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

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
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

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

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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

SECOND PUBLICATION

BACHMAN, BETTY L. a/k/a BETTY BACHMAN, deceased
Late of the Borough of Auburn, Schuylkill County, PA
Administrators: Richard Brown, 1073 West Market St., Schuylkill Haven, PA 17972 and Cynthia Brown, 209 Valley St., New Philadelphia, PA 17959
Attorney: Shelby G. Hostetter, Esquire, 75 Memorial Drive, Schuylkill Haven, PA 17972

BISCO, DOROTHY, deceased
Late of the Township of West Mahanoy, Schuylkill County, PA
Executor: William Scott Bisco, 240 State Road, Barnesville, PA 18214
Attorneys: Erik M. Helbing, Esquire, Bowe & Odorizzi Law, LLC, 109 West Broad Street, Tamaqua, PA 18252

BOHANNON, JOHN P. a/k/a JOHN PATRICK BOHANNON, deceased
Late of the Borough of Port Carbon, Schuylkill County, PA
Executor: Michael J. Bohannon, 50 Coal Street, Port Carbon, PA 17965
Attorneys: James C. Bohorad, Esquire, Marshall, Bohorad, Thornburg, Price & Champion, P.C., 1940 West Norwegian Street, P.O. Box 1280, Pottsville, PA 17901

ENDERS, SUSAN a/k/a SUSAN H. ENDERS, deceased
Late of the Borough of Shenandoah, Schuylkill County, PA
Administrator: James Enders, 5021 Delta Lake Drive, Raleigh, NC 27612
Attorneys: James M. O'Connor, Esq., O'Connor Law, 608 West Oak Street, P.O. Box 201, Frackville, PA 17931

GEIST, PALMER E. a/k/a PALMER EARL GEIST, deceased
Late of the Township of Hegins, Schuylkill County, PA
Executor: Karen Kenderdine, Senior Vice President, Mid Penn Bank Trust Department, P.O. Box 660, Pottsville, PA 17901
Attorneys: James C. Bohorad, Esquire, Marshall, Bohorad, Thornburg, Price & Champion, P.C., 1940 West Norwegian Street, P.O. Box 1280, Pottsville, PA 17901

LAIGON, EUGENE EDWARD, JR. a/k/a EUGENE E. LAIGON, JR. and EUGENE LAIGON, deceased
Late of Coaldale, Schuylkill County, PA
Co-Executors: Joseph J. Velitsky and Karen M. Berk c/o Robert S. Frycklund, Esquire, Velitsky & Frycklund, 49 East Ludlow Street, Summit Hill, PA 18250
Attorneys: Robert S. Frycklund, Esquire, Velitsky & Frycklund, 49 East Ludlow Street, Summit Hill, PA 18250

MAIDENFORD, JANET H. a/k/a JANET HOPE MAIDENFORD, deceased
Late of Porter Township, Schuylkill County, PA
Executrix: Wendelyn M. Madenford, 2018 East Center Street, Tremont, PA 17981

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Attorneys: Terrence J. Kerwin, Esq., Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethtown, PA 17023

MOYER, FLORENCE L., deceased
Late of Schuylkill Haven, Schuylkill County, PA
Co-Executrices: Deborah Bensing-er and Nancy Mack, 492 Schuylkill Street, Schuylkill Haven, PA 17972
Attorneys: J.T. Herber, III, Wil-iamson, Friedberg & Jones, LLC, 10 Westwood Road, Pottsville, PA 17901

NEBISTINSKY, ROSE MARIE, deceased
Late of the Borough of Schuylkill Haven, Schuylkill County, PA
Executrix: Paige Marie Upde-rove, 52 Mount Laurel Street, Pine Grove, PA 17963
Attorneys: James C. Bohorad, Es-quire, Marshall, Bohorad, Thorn-berg, Price & Campion, P.C., 1940 West Norwegian Street, P.O. Box 1280, Pottsville, PA 17901

THIRD PUBLICATION

BOHR, EMMA E., deceased
Late of Porter Township, Schuylkill County, PA
Executor: Dennis Bohr, 62 Sharon Road, Enola, PA 17025
Attorneys: Joseph D. Kerwin, Esq., Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethtown, PA 17023

BOHR, SHIRLEY L., deceased
Late of Porter Township, Schuylkill County, PA
Executor: Lee N. Bohr, 1638 East Colliery Avenue, Tower City, PA 17980

Attorneys: Joseph D. Kerwin, Esq., Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethtown, PA 17023

DEIBERT, TERESA ANN, de-ceased
Late of Hegins Township, Schuyl-kill County, PA
Administrator: Robert A. Deibert, Jr., 6320 Rockhurst Road, Bethes-da, MD 20817
Attorneys: Shannon Kerwin Sprow, Esq., Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethtown, PA 17023

GAUGHAN, HELEN C., deceased
Late of McAdoo Borough, Schuyl-kill County, PA
Executrix: Donna P. Kolbush
Attorney: Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Ha-zleton, PA 18202

HOLMBERG, JEAN ELLEN a/k/a JEAN E. HOLMBERG, deceased
Late of the Township of West Penn, Schuylkill County, PA
Executors: Matthew E. Holmberg, 319 Pine Forest Ln., Forked River, NJ 08731 and Joshua A. Holmberg, 94 Dairy Road, Tamaqua, PA 18252
Attorneys: Christine A. Holman, Esquire, Holman & Pitts Law, LLC, 204 East Broad Street, Tamaqua, PA 18252

JENKINS, HAROLD W., deceased
Late of Minersville, Schuylkill County, PA
Administratrix: Cheryl Shumann, 181 High Road, Pottsville, PA 17901
Attorneys: J.T. Herber, III, Wil-iamson, Friedberg & Jones, LLC, 10 Westwood Road, Pottsville, PA 17901

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KUEHN, RICKY VAUGHN a/k/a RICKY V. KUEHN, deceased
Late of the Township of Hegins, Schuylkill County, PA
Executrix: Susan Marie Kuehn, 99 Church Street, Hegins, PA 17938
Attorneys: James C. Bohorad, Esquire, Marshall, Bohorad, Thornburg, Price & Campion, P.C., 1940 West Norwegian Street, P.O. Box 1280, Pottsville, PA 17901

NOTICE OF HEARING

RE: FREE AND CLEAR SALE

A Petition has been filed to Schuylkill County Docket number S-0371-2026 asking the Court to enter a Decree that the below referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

Notice is hereby given to the following individuals and entities along with their successors, heirs, personal representatives and assigns, and all individuals and entities holding interest in the below properties. The Court has set a hearing on said Petition. The hearing will be held as set forth below.

Parcel Number; Property Owner; Property Location; Individual(s) to be Served

EAST UNION TOWNSHIP

09-20-0118.000; Barosh, Bryan M & Gately, Lori; 0 Lots 118 & 119 WS; Bryan M. Barosh, Lori Gately

NORTH UNION TOWNSHIP

19-12-0013.001; Yurcho Mark; 184 Mahanoy St.; Mark Yurcho
19-13-0253.000; Defelice, Felice; 0 S Chamoix Dr; Felice Defelice

NORWEGIAN TOWNSHIP

20-10-0074.000; Santiago, Lawrence; 502 Parkmeadow Dr.; Lawrence Santiago

RUSH TOWNSHIP

25-19-0024.000; Ferrar, David B.; 37 Hilltop Rd.; David B. Ferrar

UNION TOWNSHIP

30-12-0029.000; Laudeman, Steven; 6 Pattersonville Rd.; Union Township; Steven Laudeman

GILBERTON BOROUGH

44-04-0059.000; Spielberger Edward W. & Bell Gregory; 10 Wright St.; Gilberton Borough; Edward W. Spielberger, Gregory Bell

GIRARDVILLE BOROUGH

45-08-0111.000; Heiser, Thomas S.; 256 W. Railroad St.; Thomas S. Heiser

MAHANAY CITY BOROUGH

48-05-0258.000; Alexander, Carole E.; 535 E. Pine St.; Carole E. Alexander

48-05-0439.001; JCL Real Estate; 728 E. Pine St.; JCL Real Estate

48-08-0097.000; Hernandez Angel; 328 W. Market Street; Angel Hernandez

48-08-0584.000; Rodriguez Andres C, Peralta Yekeiry; 137 W. Maple Street; Andres C. Rodriguez, Yekeiry Peralta

MIDDLEPORT BOROUGH

51-02-0012.000; McIlhenny Robert A.; 63 Coal Street; Robert A. McIlhenny, Waypoint Bank

MINERSVILLE BOROUGH

52-03-0008.000; Morgan Kris, Morgan Kimberly; 502 N. Delaware Ave.; Kris Morgan, Kimberly Morgan, Philip R. Forney

52-05-0220.000; Kokitus, Anthony M.; 21 S. Front St.; Anthony M. Kokitus, Amber Haluska, Amanda Haluska

52-05-0473.000; Cook Heidi V.; South Street; Heidi V. Cook

SAINT CLAIR BOROUGH

62-03-0219.001; Botham Samantha; S. Morris Street; Samantha Botham

SHENANDOAH BOROUGH

64-04-0321.000; Horey Rosemary; 202 W. Coal Street; Rosemary Horey;

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Heather Matukewicz, Stacy Champi-
on, Rachelle Babarsky, Roxanne Ba-
barsky, Ronald Babarsky, as possible
heirs to Rosemary Horey

64-05-0070.004; Curley John; E.
Penn Street; John Curley

64-05-0151.000; Pryzbylik Leon-
ard; 214 E. Washington Street; Alex-
andria Pryzbylik, as possible heir to
Leonard Pryzblik; First Federal Bank

64-05-0483.000; S F Savino LLC;
0 E. Mt. Vernon St.; S. F. Savino LLC,
Lenora Johnson

64-06-0113.000; Johns Mr. David
A, Shustack Sarah C; 413 E. Mt. Ver-
non Street; Michael Johns, David
Johns, Melissa Shustack, Jennell
Johns, as possible heir to Sarah C.
Shustack

POTTSVILLE CITY

68-06-0141.001; Tobias Jay D., Jr;
342 North St.; Jay D. Tobias, Jr.

68-06-0149.001; Sullivan, Geral-
dine; 417 North St.; Geraldine Sulli-
van; Patricia Sullivan, as possible heir
to Geraldine Sullivan

68-19-0246.000; Ameer, Mark J &
Elizabeth M.; 523 Fairview St.; Katie
Serro, Robert Stike

68-20-0120.000; Warhola Kathy
Ann a/k/a Hosler Kathy Ann; 529 N.
3rd St.; Kathy Ann Warhola a/k/a
Kathy Ann Hosler

68-27-0088.000; Lucabaugh Wil-
liam C; 329 W. Race St.; Elaine A.
Nafe, as possible heir to William C.
Lucabaugh

Place: Schuylkill County Court-
house, 401 N. 2nd St., Pottsville, PA
17901.

Date: June 17, 2026.

Time: 1:00 p.m.

Elite Revenue Solutions, LLC
Agent for the Schuylkill County

Tax Claim Bureau

May 7

COURT OF COMMON PLEAS
SCHUYLKILL COUNTY, PA

CIVIL ACTION—LAW

NO. S-0796-2025

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
LAKEVIEW LOAN
SERVICING, LLC

Plaintiff

v.

ELIZABETH MORALES;

RUBEN GONZALEZ

Defendants

To: ELIZABETH MORALES; RU-
BEN GONZALEZ, Defendants,
204 GREENBRIAR ROAD,
POTTSVILLE, PA 17901

COMPLAINT IN
MORTGAGE FORECLOSURE

You are hereby notified that Plain-
tiff, LAKEVIEW LOAN SERVIC-
ING, LLC, has filed a Mortgage
Foreclosure Complaint endorsed with
a Notice to Defend, against you in the
Court of Common Pleas of
SCHUYLKILL County, PA docketed
to No. S-0796-2025, seeking to fore-
close the mortgage secured on your
property located, 204 GREENBRIAR
ROAD, POTTSVILLE, PA 17901.

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 ap-
pearance 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

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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.

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

TROY FREEDMAN, ESQ.
ID No. 85165

ROBERTSON, ANSCHUTZ,
SCHNEID, CRANE &
PARTNERS, PLLC

A Florida professional limited
liability company
Attorneys for Plaintiff

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

May 7

COMMONWEALTH OF
PENNSYLVANIA
COUNTY OF SCHUYLKILL
CIVIL DIVISION
JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION s/b/m
J.P. MORGAN MORTGAGE
ACQUISITION CORP.

c/o Carrington Mortgage
Services, LLC
500 N. State College Blvd.,
Suites 1030, 1300 and
1400 Orange, CA 92868
Plaintiff

vs.

BRUCE F. FEHR, III
115 Molleystown Rd.
Pine Grove, PA 17963
Defendant

NO. S-3038-25

TO: BRUCE F. FEHR III

You are notified that JPMorgan Chase Bank, National Association s/b/m J.P. Morgan Mortgage Acquisition Corp. has commenced an action to execute on residential real property pursuant to a judgment entered by confession in the Court of Common Pleas of Schuylkill County, which judgment is entered to docket number S-3038-2025, December 23, 2025. You are required to defend this action, which seeks to obtain possession of real estate which you own or in which you reside, which real estate is located at: 115 Molleystown Road, Pine Grove, PA 17963, and described as follows:

Parcel I

All that certain tract, piece or parcel of land, together with the Western part of a lot, situate in Tremont Township, County of Schuylkill and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point in the center of a block of a two story frame dwelling houses on the South side of Sunbury Road; thence West from said point along the South side of Sunbury Road, forty-eight (48') feet to a corner line of land now or late of the Philadelphia and Reading Railway Company; thence South along the land now or late of the Philadelphia and Reading Railway Company to a point, the

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Southern line of this lot described; thence East along the land now or late of the Philadelphia and Reading Railway Company to a corner lot, now or late of Arthur H. Harvey; thence North through the middle of a block of two story frame dwelling houses to a point on Sunbury Road, the place of Beginning.

Being known and numbered as 115 Molleystown Road, Pine Grove, PA.

Parcel II

Also All that certain lot or piece of ground situate near Ravine, in Tremont Township, Schuylkill County, Pennsylvania, bounded and described as follows, to wit:

Beginning at a point on the North side of Sunbury Road sixty-four (64') feet West from the lot now or late of George Wertz; thence West from that point one hundred and ninety-seven (197') feet to a point, land now or late of the Philadelphia and Reading Railroad Company; thence Southeast from said point two hundred and twenty-five (225') feet to a point, the property now or late of Arthur H. Harvey; thence South along said property now or late of Arthur H. Harvey, one hundred and four (104') feet to said Sunbury Road, the place of beginning. Excepting and reserving therefrom, however, a lot or piece of ground in Deed Book 535, Page 241.

Further excepting and reserving, the right to the water in the well and the right of egress, ingress and regress to and from the well to make necessary repairs.

And further excepting and reserving, a small parcel in Deed Book 1362, Page 587. Being parcel no. 29-14-27 (Parcel 1) and 29-14-10 (Parcel 2).

Tax ID: 29-14-0010.000 & 29-14-0027.000.

May 7

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

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)

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

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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 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

(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

(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.

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

(SALE NO. 6)

Tax Parcel No.: 65-15-0208.
PROPERTY KNOWN AS: 303
Penn Street, Tamaqua, Pennsylvania.
TO BE SOLD AS THE PROPER-
TY 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

(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 hav-
ing 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

(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 PROPER-
TY 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.

DEFENDANT(S): Jennifer Schae-
ffer.

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 PROPER-
TY of Cathy Walacavage Andrachick.

PLAINTIFF: Rosewood Rehabil-
itation and Nursing Center.

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

DEFENDANT(S): Cathy Wala-
cavage 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 PROPER-
TY of: Edward S. Myirski.

PLAINTIFF: Pennymac Loan
Services, LLC.

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

DEFENDANT(S): Edward S. My-
irski.

JUDGMENT: \$148,399.85.
Case No. S-2246-2025

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(SALE NO. 12)

Tax Parcel No.: 65-11-0233.000.
PROPERTY KNOWN AS: 215
North Lehigh Street, Tamaqua, Penn-
sylvania 18252.

TO BE SOLD AS THE PROPER-
TY of: Dustin Wolfe.

PLAINTIFF: Pennymac Loan
Services, LLC.

ATTORNEY FOR PLAINTIFF:
Powers Kirm, LLC; Eight Nesham-
iny 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 PROPER-
TY of KAREN ANTONELLI, Exec-
utrix of the Estate of Marion Anton-
elli, 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 Anton-
elli 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 PROPER-
TY 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 Woj-
cie-chowicz.

JUDGMENT: \$158,411.63.

Case No. S-2276-2025

(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 PROPER-
TY of Tanner Krause a/k/a Tanner A.
Krause.

PLAINTIFF: United Federal Cred-
it 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

(SALE NO. 16)

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

TO BE SOLD AS THE PROPER-
TY of Gary R. Keppel, Lisa M. Kep-
pel.

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. Kep-
pel, Lisa M. Keppel.

JUDGMENT: \$1,473.12.

Case No. J-4849-2022

SCHUYLKILL LEGAL RECORD

(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

(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

(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

(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

(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

SCHUYLKILL LEGAL RECORD

(SALE NO. 22)

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

TO BE SOLD AS THE PROPER-
TY 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

(SALE NO. 23)

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

TO BE SOLD AS THE PROPER-
TY 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 Man-
beck.

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

(SALE NO. 24)

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

TO BE SOLD AS THE PROPER-
TY 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. De-
tweiler.

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

(SALE NO. 25)

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

TO BE SOLD AS THE PROPER-
TY of John R. Paul, Jr.

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.

SCHUYLKILL LEGAL RECORD

TO BE SOLD AS THE PROPERTY 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. Pasqualucci.

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 PROPERTY 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 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(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, Pennsylvania, 18218.

TO BE SOLD AS THE PROPERTY 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: 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

SCHUYLKILL LEGAL RECORD

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

DEFENDANT: Andrea M. Bbarsky.

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.

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

SCHUYLKILL LEGAL RECORD

(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, Frack-
ville, PA 17931.

TO BE SOLD AS THE PROPER-
TY of Caitlin R. DiGiovanni.

PLAINTIFF: Lakeview Loan Ser-
vicing, LLC.

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

DEFENDANT: Caitlin R. Di-
Giovanni.

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 PROPER-
TY of James L. Koppenhaver and
Sherri L. Koppenhaver.

PLAINTIFF: Towd Point Mort-
gage 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. Kop-
penhaver 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 PROPER-
TY of Charles A. Leitzel.

PLAINTIFF: Lakeview Loan Ser-
vicing, LLC.

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.

SCHUYLKILL LEGAL RECORD

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. Mihalick, 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 PROPERTY 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 PROPERTY OF Frederick Wilcox, Jr.

PLAINTIFF: U.S. Bank Trust National Association, not in its individual 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 Wilcox, 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, formerly 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 departed this life on 02/19/2023.

PLAINTIFF: U.S. Bank National Association.

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

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.

SCHUYLKILL LEGAL RECORD

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, Pennsyl-
vania, 17901.

TO BE SOLD AS THE PROPER-
TY 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, Os-
trousky, 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 PROPER-
TY 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, Pennsyl-
vania 17963.

TO BE SOLD AS THE PROPER-
TY 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

(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. Kri-
ner.

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. Gei-
ger, 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 Fried-
man Vartolo, LLP, 1325 Franklin
Avenue, Suite 160, Garden City, NY
11530; (212) 471-5100.

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

SCHUYLKILL LEGAL RECORD

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, Ashland, & Haller, 1719
North Front Street, Harrisburg, PA
17102; 717-234-4178.

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 PROPER-
TY 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, de-
ceased; unknown heirs, successors,
assigns, and all persons, firms or asso-
ciations 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 here-
by notified that schedules of distribu-
tion will be filed by the sheriff in his
office within thirty (30) days from sale
and distribution will be made in ac-
cordance with the schedule unless
exceptions thereto are filed within ten
(10) days thereafter.

SCHUYLKILL LEGAL RECORD

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.

- LLOYD E. DIETZ a/k/a LLOYD DIETZ; Frackville; Tiffany Dietz, Administratrix; PP: \$40,000; RE: \$10,000; Ashley Securda, Esquire
- FRANCES GILHAM a/k/a FRANCIS E. GILHAM and FRANCIS EUGENE GILHAM; Tamaqua; Allyn Starry, Executrix; PP: \$210,000; RE: \$224,000; Arlen R. Day, Esquire
- RONALD G. SPOTTS a/k/a RONALD GENE SPOTTS; Hegins Township; Rhonda Spotts, Executrix; PP: \$10,000; RE: \$25,000; James R. Deiter, Esquire
- ANITA K. KROMER; Tremont; Lynn F. Kromer, Administrator; PP: \$55,000; RE: None; Julieanne E. Steinbacher, Esquire
- IRMA M. HARRIS; Pottsville; Karen E. Gibson, Executrix; PP: \$75,000; RE: None; Matthew D. Rossi, Esquire
- WILLIAM G. HENDRICKS, II; Tremont; Seagey Stock; PP: \$20,000; RE: \$50,000; Edward M. Brennan, Esquire
- PATRICIA A. RYAN; Shenandoah; John J. Ryan and Karen A. Ruiz, Co-Executors; PP: \$2,150; RE: \$48,000; Attorney: none
- LARUE ADAMS a/k/a LARUE B. ADAMS; Ashland; Jennifer Neary, Executrix; PP: \$1,000; RE: \$9,000; Keith J. Strouse, Esquire
- DONNA M. VUKSTA a/k/a DONNA VUKSTA; Minersville; Joseph Vuksta, Administrator; PP: \$1,000; RE: None; Lori A. Schafer Guzick, Esquire
- PATRICIA M. POPALIS; West Mahanoy Twp.; Andrew M. Popalis, Administrator; PP: \$10,000; RE: None; Robert E. Matta, Esquire
- THERON W. BOYER a/k/a THERON BOYER; North Manheim Twp.; Deborah Babb and Jennifer Boyer, Co-Executrices; PP: \$10,000; RE: None; Robin L. Harley, Esquire
- DANIEL SKRIPNEK a/k/a DANIEL J. SKRIPNEK; West Penn Township; Marie Skripnek, Administratrix; PP: \$17,000; RE: \$236,540; Nicholas A. Quinn, Esquire
- VAUGHN MAYNARD ANDERBERY; Pine Grove; Hilma Yvonne Jones, Executrix; PP: \$17,000; RE: None; Michael S. Bechtold, Esquire
- JANE MARTHA FRASCH a/k/a JANE MARTHA BARILLA; Pottsville; Nile A. Fisher, Administratrix; PP: \$35,000; RE: None; Robert K. Varona, Esquire
- MARGARET A. BLASHOCK; Mahanoy City; Leah Guzinski, Executrix; PP: \$500; RE: None; Nixon T. Kannah, Esquire
- BLANCHE A. OCEALUS a/k/a ARLENE B. OCELUS; North Manheim Twp.; Martin J. Cerullo, Executor; PP: \$244,760; RE: \$35,000; Martin J. Cerullo, Esquire
- JOYCE A. ACHENBACH; North Manheim Twp.; Leah Joy (Achenbach) Kovack and Lewis R. Achenbach, III, Co-Executors; PP: \$10,000; RE: \$25,000; Eric M. Lieberman, Esquire